

#66-259-R

MAP
#1
SEC. 2-A
SW-2-G
BR

ROLLING ROAD REALTY CO. 66-259-R
NW/4 Rolling Road 900' SW of
Baltimore National Pike 1st District
Reclassification from R-6 to B-R 2.003 Acres

April 22, 1966 Petition filed
May 27 Reclassification GRANTED by Z.C.
June 15 Order of Appeal to County Board of Appeals
April 27, 1967 Reclassification GRANTED by the Board,
subject to site plan approval

GRANTED

ROLLING ROAD REALTY CO. 66-259-R
NW/4 Rolling Rd. 900' SW of Baltimore
National Pike 1st District

66-259-R

- 2 -

Rolling Road Realty Co. - No. 66-259-R

The Board does not agree with this and cannot foresee any possible danger from this source to the integrity of zoning in the neighborhood. It is almost impossible to see what use could be made of this land by the present owner, except that applied for, and the Board finds as a fact that there was an error in the original zoning by the lack of inclusion of this owner's strip of property in the same classification as all of his other land, which undoubtedly was properly zoned as B-R and has been put to that use, together with the construction of Geipe Road, part of which actually runs through and takes up a portion of the strip which is the subject of this application. It would indeed be a hardship to the owner and would deny him all reasonable use of his property to insist that the subject strip be retained in an R-6 classification under these circumstances.

The action of the Zoning Commissioner will therefore be affirmed, and the property will be reclassified from R-6 to B-R, subject to approval of the site plans and road access by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 27th day of April, 1967, by the County Board of Appeals ORDERED that the reclassification petitioned for be and the same is hereby GRANTED, subject to approval of the site plans and road access by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-6 zone to B-R zone : COUNTY BOARD OF APPEALS
NW/4 Rolling Road 900' SW of :
Baltimore National Pike, : OF
1st District : BALTIMORE COUNTY
Rolling Road Realty Company, :
Petitioners : No. 66-259-R

OPINION

This application for reclassification of a small tract of approximately two (2) acres of land was filed by the Rolling Road Realty Company, which owns a much larger tract of contiguous property facing on the Baltimore National Pike at or about its intersection with Rolling Road, in the First District of Baltimore County. The same owner has owned this property since 1946 and was unaware that the boundary of the zoning classifications were not identical with his property line until 1966. Most of his land was zoned B-R by the zoning map which was adopted April 5, 1960, but a long narrow strip on his southernmost border was zoned as R-6, being a few feet back of an arbitrary line which the zoning authorities selected as the setback line for B-R and M-L zoning on the south side of Baltimore National Pike. The strip mentioned, which is approximately 1200 feet along the B-R zoning, varies in depth from 65 feet at its western end to a point of no width at its eastern end. The owner has developed most of his land under the B-R classification, using a large portion of it himself for warehouse purposes, and has constructed a curved access road (known as Geipe Road) at his own expense, which road has now been dedicated to the County and is in use. Surrounding land uses on the south are purely residential, and an application for reclassification of a tract of land was denied by the zoning authorities, including this Board. The protesters apparently feel that any rezoning in the neighborhood might open up the possibility of a renewal of an attempt to rezone part of the residential area now zoned R-6 to R-A, or even to commercial zoning.

September 1, 1966

Baltimore County Board of Zoning Appeals
Baltimore County Office Building
Towson, Maryland 21204

Dear Sirs:

An appeal is currently pending before the Baltimore County Zoning Board concerning property situated on the West side of Rolling Road, 900 ft South of Route 40, Catonsville, Maryland 21228 (intersection of Geipe Road and Rolling Road).

This appeal #66-259-R by Rolling Road Realty Company, Inc. requests the rezoning of this property from R6 to BR.

The Colonial Gardens Improvement Association, Inc. requests that it be notified of the date and time of this hearing. Please address replies to the sender.

Sincerely,

Robert H. Lubrinsky, Treasurer
Colonial Gardens Improvement
Association, Incorporated

301 Waveland Road
Catonsville, Maryland 21228

Rolling Road Realty Co. - No. 66-259-R

#66-259-R
MAP
#1
SEC. 2-A
SW-2-G
BR

The Board does not agree with this and cannot foresee any possible danger from this source to the integrity of zoning in the neighborhood. It is almost impossible to see what use could be made of this land by the present owner, except that applied for, and the Board finds as a fact that there was an error in the original zoning by the lack of inclusion of this owner's strip of property in the same classification as all of his other land, which undoubtedly was properly zoned as B-R and has been put to that use, together with the construction of Geipe Road, part of which actually runs through and takes up a portion of the strip which is the subject of this application. It would indeed be a hardship to the owner and would deny him all reasonable use of his property to insist that the subject strip be retained in an R-6 classification under these circumstances.

The action of the Zoning Commissioner will therefore be affirmed, and the property will be reclassified from R-6 to B-R, subject to approval of the site plans and road access by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 27th day of April, 1967, by the County Board of Appeals ORDERED that the reclassification petitioned for be and the same is hereby GRANTED, subject to approval of the site plans and road access by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

June 30, 1966

Daniel B. Leonard, Esq.
1000 Ten Light Street
Baltimore, Maryland 21202Re: Rolling Road Realty Co. -
No. 66-259-R

Dear Mr. Leonard:

- Number of witnesses you anticipate calling _____
- How many of these witnesses will be "expert witnesses" _____
- Fields to be covered by experts you intend to call - please check:
Land Planner _____
Real Estate _____
Engineer _____
Traffic _____
Other for B. Leonard, boundaries + proposed use _____
- Total time required (in hours) for presentation of your side of the case
1 1/2

Daniel B. Leonard
Attorney for Protestants
()
Petitioners ()

April 27, 1967

Thomas P. Neuberger, Inc.
1414 Waverly Avenue
Baltimore, Maryland 21228Re: Rolling Road Realty Company
File No. 66-259-R

Dear Mr. Neuberger:

Enclosed herewith is copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Muriel E. Buddenbaker

Encl.

cc: Daniel B. Leonard, Esq.

Mr. John G. Ross

Mr. George E. Carroll

Board of Education

LAW OFFICES
MILLEN & STOCKBRIDGE
80 EIGHT STREET
BALTIMORE, MARYLAND 21204

October 31, 1966

Miss Edith T. Eisenhart, Secretary
County Board of Appeals
Room 301 - County Office Building
Towson, Maryland 21204

Dear Miss Eisenhart:

Confirming my telephone call of this afternoon, a postponement is hereby requested by the Rolling Road Realty Company, the Petitioner in No. 66-259-R.

I make this request with great reluctance because there are so many people that have to be consulted and notified. But my client's only witness before Mr. Rose was John Geipe. I will need him at the hearing on appeal now set for Wednesday, November 16th at 10 A.M. and he will be out of town at that time and will not return until the afternoon of that day.

Very truly yours,

David B. Fenard

DBI:DJ

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Rolling Road Realty Company legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Residence, 1 1/2 family "B-6" zone to an business, roadside "B-R" zone, for the following reasons: the present line between the two zoning uses runs right through Petitioner's property, as shown on the attached Plat, near the southernmost end thereof, and it is both impractical and inequitable to deny Petitioner the right to use the southernmost strip of its property for "B-R" zoning uses to which it is particularly well adapted and because of its size and shape could not be used for residential uses; in addition, since the original zoning line was laid out, Geipe Road (shown on the attached Plat) has been laid out and paved, at Petitioner's expense, upon which all of Petitioner's property fronts, including that part in the existing "B-6" Zone to which this Petition relates.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for...

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By Rolling Road Realty Company
Patricia G. Peach, Vice President

Contract purchaser Legal Owner
Address 17 Wyndcroft Avenue
Baltimore, Md. 21208

Address 1000 - 10 Light Street
Baltimore, Md. 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of April, 1966, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of May, 1966, at 10:00 clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition... The petitioner asked for a reassignment of the zoning line to coincide with the property line. This is a reasonable request and for that reason only the zoning line should be corrected by changing the zoning from an R-6 Zone to a B-R Zone as set forth in the petitioner's description. For the above reason the reclassification should be made.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of May, 1966, that the herein described property or area should be and the same is hereby reclassified, from a B-6 zone to a B-R zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and appearing that by reason of...

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of May, 1966, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as...

he and the same is hereby DENIED.

MICROFILMED
Zoning Commissioner of Baltimore County

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 361-1300-0000

DESCRIPTION

2.001 ACRE PARCEL LOCATED ON THE NORTHWEST SIDE OF ROLLING ROAD 900 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE SOUTHWEST SIDE OF THE BALTIMORE NATIONAL PIKE AND THE NORTHWEST SIDE OF ROLLING ROAD, FIRST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND.

PRESIDENT ZONING R-6

PROPOSED ZONING B-R

Beginning for the same at a point on the northwest side of Rolling Road 900 feet southwesterly from the intersection of the northwest side of Rolling Road and the southwest side of the Baltimore National Pike... 150 feet wide said point being at the end of the third line of the Baltimore County Zoning Description 1-B-R-7, thence binding on the southern most outline of a deed dated September 15, 1945 from Andrew D. Harbaugh and wife Jo J. Norman Geipe and wife as recorded among the Land Records of Baltimore County in Liber R.J.S. 1485, Page 253 line two following courses and distances (1) N 89°17'01" W 495.78 feet, (2) N 70°52'00" W 701.62 feet, thence binding on a part of the western most outline of the aforesaid deed, (3) N 36°15'00" E 65 feet more or less to intersect the southern line of the Baltimore County Zoning Description 1-B-R-1, thence binding on said line in a southeasterly direction 193 feet more or less.

Water Supply & Sewerage & Drainage & Highways & Structures & Surveys & Investigations & Reports

MCA
MATZ, CHILDS & ASSOCIATES, INC.

less to the end of the second line of the Baltimore County Zoning 1-B-R-7, thence binding on the third line of the aforesaid Zoning Description in a southeasterly direction 1000 feet more or less to the place of beginning. Containing 2.00 Acres of Land.

P.O. #59145
21001m
3/21/66

MAP
#1
SECTA
SW-2-9
BR
3/23/66



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District 1ST Date of Posting May 2, 1966
 Posted for: Reclassification from R-6 to R-8
 Petitioner: Rolling Road Realty Co.
 Location of property: Rolling Road, 900' S.W. of Baltimore, Md. 21204
 Location of Sign: 1/2 Maple Rd. S.W. of Rolling Rd.
 Remarks: None
 Posted by: John G. Rose Date of return: May

PETITION FOR RECLASSIFICATION 1st DISTRICT

ZONING: From R-6 to R-8 Zone.
 LOCATION: Northeast side of Rolling Road 900 feet southeast of Baltimore National Pike.
 DATE & TIME: WEDNESDAY, MAY 25, 1966 at 10:00 A.M.
 PUBLIC HEARING: Room 100, County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Present Zoning: R-6
 Proposed Zoning: R-8.

All that parcel of land in the First District of Baltimore County

Being the property of Rolling Road Realty Company, as shown on plat plan filed with the Zoning Department.

Hearing dates: Wednesday, May 25, 1966 at 10:00 A.M.
 Public Hearing: Room 100, County Office Building, 111 N. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

OFFICE BUILDING
CHESAPEAKE AVE.
TOWSON, MD. 21204

Daniel B. Leonard, Esq.,
1000 - 10 Light Street,
Baltimore, Maryland 21202

Re: Petition for Reclassification
from R-6 Zone to R-8 Zone -
N/W Side Rolling Road 900' S/W
Baltimore National Pike, 1st Dist.,
Rolling Road Realty Company
Petitioners - No. 66-259-R

Dear Mr. Leonard:
 Please be advised that an appeal has been
 filed from the decision of the Zoning Commissioner rendered in
 the above matter.

You will be duly notified of the date and
 time of appeal hearing when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

June 23, 1966

Daniel B. Leonard, Esq.,
1000 - 10 Light Street,
Baltimore, Maryland 21202

Re: Petition for Reclassification
from R-6 Zone to R-8 Zone -
N/W Side Rolling Road 900' S/W
Baltimore National Pike, 1st Dist.,
Rolling Road Realty Company
Petitioners - No. 66-259-R

Dear Mr. Leonard:
 Please be advised that an appeal has been
 filed from the decision of the Zoning Commissioner rendered in
 the above matter.

You will be duly notified of the date and
 time of appeal hearing when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 38699

DATE 6/22/66

TO: Rolling Road Realty Co.
1000-10 Light Street
Baltimore, Maryland 21202

RECEIVED BY: Office of Planning & Zoning
219 County Office Bldg.
Towson, Maryland 21204

REPORT TO ACCOUNT NO.	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY		COST
	Cost of appeal - Rolling Road Realty Co.	\$75.00
No. 66-259-R	1 sign	5.00
		\$75.00
		75.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 38639

DATE 5/25/66

TO: Rolling Road Realty Co.
1000-10 Light Street
Baltimore, Md. 21202

RECEIVED BY: Zoning Dept. of Baltimore Co.

REPORT TO ACCOUNT NO.	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY		COST
	Advertising and posting of property for Rolling Road Realty Co.	\$8.75
No. 66-259-R		
		\$8.75

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 37692

DATE 4/29/66

TO: Daniel B. Leonard, Esq.
1000-10 Light Street
Baltimore, Md. 21202

RECEIVED BY: Zoning Dept. of Baltimore Co.

REPORT TO ACCOUNT NO.	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY		COST
	Petition for Reclassification for Rolling Road Realty Co.	\$50.00
No. 66-259-R		
		\$50.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 5, 1966.

THIS IS TO CERTIFY, that the annexed advertisement was
 published in THE JEFFERSONIAN, a weekly newspaper printed
 and published in Towson, Baltimore County, Md., once in each
2 times successive weeks, before the 25th
 day of May, 1966, the first publication
 appearing on the 5th day of May
 1966.

THE JEFFERSONIAN

L. L. Smith
 Manager.

Cost of Advertisement, \$.....

No. 66-259-R - Rolling Road Realty Co.

Petitioner, description of property Order of Zoning Commissioner
 Certificate of posting
 Certificate of advertisement
 Comments of Office of Planning 1 sign
 1 photograph
 Order of appeal
 Plat filed with petition

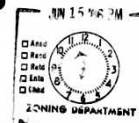
Daniel B. Leonard, Esq., Counsel for petitioner

1000 - 10 Light Street,
 Baltimore, Maryland 21202

Thomas F. Neuberger, Esq.,
 1114 Woodcliff Avenue
 Baltimore, Maryland 21208

" " protestants

Thomas P. Neuberger
 ATTORNEY AT LAW
 1514 WOODCLIFF AVENUE
 BALTIMORE, MD. 21208
 WINDSOR 4-2014



June 15, 1966

The Honorable John G. Rose
 Zoning Commissioner of Baltimore County
 County Office Building
 Towson, Maryland 21204

Re: Petition for Reclassification
 from R-6 to R-8 Zone, N/W Side
 Rolling Road 900' S/W Baltimore
 National Pike, 1st Dist.
 Rolling Road Realty Company
 Petitioners - No. 66-259-R.

Dear Mr. Rose:

Please enter an appeal to the Baltimore County Board of Appeals
 from the decision of the Zoning Commissioner of May 27, 1966 granting
 the petition for reclassification in the above titled case. This
 appeal is taken pursuant to Section 23-26 Title 23 Baltimore County
 Code.

Also, please enter my appearance as attorney for the following
 named persons who are the protestants in whose names this appeal is
 filed:

- Mr. Daniel W. Eckman, Jr.
1931 Old Frederick Rd.
Catonsville, Md. 21228
- Mr. Harry C. Harbort
1901 Old Frederick Rd.
Catonsville, Md. 21228
- Mr. Peter Januzzi
1908 Old Frederick Rd.
Catonsville, Md. 21228
- Mr. Kenneth France
1912 Old Frederick Rd.
Catonsville, Md. 21228
- Mr. Henry C. Hoffman, Jr.
1931 Old Frederick Rd.
Catonsville, Md. 21228
- Mr. David W. Reese
2119 Oakridge Rd.
Catonsville, Md. 21228
- Mr. Robin T. Barnes
433 Keepler Rd.
Catonsville, Md. 21228
- Mr. Clarence P. Goetz, Jr.
316 Oran Rd.
Catonsville, Md. 21228

Mr. Gordon H. Holland
 103 N. Rolling Road
 Catonsville, Md. 21228.

Very truly yours,
Thomas P. Neuberger
 Thomas P. Neuberger

TPH/mom

cc: Mr. Daniel B. Leonard, Esq.
 1000-10 Light Street
 Baltimore, Maryland 21202

May 27, 1966

Daniel B. Leonard, Esq.,
1000 - 10 Light Street,
Baltimore, Maryland 21202

Re: Petition for Reclassification
from R-6 Zone to R-8 Zone -
N/W Side Rolling Road 900'
S/W of Baltimore National Pike,
East Dist., Rolling Road Realty Co.,
Petitioner - No. 66-259-R

Dear Mr. Leonard:

The petitioner requested a reclassification of property, from an R-6 Zone to a R-8 Zone, of property on the north side of Rolling Road 900 feet southwest of Baltimore National Pike, in the First District of Baltimore County.

The petitioner asked for a re-alignment of the zoning line to coincide with the property line. This is a reasonable request and for that reason only the zoning line should be corrected by changing the zoning line from an R-6 Zone to a R-8 Zone as set forth in the petitioner's description.

I have today passed my Order granting the reclassification, in the above matter, from an R-6 Zone to a R-8 Zone, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Very truly yours

Zoning Commissioner

cc: Mr. Gordon Holland,
103 North Rolling Road,
Baltimore, Maryland 21228

Mr. Robin T. Brown,
433 Neapler Road,
Carriage Manor Civic Ass'n.,
Baltimore, Maryland 21228

May 27, 1966

Daniel B. Leonard, Esq.,
1000 - 10 Light Street,
Baltimore, Maryland 21202

Re: Petition for Reclassification
from R-6 Zone to R-8 Zone -
N/W Side Rolling Road 900'
S/W of Baltimore National Pike,
East Dist., Rolling Road Realty Co.,
Petitioner - No. 66-259-R

Dear Mr. Leonard:

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Very truly yours

Zoning Commissioner

cc: Mr. Gordon Holland,
103 North Rolling Road,
Baltimore, Maryland 21228

Mr. Robin T. Brown,
Carriage Manor Civic Ass'n.,
433 Neapler Road,
Baltimore, Maryland 21228

May 19, 1966

Daniel B. Leonard, Esq.,
1000-10 Light Street
Baltimore, Md. 21202

Re: Petition for Reclassification for Rolling
Road Realty Co.
#66-259-R

Dear Sirs:

This is to advise you that \$50.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building, before the hearing.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
VA 8-2000

GEORGE E. GAVELIN
Director
JOHN G. ROSE
Zoning Commissioner

May 12, 1966

Mr. Gordon M. Holland
103 N. Rolling Road
Baltimore, Maryland 21228

Re: Zoning Petitions
66-259-R and 66-259-R
1st District

Dear Mr. Holland:

A meeting was arranged with Mr. Gayle Brown of the Bureau of Land Development. At this meeting the status of the proposed access road from the proposed apartment development across the property of Rolling Road Realty Company to drive road was discussed. It was decided that permission to use the proposed access road by the Lighthouse Interiors, Inc. for the proposed apartment development at a house of record and access will have to be made by the two property owners, since this would be handled by the two property owners the County would not require any right-of-way acquisition.

If there are any further questions, please do not hesitate to contact me at 4-3-3000, extension 353.

Very truly yours,

John G. Rose

OLM/jir

May 27, 1966

Daniel B. Leonard, Esq.,
1000 - 10 Light Street,
Baltimore, Maryland 21202

Re: Petition for Reclassification
from R-6 Zone to R-8 Zone -
N/W Side Rolling Road 900'
S/W of Baltimore National Pike,
East Dist., Rolling Road Realty Co.,
Petitioner - No. 66-259-R

Dear Mr. Leonard:

The petitioner requested a reclassification of property, from an R-6 Zone to a R-8 Zone, on the north side of Rolling Road 900 feet southwest of Baltimore National Pike, in the First District of Baltimore County.

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Very truly yours

Zoning Commissioner

cc: Mr. Gordon Holland,
103 North Rolling Road,
Baltimore, Maryland 21228

Mr. Robin T. Brown,
Carriage Manor Civic Ass'n.,
433 Neapler Road,
Baltimore, Maryland 21228

Daniel B. Leonard, Esquire
1000-10 Light Street
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

22 day of April, 1966.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Rolling Road Realty Company

Petitioner's Attorney: Daniel B. Leonard

Reviewed by: James E. Ryan
Chairman of
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
VA 8-2000

GEORGE E. GAVELIN
Director
JOHN G. ROSE
Zoning Commissioner

April 27, 1966

Daniel B. Leonard, Esquire
1000-10 Light Street
Baltimore, Maryland 21202

Re: Rolling Road Realty Company
(Item 1), April 27, 1966

Dear Sirs:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 10 days nor more than 20 days after the date on the filing certificate will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at 4-3-3000, extension 353.

Very truly yours,

James E. Ryan
Chairman of
Advisory Committee

JGR/ba

May 29, 1966

Daniel B. Leonard, Esq.,
1000-10 Light Street
Baltimore, Md. 21202

NOTICE OF HEARING

Re: Petition for Reclassification for Rolling Road Realty Co.
#66-259-R

TIME: 10:00 A.M.
DATE: Wednesday, May 25, 1966
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 16, 1966

COUNTY OFFICE BUILDING
115 W. GUYMONS AVE.
TOWSON, MD. 21204
TE. 8-2000

GEORGE E. DAVENEL
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Daniel F. Leonard, Esq.
1000-10 Light Street
Baltimore, Md. 21202

Dear Sir:

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

Encs:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 13, 1966
Leslie H. Groff, Deputy
FROM: George E. Davenel, Director of Planning
SUBJECT: "Petition #66-259-R. Northwest side of Rolling Road 900 feet Southwest of Baltimore National Pike. Petition for Reclassification from R-6 to B.R. Rolling Road Realty Company - Petitioner."

1st District

HEARING: Wednesday, May 25, 1966. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

We regard the proposed reclassification for that portion of the subject tract on which will be located a storage warehouse as, essentially, a boundary adjustment. The portion of the tract east of the proposed warehouse, however, could have an adverse impact upon both existing and potential residential development to the south. In view of the fact that the petitioner evidently desires to use this portion for parking, we believe that it (see enclosed plat) should remain within its present zoning category and that a use permit for parking should be requested.

#66-259 R

MAP

#1

SEC. 2A

SW-2-G

BR

5/25/66

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Daniel F. Leonard, Esquire
1000-10 Light Street
Baltimore, Maryland 21202

SUBJECT:

Reclassification from R-6 to B-1 for the Rolling Road Realty Company, located Rolling Road and Geipe Road, 1st District (Item 1, April 27, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF ENGINEERING:

Sewer - Existing 6" sewer in Geipe Road.
Water - Existing 12" water in Geipe Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Geipe Road is an existing improved road.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning to the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau/Lane Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Office of Planning and Zoning
Bureau of Traffic Engineering

Very truly yours,

James E. Davenel
Zoning Technician

JED:lm

cc: Mr. Carlisle Brown-Bureau of Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James E. Davenel, Chairman Date: April 26, 1966
Zoning Advisory Committee
FROM: Lt. Charles F. Morris, Jr., Plans Review
Fire Bureau
SUBJECT: Reclassification from R-6 to B-1 for the Rolling Road Realty Company, located Rolling Road and Geipe Road, 1st District (Item 1, April 27, 1966)

1. Development of property should require an additional fire hydrant, as well as protect the property.

