

RE: PETITION FOR RECLASSIFICATION
NE/S Reisterstown Road 1190 feet
NW of Montrose Avenue
3rd District
Hilda V. Hiers, et al. Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

67-33-R

This is a Petition to re-zone 1.42 acres of land from an R-10 zone to a B-L zone. Plans call for the conversion of the existing structure into a dress shop. A dilapidated building on the premises will be torn down.

There was evidence presented to show numerous changes in the character of the neighborhood to justify the zoning requested.

However, it was pointed out at the hearing that to re-zone the entire tract would not be logical and appropriate zoning because it would not be in conformity with the commercial zoning to the south of the school. It was agreed by the Commissioner and Petitioner that the land should be re-zoned only to a depth of 100 feet from Reisterstown Road.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of October, 1966, that the herein described property or area should be and the same is hereby reclassified from an R-10 zone to a B-L zone but only to a depth of 100 feet from Reisterstown Road to the rear of the subject tract, subject to approval of the site plan by the Bureau of Public Services, the Office of Planning and Zoning and the State Roads Commission.

Edward D. Hardisty
DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty
Deputy Zoning Commissioner
FROM: George E. Cavellis, Director of Planning

SUBJECT: Petition 67-33-R. Northeast side of Reisterstown Road 1190 feet Northwest of Montrose Avenue. Petition for Reclassification from R-10 to B-L Zone. Hilda V. Hiers, et al. - Petitioners.

3rd District

HEARING: Wednesday, August 10, 1966. (1:00 P.M.)

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

The subject property does not adjoin any property zoned for commercial use. Commercial zoning here would be totally incongruous with established residential and institutional development nearby, as it would with industrial uses across the street developed in accordance with the highly restrictive M.R. and M.L.R. zoning regulations. Of chief importance is the demonstrated malignancy of a commercial "spot" established along a major thoroughfare; strip-commercial zoning and development would be all too likely to follow. An absolute factor is that establishment of the proposed B-L zoning would not be in accordance with a comprehensive plan and would not, therefore, comply with the state zoning enabling legislation under which Baltimore County is empowered.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Hilda V. Hiers and Mae M. Diven, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an B-L zone; for the following reasons:

Change in the neighborhood and for that there have been zoning reclassifications in the area to BL, ML, RA, MR, MLR, BM & BR.

See attached description

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

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 all restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Agnes A. Hiers Contract purchaser
Address: 911 N. Charles Street
Baltimore, Md. 21201

Mae M. Diven Legal Owner
Address: Reisterstown Road
Garrison Post Office
Maryland

Carville W. Dumes Petitioner's Attorney
Address: 202 W. Pennsylvania Ave.
Towson, Md. 21204

James E. Hiers Protester's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 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 10th day of August, 1966, at 1:00 o'clock P.M.

Edward D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County.

Carville W. Dumes, Esquire
202 W. Pennsylvania Avenue
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 8 day of July, 1966.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Hilda V. Hiers

Petitioner's Attorney: Carville W. Dumes Reviewed by James E. Hiers

Chairman of
Advisory Committee

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 39434

DATE 7/19/66

TO: Mayor, Council and Solicitor
202 W. Pennsylvania Ave.
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 67-33-R

QUANTITY: 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT DUE \$5.00

Advertising and posting of property for Hilda V. Hiers, et al.

67-33-R

7-15-66 8223 * 39434 TIP- 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.

RECLASSIFICATION
RECLASSIFY R-10 TO RECLASSIFY B-L ZONING
SOLICITOR GENERAL

ADVERTISING for the same on the northeast side of Reisterstown Road (66 feet wide) at a point distant 1190 feet more or less measured northwesterly along the northeast side of said Reisterstown Road from the center of Montrose Avenue, thence southerly on the northeast side of said Reisterstown Road north 88 degrees 39 minutes 40 seconds west 137.42 feet to intersect the second line of that tract of land which by deed dated November 8, 1907 and recorded among the Land Records of Baltimore County in Liber 111-14, folio 304, etc., was conveyed by William Long to Gertrude M. Lawrence, thence running with and binding on a part of said line and the third line of said deed and in part on the division line between R-10 and B-L zoning the two following courses and distances north 88 degrees 39 minutes 40 seconds east 144.23 feet and south 6 degrees 52 minutes 04 seconds east 18.73 feet to the beginning of the fourth line of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber 111-14, folio 304, etc., was conveyed by Sarah Long to William H. Diven, thence running with and binding on said fourth line and the fifth and sixth lines of said deed the three following courses and distances south 35 degrees 07 minutes 22 seconds east 85.12 feet, south 41 degrees 20 minutes 01 seconds west 141.70 feet and south 47 degrees 36 minutes 30 seconds west 12.73 feet to the place of beginning.

CONTAINING 1.42 acres of land more or less.

David W. Dallas, Jr.
CIVIL ENGINEER
B.O.B. 010740000 02 BALTO. 14 102
NO. 5147



TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 39465

DATE 7/17/66

TO: Mayor, Council and Solicitor
202 W. Pennsylvania Ave.
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 67-33-R

QUANTITY: 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT DUE \$7.50

Advertising and posting of property for Hilda Hiers, et al.

67-33-R

7-15-66 8223 * 39465 TIP- 57.50

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 POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 5RD Date of Posting: July 23, 1966
Posted for: Reclassification from R-10 to B-L
Petitioner: Hilda V. Hiers, et al.
Location of property: NE/S Reisterstown Rd. 1190' NW of Montrose Ave.
Location of Signs: NE/S Reisterstown Rd. 1190' NW of Montrose Ave.
Remarks: J. Rose
Posted by: J. Rose Date of return: July 28, 1966

PETITION FOR
RECLAMATION
3rd DISTRICT

ZONING: From R-10 to R-1 L.

LOCATION: Northeast side of
Belair Road 1190 feet
Northeast of Montrose Avenue.
DATE & TIME: WEDNESDAY,
AUGUST 10, 1966 at 1:00 p.m.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Deputy Zoning Com-
missioner of Baltimore County
by authority of the Zoning Act
and Regulations of Baltimore
County, will hold a public hear-
ing.

Present Zoning: R-10
Proposed Zoning: R-1 L
All that parcel of land in the
Third District of Baltimore
County

BEING: For the same on the
northeast side of Belair Road
666 feet wide at a point
distant 1190 feet more or less
measured northwesterly along the
northeast side of said Belair
Road from the center of
Montrose Avenue, thence lineal
on the northeast side of said Belair
Road north 41 degrees 29 minutes
49 seconds west 132.42 feet to
intersect the second line of
that tract of land which by deed
dated November 4, 1965 and
recorded among the Land Records
of Baltimore County in Liber
6, P.C. No. 291 folio 504 etc. was
conveyed by William Long to
Suzanna M. Lawson, thence run-
ning with and binding on a part
of said line and the third line
of said deed and in part on the
division line between R-10 and
R-20 zoning the two following
courses and distances north 32
degrees 50 minutes 20 seconds
east 464.58 feet and south 60
degrees 52 minutes 04 seconds
east 18.07 feet to the beginning
of the fourth line of that tract
of land which by deed recorded
among the Land Records of Bal-
timore County in Liber C.W.H.
47, No. 1821 folio 164 etc. was
conveyed by Sarah Long to Wil-
liam T. Diven, thence running with
and binding on said fourth line and
the fifth and sixth lines of said
deed the three following courses
and distances south 25 degrees
07 minutes 20 seconds east 82.42
feet, south 11 degrees 20 minutes
00 seconds west 441.00 feet and
south 17 degrees 36 minutes 30
seconds west 15.72 feet to the
place of beginning.

CONTAINING 1.412 acres of
land more or less.
Being the property of Vida V.
Hill and Mae M. Diven, as
shown on plat plan filed with the
Zoning Department.
Hearing Date: Wed. August 10,
1966 at 1:00 p.m.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF:
EDWARD D. HARDESTY,
DEPUTY ZONING COM-
MISSIONER OF
BALTIMORE COUNTY.

OFFICE OF
THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Ridgelytown, Md

THE HERALD - ARBUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

July 25, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty, Deputy Zoning
Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTY, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One successive weeks before
the 25th day of July, 1966, that is to say
the same was inserted in the issues of
July 21, 1966.

THE BALTIMORE COUNTY

By Paul J. Morgan

Editor and Manager

ORIGINAL

PETITION FOR RECLASSIFICA-
TION OF ZONING DISTRICT

ZONING: From R-10 to R-1 L.
LOCATION: Northeast side of L-
divers Road 1190 feet North-
west of Montrose Avenue.
DATE & TIME: Wednesday, Aug-
ust 10 at 1:00 P.M.
PUBLIC HEARING: Room 108, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

The Deputy 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: R-1 L
All that parcel of land in the
Third District of Baltimore County,
beginning for the same on the
northeast side of Belair Road
160 feet wide at a point distant
1190 feet more or less measured
northwesterly along the northeast
side of said Belair Road from the
center of Montrose Avenue, thence
lineal on the northeast side of
said Belair Road north 41 de-
grees 29 minutes 49 seconds west
132.42 feet to intersect the second
line of that tract of land which by
deed dated November 4, 1965 and
recorded among the Land Records
of Baltimore County in Liber
W.P.C. No. 231 folio 504 etc. was
conveyed by William Long to Su-
zanna M. Lawson, thence running
with and binding on a part of said
line and the third line of said deed
and in part on the division line be-
tween R-10 and R-20 zoning the
two following courses and distances
north 32 degrees 50 minutes 20
seconds east 464.58 feet and south
60 degrees 52 minutes 04 seconds
east 18.07 feet to the beginning
of the fourth line of that tract of
land which by deed recorded among
the Land Records of Baltimore
County in Liber C.W.H. 47, No. 1821
folio 164 etc. was conveyed by
Sarah Long to William T. Diven,
thence running with and binding on
said fourth line and the fifth and
sixth lines of said deed the three
following courses and distances
south 25 degrees 07 minutes 20
seconds east 82.42 feet, south 11
degrees 20 minutes 00 seconds west
441.00 feet and south 17 degrees
36 minutes 30 seconds west 15.72
feet to the place of beginning.

CONTAINING 1.412 acres of land
more or less.
Being the property of Vida V.
Hill and Mae M. Diven, as shown
on plat plan filed with the Zoning
Department.

Hearing Date: Wednesday, Aug-
ust 10 at 1:00 P.M.
Public Hearing: Room 108, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Md.

EDWARD D. HARDESTY,
Deputy Zoning Commissioner
of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 21, 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
of 1 successive weeks before the 25th day of
August, 1966, the first publication
appearing on the 21st day of July,
1966.

THE JEFFERSONIAN

L. Frank Struth
Manager.

Cost of Advertisement \$.....

BAD CO. INC.

2000

REISTERSTOWN ROAD (STATE ROAD)

REISTERSTOWN ROAD (STATE ROAD)

POINT OF BEGINNING

66' DIST. R/W
40' EXIST.
PAVING
50' FUTURE

8'x22" CONC CURB
15' ACCOMP

8'x22" CONC CURB
15' ACCOMP

1190' TO 1/2 MONTGOMERY AVENUE

EXIST. 10' JUMPER

EXIST. 10' JUMPER

PLOT PLAN
FOR
SYLVIA WILNER DRESS SHOP
311 NORTH CHARLES STREET BALTO. MD. 21201
PHONE VE 7-5057
1/2 DOWNING & DEVLAND ATTORNEYS
202 W. PENNSYLVANIA AVENUE
BALTIMORE, MD. 21204
PHONE 825-2001

3RD ELECTION DISTRICT
SCALE 1" = 30'

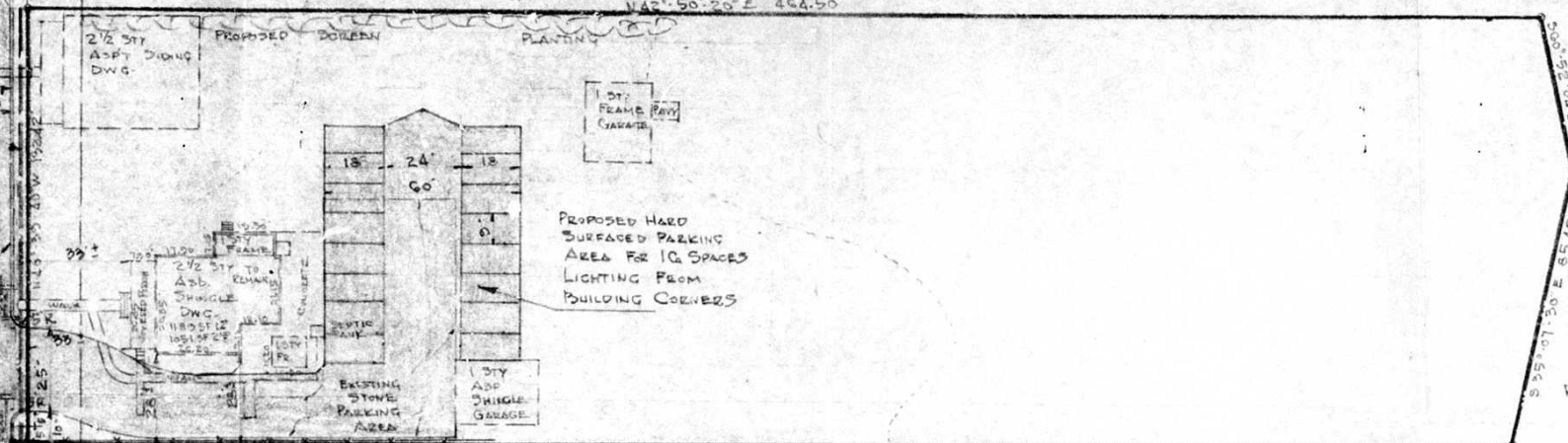
BALTIMORE COUNTY, MARYLAND
JUNE 15, 1966
REV. APRIL 18, 1967

GARRISON FOREST SCHOOL

2010-50
R-10

R-20

N 42° 50' 20" E 464.50'



PROPOSED HARD SURFACED PARKING AREA FOR 10 SPACES LIGHTING FROM BUILDING CORNERS

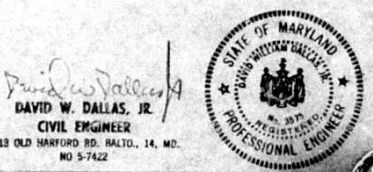
PROPOSED 4 HIGH SCREEN FENCING

JOHN C. BAKER
4983-014

ZONING DATA

1. ORIGINAL ZONING OF TRACT R-10
2. PRESENT ZONING OF TRACT P-L FOR DRESS SHOP
3. GROSS ACREAGE OF TRACT 1.412 ACRES
4. FLOOR AREA OF EXISTING BLDG 2240 SQUARE FEET
5. REQUIRED NUMBER OF PARKING SPACES 2240 SQ FT / 200 SQ FT = 11.2 SPACES
6. PROPOSED NUMBER OF PARKING SPACES 10 SPACES SHOWN
7. ALL UTILITIES AVAILABLE

LOCATION & ZONING MAP
SCALE 1" = 1000'



PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY AL JAMES

DATE 5/12/67

