

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, A. Paul Chenoweth, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an RS-1 zone to an RS-2-C zone; for the following reasons:

1. Error in original zoning map.
2. Changes in character of neighborhood.

Special Hearing to permit Off-Street Parking in a residential zone.

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 expense 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.

Ruby, Inc.
Contract purchaser
Address 11 W. Penna Ave
Towson 4, MD
H. Gordon Boon, Jr.
Petitioner's Attorney
Address 11 W. Penna Ave, Towson 4

A. Paul Chenoweth
Legal Owner
Address 1017 Reisterstown Rd, Towson, Md
Petitioner's Attorney
Address 11 W. Penna Ave, Towson 4

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of August, 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 through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 29th day of September, 1966, at 2:00 o'clock P. M.



Edward D. Hardesty
DEPUTY Zoning Commissioner of Baltimore County

December 7, 1966

Ruby, Inc.
11 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Approved Plan for Use Permit for Parking in a Residential Zone
Zoning Petition 67-69-RSPH
Proposed Office Building
N/E/S Reisterstown Rd.; 288' W/W of St. Thomas Lane

Gentlemen:

A site plan for the subject property was approved by this office on October 6, 1966, and made a part of Zoning Petition File 67-69-RSPH. This approval was given for the area encompassed by the "use permit".

It has come to my attention that the plan provided for a 12 foot side yard setback on the northwest side of the building. This must be increased to a minimum of 15 feet so as to conform with the requirements set forth in the Baltimore County Zoning Regulations (See Sections 332.2b. and 208.3).

If you have any questions concerning this matter, please contact me at 823-3000, Extension 635.

Sincerely,

J. G. Roswell
J. G. ROSWELL, Planner III
Project Planning Division

JGR:vh

cc: L. Alan Evans
4200 Elsbode Ave.
Baltimore, Md. 21214

Encls: Petition File 67-69-RSPH

67-69-RSPH
A. PAUL CHENOWETH, ET AL
55 1/2 REISTERSTOWN RD
TOWSON, MARYLAND 21204
67-69-RSPH

L. ALAN EVANS & ASSOCIATES

4200 ELSBODE AVENUE - BALTIMORE, MD. 21214 - HAMILTON 6-2144

BRANCH - OFFICE - 809 POPULAR STREET - CAMBRIDGE, MD. 21613 - AC 9-3380

L. ALAN EVANS, L.S. LAND SURVEYOR
J. CARROLL HAGAN, SITE PLANNER
NORMAN C. EMERICK, P.E. ENGINEERING CONSULTANT

July 20, 1966

ZONING DESCRIPTION FOR RUBY INC., PORTION OF PROPERTY KNOWN AS 20113 - 10117 REISTERSTOWN ROAD

BEGINNING for the same at a point on the northeast side of Reisterstown Road, 66 feet wide, said point being situate 288 feet more or less northerly from the corner formed by the intersection of said northeast side of Reisterstown Road with the northeast side of St. Thomas Lane, thence leaving said place of beginning and running East 45 degrees East 200 feet, thence leaving said place of beginning and running North 44 degrees 30 minutes West 198 feet, thence leaving said place of beginning and running North 45 degrees East 469.90 feet to the center line of a 33 foot road there laid out, thence binding on the center line of said road South 45 degrees East 198 feet to the southernmost outline of the land of Joseph M. Simonds, Sr., thence binding on said southernmost outline South 45 degrees West 471.55 feet to a point 200 feet measured along said line from the northeast side of Reisterstown Road, thence by a line parallel to Reisterstown Road North 44 degrees 30 minutes West 198 feet to the place of beginning.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



L. Alan Evans



OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
The HERALD-ARGUS
Baltimore, Md. CATONSVILLE, MD.

No. 1 Newburg Avenue CATONSVILLE, MD.

September 12, 1966

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 12th day of September, 1966, that it so say the same was inserted in the issues of

September 5, 1966.

THE BALTIMORE COUNTIAN

by Paul J. Morgan
Editorial Manager

L. ALAN EVANS & ASSOCIATES

4200 ELSBODE AVENUE - BALTIMORE, MD. 21214 - HAMILTON 6-2144

BRANCH - OFFICE - 809 POPULAR STREET - CAMBRIDGE, MD. 21613 - AC 9-3380

L. ALAN EVANS, L.S. LAND SURVEYOR
J. CARROLL HAGAN, SITE PLANNER
NORMAN C. EMERICK, P.E. ENGINEERING CONSULTANT

August 25, 1966

DESCRIPTION OF PARCEL OF LAND OWNED BY RUBY INC., FOR WHICH A PERMIT FOR PARKING IN A RESIDENTIAL ZONE ADJACENT TO A COMMERCIAL ZONE

BEGINNING for the same at a point in the second line of the land which by deed dated June 20, 1941 was acquired by Della Chenoweth, said point being situate 200 feet from the northeast side of Reisterstown Road and the beginning of said line, thence leaving said place of beginning and binding on said second line North 45 degrees East 469.90 feet to the end of said line and to the center line of a 33 foot road there laid out, thence binding on the center line of said road South 45 degrees East 198 feet to the southernmost outline of the land of Joseph M. Simonds, Sr., thence binding on said southernmost outline South 45 degrees West 471.55 feet to a point 200 feet measured along said line from the northeast side of Reisterstown Road, thence by a line parallel to Reisterstown Road North 44 degrees 30 minutes West 198 feet to the place of beginning.

Note: This description has been prepared for zoning purposes only and is not to be used for conveyance.



L. Alan Evans



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

To: Frederick P. Klaus & Co.
Accounting Building
Towson, Md. 21286

DEPOSIT TO ACCOUNT NO. 01-622
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for A. Paul Chenoweth, et al 67-69-RSPH 70.00

7-2766 9441 * REAR TIP-- 7000

4

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.

PETITION FOR RECLASSIFICATION AND SPECIAL HEARING - 67-69-RSPH
ZONING: From RS-1 to RS-2-C
LOCATION: Northeast side of Reisterstown Road 288 feet, more or less North of St. Thomas Lane, corner of said northeast side of Reisterstown Road with the northeast side of St. Thomas Lane, thence leaving said place of beginning and running North 45 degrees East 200 feet, thence leaving said place of beginning and running North 44 degrees 30 minutes West 198 feet, thence leaving said place of beginning and running North 45 degrees East 469.90 feet to the center line of a 33 foot road there laid out, thence binding on the center line of said road South 45 degrees East 198 feet to the southernmost outline of the land of Joseph M. Simonds, Sr., thence binding on said southernmost outline South 45 degrees West 471.55 feet to a point 200 feet measured along said line from the northeast side of Reisterstown Road, thence by a line parallel to Reisterstown Road North 44 degrees 30 minutes West 198 feet to the place of beginning.

FOR PARKING IN A RESIDENTIAL ZONE ADJACENT TO A COMMERCIAL ZONE
BEGINNING for the same at a point in the second line of the land which by deed dated June 20, 1941 was acquired by Della Chenoweth, said point being situate 200 feet from the northeast side of Reisterstown Road and the beginning of said line, thence leaving said place of beginning and binding on said second line North 45 degrees East 469.90 feet to the end of said line and to the center line of a 33 foot road there laid out, thence binding on the center line of said road South 45 degrees East 198 feet to the southernmost outline of the land of Joseph M. Simonds, Sr., thence binding on said southernmost outline South 45 degrees West 471.55 feet to a point 200 feet measured along said line from the northeast side of Reisterstown Road, thence by a line parallel to Reisterstown Road North 44 degrees 30 minutes West 198 feet to the place of beginning.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 12, 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 successive weeks before the 12th day of September, 1966, the first publication appearing on the 5th day of September, 1966.

THE JEFFERSONIAN,
L. Leland Strickler
Manager.

Cost of Advertisement, \$.....

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 25th day of August, 1966.

John G. Rose
Zoning Commissioner

Petitioner A. Paul Chenoweth
Petitioner's Attorney A. Gordon Boon, Jr. Reviewed by James E. Hays
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 16, 1966

FROM: George E. Gavellis, Director of Planning

SUBJECT: Petition 67-69-RSPH, Northeast side of Reisterstown Road 288 feet North of St. Thomas Lane. Petition for Reclassification from R-10 to R-1. Petition for Special Hearing for Off-Street Parking in a Residential Zone. A. Paul Chenoweth, et al - Petitioners.

4th District
HEARING: Monday, September 26, 1966. (2:00 P.M.)

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

1. In connection with its recent adoption of two Comprehensive Zoning Maps, the County Council made the following declaration:

The Council specifically endorses the Planning Board's stand against further lengthening of existing strip-commercial zoning... The Council strongly, unequivocally declares its intent to prevent new commercial strips and lengthening of existing strips, in recognition of the incalculable damage such zoning and development can do, and has done in the past in Baltimore County...

The subject petition would create new strip commercial zoning, or, at best, would lengthen such zoning. It would definitely not "fill in a gap." It is probable, in fact, that the "cure" for existing development in this outmoded form of land use will - though necessarily - cost the County considerable money. It is better that it be prevented in the first place.

2. In our view the arguments against additional strip-commercial zoning - including the subject proposal - are overwhelming.

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

To: Bertha Robinson
A. Gordon Boon, Jr.
11 W. Penna. Ave.
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification & Special Hearing for A. Paul Chenoweth 67-69-RSPH 50.00

7-056 2889 * REAR TIP-- 5000

4

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.

#67-69R-SPH

MPP
#4
SEC. 2-C
NW-11-H
BL

ORDER RECEIVED FOR FILING
DATE 10/14/66
BY J. J. Harris
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR RECLASSIFICATION :
 From R-10 Zone to B-L Zone -
 Special Hearing for a Use : BEFORE
 Permit for Off-street Parking : ZONING COMMISSIONER
 N/E Side Reisterstown Road : :
 288' N/W St. Thomas Lane, : NF
 4th Dist., A. Paul Chenoweth, :
 Petitioner : BALTIMORE COUNTY
 :
 : No. 67-69-R-
 : SPH

The petitioner, in the above matter, requested the reclassification of the subject property from R-10 Zone to a B-L Zone and a special hearing to permit off-street parking in a residential zone.

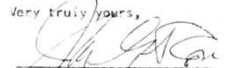
The petitioner having proven error in the zoning of the subject property on the Land Use Map and that sufficient change in the neighborhood has taken place to warrant the requested zoning, the above reclassification should be had.

The petition for a special hearing to permit off-street parking in a residential zone should also be granted.

It is this 11th day of October, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is reclassified from an R-10 Zone to a B-L Zone.

The request for a special hearing to permit off-street parking in a residential zone, as shown on plat approved by the Office of Planning and Zoning on October 6, 1966, should be and the same is hereby granted, said plat marked Exhibit "A", attached hereto and made a part hereof.

The site plan is subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

Very truly yours,

 Zoning Commissioner

August 12, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING
 YONGE, BALTIMORE 21204

A. Gordon Poons, Jr., Esquire
 11 N. Pennsylvania Avenue
 Towson, Maryland 21204

SUBJECT: Reclassification from R-10 to B-L for A. Paul Chenoweth, located 1/3 Reisterstown Road N of St. Thomas Lane, 4th District (Item 2, August 9, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING:

Water - Existing 12" water in Reisterstown Road.
 Sewer - Existing 10" sewer in Reisterstown Road, approximately 100' northwest of this site.
 Adequacy of existing utilities to be determined by developer or his engineer.
 Road - The proposed Federal Road will pass through the adjacent Rinder property. It is requested that the alignment of this road be indicated on the plan submitted with this petition.

HEALTH DEPARTMENT: The means of sewage disposal must be indicated on revised plans prior to the hearing.

PROJECT PLANNING DIVISION: The plan does not suggest how the rear portion can be developed. The development for this area must meet the requirements of Baltimore County for access and handling of the storm drainage area.

BUREAU OF TRAFFIC ENGINEERING: This bureau can not comment at the present time, since there is no use indicated on the petitioners plot plan.

ZONING ADMINISTRATIVE DIVISION: The proposed use of the property includes a site plan showing the location of the buildings, entrances, parking, etc. must be indicated on a revised plan prior to a hearing date being assigned.

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 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

- Fire Bureau
- Industrial Development Commission
- Board of Education
- Buildings Department
- State Roads Commission

Very truly yours,

JAMES L. HARRIS, Principal
 Zoning Technician

cc: JLM:lm

- cc: Carlyle Brown-Bureau of Engineering
- William Greenwell-Health Department
- Albert V. Quinby-Project Planning Division
- C. Richard Moore-Bureau of Traffic Engineering

67-69 RSPH

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: HTH Date of Posting: Sept. 12, 1966
 Posted for: Reclassification & Special Hearing
 Petitioner: A. Paul Chenoweth, et al.
 Location of property: NE 1/3 Reisterstown Rd. 288' NW of St. Thomas Lane
 Location of Signs: NE 1/3 Reisterstown Rd. 288' NW of St. Thomas Lane
 Remarks: _____
 Posted by: J. J. Harris Date of return: Sept. 15, 1966
 Signature

2 signs

NOTES

PRESENT ZONING _____ R-10
 PRESENT USE _____ RESIDENTIAL
 PROPOSED ZONING (FRONTING ON EAST RD. 200 FEET) _____ B.L.
 PROPOSED USE _____ OFFICES
 AREA OF PROPOSED OFFICE BLDG. _____ 14,500 SQ. FT.
 NO. PARKING SPACES REQUIRED _____ 88
 NO. PARKING SPACES PROPOSED _____ 102
 TOTAL AREA OF PROPERTY _____ 3.17 AC±
 AREA OF PRO. PARCEL TO BE REZONED _____ 0.91 AC±

Binder Prop - Zoned B.L. - Use Residential

Zoned R-10
Use - Residential

FUTURE EXTENSION OF PAINTERS MILL ROAD
(APPROX. LOCATION)

MARGARETTA BRECKENRIDGE
W.M.I. 42/387

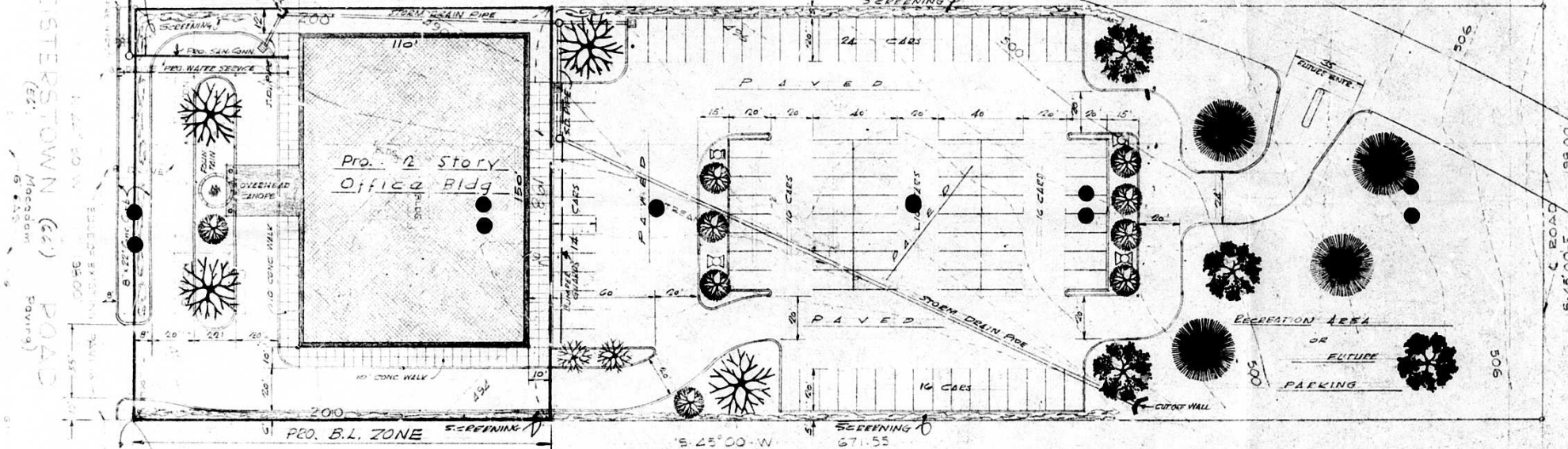
N-25°00'-E 663.90

S-25°00'-W 671.55

RESTERSTOWN (66) ROAD
(EST. Mosaic Pavng)
6.75

Zoned M.R. Use Manufacturing

Zoned R-10 - Use Residential



Prop. 2 story
Office Bldg

PEO. B.L. ZONE

Zoned R-10 Use - Residential

OUTLINE & TOPOGRAPHICAL SURVEY

FOR RUBY, INC.

201 CHURCH LANE
BALTO. MD. 21208
OF PROPERTY IN THE
4TH. Elec. Dist. Balto. Co.

Note [Symbol] Denotes Std. 7 Pole Lights with depressed beams

Exhibit "A"

Note: OUTLINE TAKEN FROM DEEDS, SUBJECT TO FINAL SURVEY.

USE PERMIT FOR OFF STREET PARKING
 PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY Jane E. Juscia
 DATE 7/8
 SUBJECT TO THE APPROVAL OF
 THE STATE ROADS COMMISSION
 AND THE BUREAU OF PUBLIC
 SERVICES.

DATE	REVISION	BY
7/1/66	Pro. Office Bldg. Added	L.A.E.
7/1/66	Red Lights & S.C. - Conc. Grd. Rest.	L.A.E.
SURVEYED BY	DATE	
COMPUTED BY	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	
DATE		
Dwg. No.	207	

L. ALAN EVANS
 SURVEYORS & CIVIL ENGINEERS
 4200 FLYING DAVE - PHONE HA 8-2144
 BALTIMORE 14, MARYLAND
 - branch office -
 8-ROCKAR STREET - PHONE AC 8-3380
 CAMBRIDGE, MARYLAND
 STATE OF MARYLAND REG. NO. 2829
 DATE JULY 8, 1966 BOARD 1960

