

#66-260-RX

MAP
#4
SEC. 1-D
NW-17-K
BL-X

Charles W. Held, Jr., Esq.,
Spencer Building
Towson, Maryland 21204

Re: Petition for Reclassification
from R-10 Zone to B-1 Zone and
Special Exception for Living
Quarters in Commercial Zone -
S/W Side Reisterstown Road
Clyde S. Worrell & Frances M.
Worrell, Petitioners -
No. 66-260-RX

Dear Mr. Held:

I have today passed my Order granting the reclassification, in the above matter, from an R-10 Zone to a B-1 Zone and a special exception for living quarters in a commercial zone, subject, however, 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

66-260-RX
CLYDE S. WORRELL & FRANCES M. WORRELL
S/W Side Reisterstown Road
Towson, Md. 21204

Charles W. Held, Jr., Esquire
Spencer Building
Towson, Maryland 21204

Dear Sir:

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

BUREAU OF ENGINEERING:
Lower not available
Water - Existing 12" water in Westminster Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Westminster Road is a State Road.

STATE ROADS COMMISSION: The subject property may be affected by the Northwest Expressway and Outer Beltway Interchange complex. The entrance will be subject to State Roads Commission approval.

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 plan 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 10 days before the Zoning Commission's hearing.

The following members had no comments to offer:

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

Very truly yours,

James S. Held
Principal
Zoning Technician

cc: Mr. Carlyle Brown-Bureau of Engineering
Mr. John Meyer-State Roads Commission

William M. Maguadier
County Surveyor
Professional Engineer and Land Surveyor
Lamb House
Towson, Md. 21204

For Purpose of Zoning Only

Reclassification from R-10 to B-1 with special exception for living quarters on second floor requested.

All that piece or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland and described as follows:

Beginning for the same on the southwest side of Reisterstown and Westminster Turnpike Road and at the end of the fifth or south 56 degrees 14 minutes east 173.59 feet line of the land conveyed by Mary A. Lockard to Clyde S. Worrell and wife by a deed dated October 18th 1955 and recorded among the land records of Baltimore County in Liber O.T.C. No. 4533 folio 289 etc., said beginning point also being distant 2356.00 feet more or less measured northwesterly along the southwest side of said Turnpike Road from the centerline of Reisterstown Road running thence and binding on the southwest side of said Reisterstown and Westminster Turnpike Road and reversely on the aforementioned fifth line in said deed north 56 degrees 14 minutes west 173.59 feet to the end of the fourth line in said deed thence leaving the Turnpike Road and binding reversely on said fourth line and reversely on a part of the third line therein and on the southeasterly side of the Transmission Line right of way the following, two courses and distances viz: south 53 degrees 21 minutes west 120.43 feet to the end of said third line and south three degrees zero minutes west 86.78 feet thence leaving the outline for a line of division now made south 56 degrees 24 minutes east 238.29 feet to the end of the sixth line in said deed thence binding reversely on said sixth line north 13 degrees 37 minutes east 199.60 feet to the place of beginning.

Containing 42,467.00 square feet of land more or less.

William M. Maguadier

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, Clyde S. Worrell and Frances M. Worrell, legal owners 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an

BL zone; for the following reasons:

(1) Change in neighborhood

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 living quarters in a commercial building.

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

I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser

Address 411 Main Street

Reisterstown, Md.

Address Reister Bldg., Towson-4, Maryland

No. 4-1000

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 11:00 a.m.

Zoning Commissioner of Baltimore County.

(over)

MAP
#4
SEC. 1-D
NW-17-K
BL X
5/23/66

Pursuant to the advertisement, posting of property, and public hearing on the above petition and appearing thereat, the petitioners having proved error in the Land Use Map adopted by the Baltimore County Council in zoning the subject property R-10,

the above Reclassification should be had; and it further appearing that by reason of location

a Special Exception for a living quarters in a commercial building should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd

day of May, 1966, that the herein described property or area should be and

the same is hereby reclassified; from an R-10 zone to a B-1 zone; and

that a Special Exception for a living quarters in a commercial building should be and the same is

granted, from and after the date of this order, subject to approval of the site plan for the

development of said property by the State Roads Commission, Bureau of Public Services

and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and appearing thereat, the petitioners having proved error in the Land Use Map adopted by the Baltimore County Council in zoning the subject property R-10,

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 22nd

day of April, 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 a R-10 zone; and the Special Exception for

living quarters in a commercial building be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 4th DISTRICT

ZONING: From R-10 to B-1 Zone,
Petition for Special Exception for Living Quarters in a
Commercial Building.

LOCATION: Southwest side of Reisterstown and Westminster Turnpike Road
2356.00 feet Northwesterly from the center line of Reisterstown
Road.

DATE & TIME: WEDNESDAY, May 25, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. 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-10
Proposed Zoning: B-1
Petition for Special Exception for Living Quarters in a
Commercial Building.

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

being the property of Clyde S. Worrell and Frances M. Worrell as shown on plat plan
filed with the Zoning Department.

Hearing Date: Wednesday, May 25, 1966 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 38643 DATE 5/26/66
To: Frances Worrell 411 Main Street Reisterstown, Md.		BILLED BY: Spring Dept. of Sales, Co.
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT \$4.00
Advertising and posting of property #66-260-RX		64.00
5-2666 3592 * 38643 TIP-		64.00
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.		

Charles W. Held, Jr., Esq.
Spencer Building
Towson, Md. 21204

April 29, 1966

NOTICE OF HEARING

Re: Petition for Reclassification for Clyde S. Worrell
#66-260-RX

TIME: 11:00 A.M.

DATE: Wednesday, May 25, 1966

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Charles W. Held, Jr., Esq.
Reckard Building
Towson, Maryland 21204

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.

Petitioner: Clyde S. Worrell

Petitioner's Attorney: Charles W. Held, Jr. Esq.

James S. Hays
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 13, 1966
FROM: Leticia H. Grief, Deputy
George E. Gosselin, Director of Planning

SUBJECT: "Petition #66-260-RX. Southwest side of Reisterstown & Westminster Turnpike
Road 2356 feet northwest from the center line of Reisterstown Road.
Petition for Reclassification from R-10 to B.L. Petition for Special Exception for
Living quarters in commercial building. Clyde S. Worrell - Petitioner."

4th District

HEARING: Wednesday, May 25, 1966. (11:00 A.M.)

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

1. The subject reclassification would encourage the trend toward strip
commercial zoning from Reisterstown Center out Westminster Road to
the Children's Rehabilitation Institute. The fact that the so-called
"domino theory" does apply to strip commercial zoning and develop-
ment is supported by the knowledge that a petition for commercial
zoning on the opposite side of Westminster Road was granted only a
short while ago.
2. We note that the subject property may be in the way of - or impacted
by - the Outer Beltway as now proposed. This alignment is under study
at the present time by the State Roads Commission.
3. We have no comment on the request for a special exception.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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FROM: Leticia H. Grief, Deputy
George E. Gosselin, Director of Planning

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2. We note that the subject property may be in the way of - or impacted
by - the Outer Beltway as now proposed. This alignment is under study
at the present time by the State Roads Commission.
3. We have no comment on the request for a special exception.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. Gosselin
Director

John G. Rose
Zoning Commissioner

Charles W. Held, Jr., Esq.
Reckard Building
Towson, Maryland 21204

Re: Clyde S. Worrell
(Item 3, April 2, 1966)

Dear Sirs:

The above referenced petition is accepted for filing as of
the date of the enclosed filing certificate. Notice of the hearing
date and time which will be held not less than 30 days nor more
than 90 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 VA 3-3000, Extension 353.

Very truly yours,

James S. Hays
Chairman of
Advisory Committee

JED:yla

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: May 7, 1966
Posted for: Charles W. Held, Jr., Esq.
Petitioner: Charles W. Held, Jr., Esq.
Location of property: Southwest side of Reisterstown & Westminster Turnpike Rd. 2356' NW-17K
Location of Sign: Southwest side of Reisterstown & Westminster Turnpike Rd. 2356' NW-17K
Remarks: 2 signs
Posted by: J. B. Rose
Date of return: May 12, 1966

PETITION FOR
RECLASSIFICATION
AND SPECIAL EXCEPTION
4th DISTRICT

ZONING: From R-10 to B.L.
Zone. Petition for Special Excep-
tion for Living Quarters in a
Commercial Building.

LOCATION: Southwest side of
Reisterstown and Westminster
Turnpike Road 2356 feet
Northwest from the center
line of Reisterstown Road.

DATE & TIME: WEDNES-
DAY, May 25, 1966 at 11:00
A.M.

PUBLIC HEARING: Room
108, County Office Building, 111
W. Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing.

Present Zoning: R-10
Proposed Zoning: B.L.
Petition for Special Exception
for Living Quarters in a Com-
mercial Building.

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

Beginning for the same on the
southwest side of Reisterstown
and Westminster Turnpike Road
at the end of the fifth or
south 66 degrees 14 minutes
east 175.29 feet to the end of
the fourth line in said deed
west 175.29 feet to the end of
the fourth line in said deed
there leaving the Turnpike Road
and binding reversely on said
fourth line and reversely on it
on the southeasterly side of the
Transmission Line right of way
the following two courses and
distances viz south 53 degrees 21
minutes west 128.43 feet to the
end of said third line and south
three degrees zero minutes west
86.78 feet thence leaving the west
line for a line of division new
made south 18 degrees 21 min-
utes east 338.29 feet to the end
of the sixth line in said deed
thence binding reversely on said
sixth line north 12 degrees 27
minutes east 199.60 feet to the
place of beginning.

Containing 42,687.00 square
feet of land more or less.

Being the property of Clyde S.
Worrell and Frances M. Worrell
as shown on plat plan filed with
the Zoning Department.

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

May 8.

Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
May 25, 1966 at 11:00 A.M.

By order of
JOHN G. ROSE,
Zoning Commissioner
of Baltimore County

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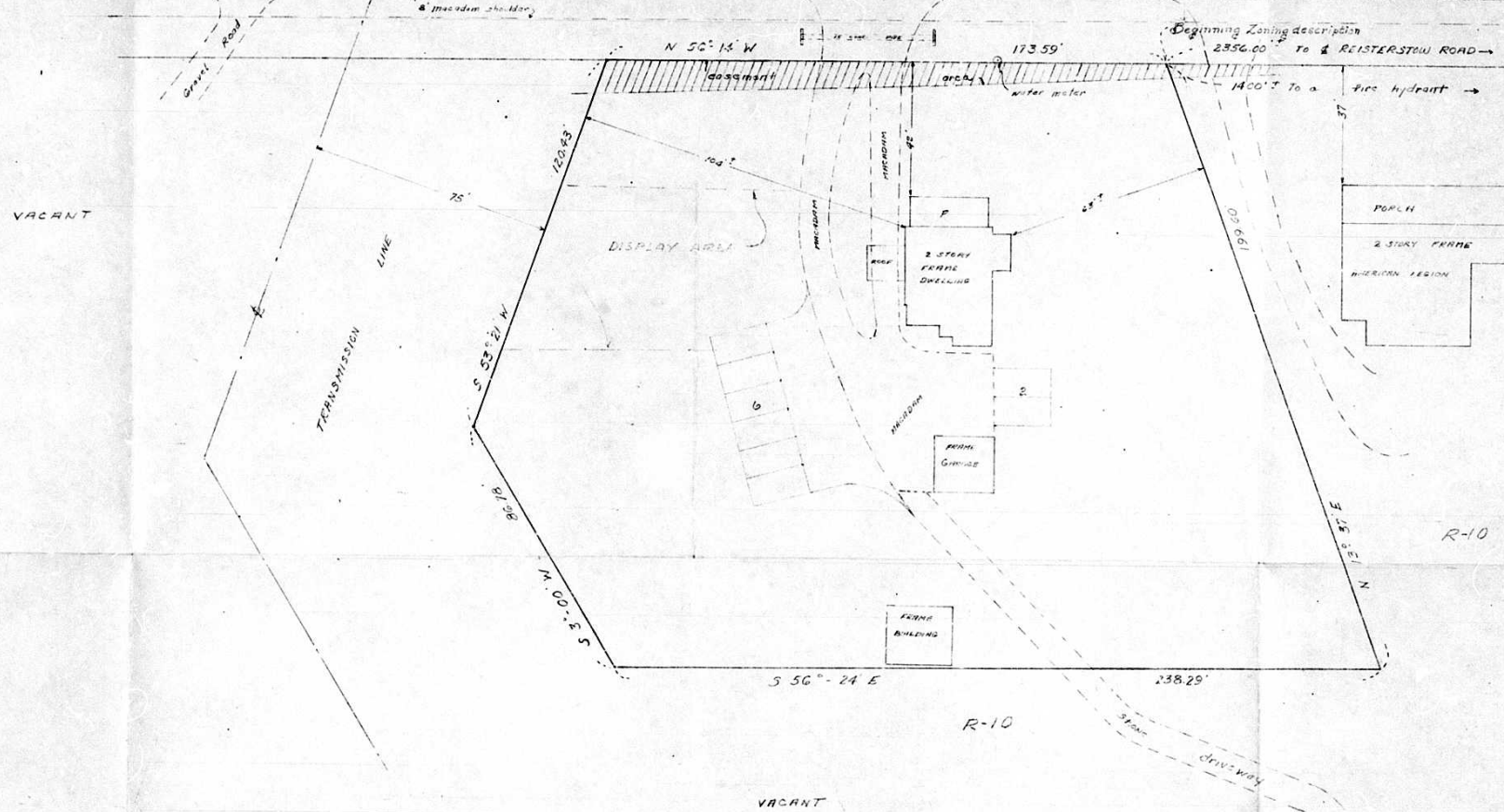
VACANT

VACANT

DWELLING

VACANT

REISTERSTOWN & WESTMINSTER TURNPIKE ROAD



ZONING PLAT ONLY

4TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND
 AREA: 42,467 sq. ft.
 PRESENT USE: RESIDENTIAL
 PROPOSED USE: RETAIL LAWN CERAMICS
 PRESENT ZONING: R-10
 PROPOSED ZONING: B-L WITH SPECIAL EXCEPTION FOR LIVING QUARTERS ON 2ND FLOOR

FLOOR SPACE: 10,000.00 SQ. FT.
 PARKING SPACES REQUIRED: 16,200 SQ. FT. ±
 1 FOR LIVING QUARTERS ±
 TOTAL: 17
 PARKING SPACES SHOWN: 8

#66-260RX

MAP

#9

SEC. 1-D

NW-17-K

BL-X

1 1/2 FRAME DWELLING

1 1/2 FRAME DWELLING



William M. Maynard

WILLIAM M. MAYNARD
 COUNTY SURVEYOR
 CIVIL ENGINEER & LAND SURVEYOR
 COURT HOUSE
 TOWSON, MD.
 SCALE 1" = 20'
 JANUARY 12, 1966