

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, H.R.K., Incorporated, 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 R-6 zone to an BL zone, for the following reasons:

TO EXTEND THE B.L. ZONE TO THE REAR PROPERTY LINE AND ALLOW UTILIZATION OF THE REAR 33 FEET AS PARKING AREA FOR STORES TO BE ERECTED THEREON. (this area has already been paved and used for parking by previous owner.)

See attached description

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 By Robert Horn, P.C. Legal Owner
Address 107 PARK PLACE
PRESVINE MD. 21228

Protestant's Attorney
William D. Wells, Esquire
Pikesville Professional Bldg.
Address: 7 Church Lane
Pikesville 8, Maryland
Ordered By The Zoning Commissioner of Baltimore County, this 24th day of January, 1967, that the subject matter of this petition be approved as required by the Zoning Law of Baltimore County, in two newspapers of general circulation, throughout Baltimore County, at property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of January, 1967, at 10:00 A.M. o'clock.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MD. 21204

William D. Wells, Esquire
Pikesville Professional Building
7 Church Lane
Baltimore, Maryland 21208
February 6, 1967

Subject: Reclassification from R-6 to BL for H.R.K., Inc. located at 218 of Reisterstown Road S of Maryland Avenue 3rd District

Dear Sir:

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

ENGINEERING - Water - Existing 12" and 36" water in Reisterstown Road
Sewer - Existing 8" sanitary sewer in Reisterstown Road - Adequacy of existing utilities to be determined by developer or his engineer.

FIRE BUREAU - Require plot plans to indicate location of fire hydrants and size of water mains supplying this site.

STATE ROADS COMMISSION - The re-construction of the entrances must be done by an approved permit from the State Roads Commission.

PROJECT PLANNING AND TRAFFIC ENGINEERING - These Offices will review and make any necessary comments at a later date.

HEALTH DEPARTMENT - All buildings must be connected to available water and sewer. Use of the proposed structures must be indicated when filing for a building permit.

ZONING ADMINISTRATION DIVISION - "The number of parking spaces indicated meet the minimum requirements for retail use. If any other type use is proposed in the future the requirements of parking spaces will change accordingly, i.e. a restaurant would require considerably more spaces and an office use would require less spaces. If the subject Petition is granted, this Office will offer more detailed comments at the building permit stage.

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: Project Planning Division, Building Engineer, Board of Education, Bureau of Land Development, Industrial Development.

Very truly yours,

James S. Dyer
JAMES E. DYER, Principal
Zoning Technician

JED/jdr

cc: Albert V. Quimby, Project Planning; C. Richard Moore, Traffic Engineering; Lt. Charles Caris, Fire Bureau; William Greenwalt, Health Department; John Meyers, State Roads Commission; Gaylye Brown, Engineering.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and supporting documents, it appears that the present zoning is a practical request. The suggestion that the roads might be a permit for parking, which would also necessitate a variance, is only closing our eyes to the need to make this a usable commercial property, the zoning then is certainly in error and for that reason

the above Reclassification should be had and no further appearing that there are any objections.

It is ORDERED by the Zoning Commissioner of Baltimore County this 1st day of March, 1967, that the herein described property or area should be and the same is hereby reclassified: from an R-6 zone to a B.L. zone, and/or a Special Exception: from R-6 to B.L. zone and be so recorded from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it 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 1st day of March, 1967, 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-6 zone; and/or the Special Exception for from R-6 to B.L. zone be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Loyer, Chairman
Zoning Advisory Committee
FROM: Mr. Charles H. Morris, Jr.
Fire Bureau
SUBJECT: Property owned by H.R.K., Inc. located at 218 of Reisterstown Road S of Maryland Avenue 3rd District
Present Zoning: R-6
Proposed Zoning: Reclassification from R-6 to B.L.

1. require plot plans to indicate location of fire hydrants and size of water mains supplying this site.

PETITION FOR RECLASSIFICATION 3RD DISTRICT

LOCATION: East side of Reisterstown Road to foot of South of Maryland Avenue

DATE & TIME: Wednesday, March 1, 1967 at 10:00 A.M.

PUBLISHED: This notice is published in the Baltimore County Gazette, a newspaper of general circulation, on the 24th day of January, 1967.

By order of the Zoning Commissioner of Baltimore County, this 1st day of March, 1967.

JOHN G. ROSE, Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 24, 1967

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 24th day of January, 1967, the first publication appearing on the 24th day of January, 1967.

THE JEFFERSONIAN,

James S. Dyer
Manager.

Cost of Advertisement, \$.....

Robert G. Morris, Esq., Surveyor
Old Court Road, Baltimore, Md.
Description for a parcel of land near the Reisterstown Road, Pikesville, Md.
Beginning for the same at a point, the two following courses and distances from the point of intersection of the East side of the Reisterstown Road and the Southeast side of Maryland Ave., South 37 degrees 33 minutes 30 seconds East 98.5 ft. and North 49 degrees 01 minute 30 seconds East 167.0 ft. thence running for a line of division and parallel to the East side of the Reisterstown Road, South 37 degrees 33 minutes 30 seconds East 200.0 ft. thence running North 49 degrees 01 minute 30 seconds East 33.0 ft. thence running parallel to the East side of Reisterstown Road, North 37 degrees 33 minutes 30 seconds West 200.0 ft. thence running South 49 degrees 01 minute 30 seconds West 33.0 ft. to the point of beginning.
Containing 0.15 of an acre more or less and being the Northeastmost 33 feet of lots 4 and 5 of Plat No. 3, Waldron Park.

PETITION FOR RECLASSIFICATION 3RD DISTRICT

LOCATION: East side of Reisterstown Road 98 feet South of Maryland Avenue.

DATE & TIME: WEDNESDAY, MARCH 1, 1967 at 10:00 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-6

Proposed Zoning: B.L.

All that parcel of land in the Third District of Baltimore County.

Beginning for the same at a point, the two following courses and distances from the point of intersection of the East side of the Reisterstown Road and the Southeast side of Maryland Ave., South 37 degrees 33 minutes 30 seconds East 98.5 ft. and North 49 degrees 01 minute 30 seconds East 167.0 ft. thence running for a line of division and parallel to the East side of the Reisterstown Road, South 37 degrees 33 minutes 30 seconds East 200.0 ft. thence running North 49 degrees 01 minute 30 seconds East 33.0 ft. thence running parallel to the East side of Reisterstown Road, North 37 degrees 33 minutes 30 seconds West 200.0 ft. thence running South 49 degrees 01 minute 30 seconds West 33.0 ft. to the point of beginning.

Containing 0.15 of an acre more or less and being the Northeastmost 33 feet of lots 4 and 5 of Plat No. 3, Waldron Park.

Being the property of H.R.K., Incorporated as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, March 1, 1967 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF

JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY.

Feb. 6

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD, ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CAONSVILLE, MD.

February 13, 1967.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of those weekly newspapers published in Baltimore County, Maryland, once a week for one successive week, before the 13th day of February, 1967, that is to say the same was inserted in the issues of February 9, 1967.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager, C.N.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Cavelli, Director of Planning
SUBJECT: Petition #67-174-R. East side of Reisterstown Road 98 feet South of Maryland Avenue. Petition for Reclassification from R-6 to B.L. H.R.K., Inc. - Petitioners.

3rd District

HEARING: Wednesday, March 1, 1967. (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 see no justification in the extension of commercial zoning proposed under this petition. In view of the fact that the petitioner desires to use the subject parcel as a parking area, the proper procedure would be to obtain a use permit under Subsection 409.4 of the Zoning Regulations. This would insure a more compatible transition between the commercial and adjacent residential properties.

TELEPHONE
833-3000
EXT. 367

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 42987

DATE: Feb. 9, 1967

TO: William D. Wells, Esq.
Pikesville Professional Building
7 Church Lane
Pikesville, Md. 21208

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY

Petition for Reclassification for H.R.K., Inc. #67-174-R

PAID

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

William D. Wells, Esquire
Pikesville Professional Building
7 Church Lane
Baltimore, Maryland 21208

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

24th day of January, 1967.

Petitioner H.R.K., Inc.

Petitioner's Attorney William D. Wells, Esq. Advised by James S. Dyer Chairman of Advisory Committee

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44318

DATE: Mar. 9, 1967

TO: William D. Wells, Esq.
Pikesville Professional Building
7 Church Lane
Pikesville, Md. 21208

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY

Advertising and posting of property for H.R.K., Inc. #67-174-R

PAID

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3RD Date of Posting Feb. 14, 1967

Posted for: Reclassification R-6 to B.L.

Petitioner: H.R.K., Inc.

Location of property: E. of Reisterstown Rd. 98 ft. S. of Maryland Ave.

Location of Signs: E. of Reisterstown Rd. 18 ft. S. of Maryland Ave.

Remarks: None

Posted by: J. Dyer Signature Date of return: Feb. 16, 1967

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. GEORGE A. REIER, Chief
TO Bureau of Public Services
JOHN L. WIMBLEY
FROM Office of Planning & Zoning
SUBJECT BLDG. APPL. #175-67

Date April 5, 1967

The Office of Planning and Zoning approves the subject application with the following comment:

1. The number of parking spaces indicated meet the minimum requirements for retail use.
2. If any other type of use is proposed in the future, the requirements for parking spaces would change accordingly. (A restaurant would require considerably more spaces and an office use less spaces).

JLW:vh

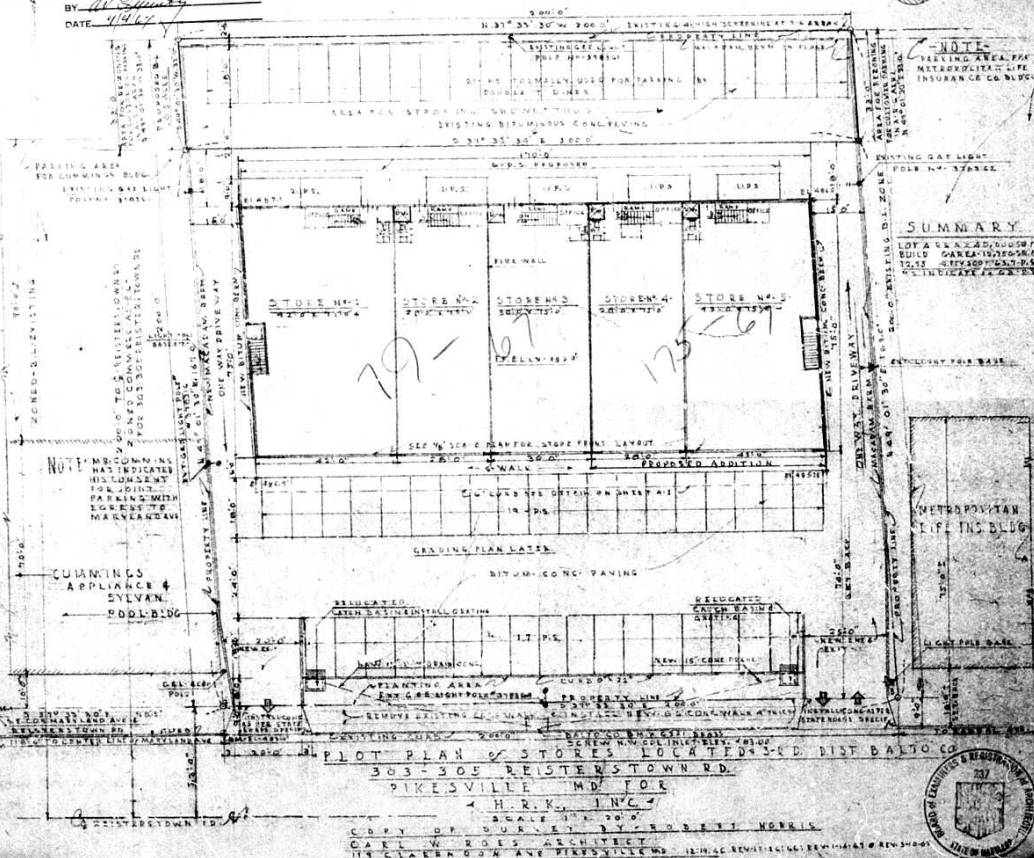
Zoning File
67-1742

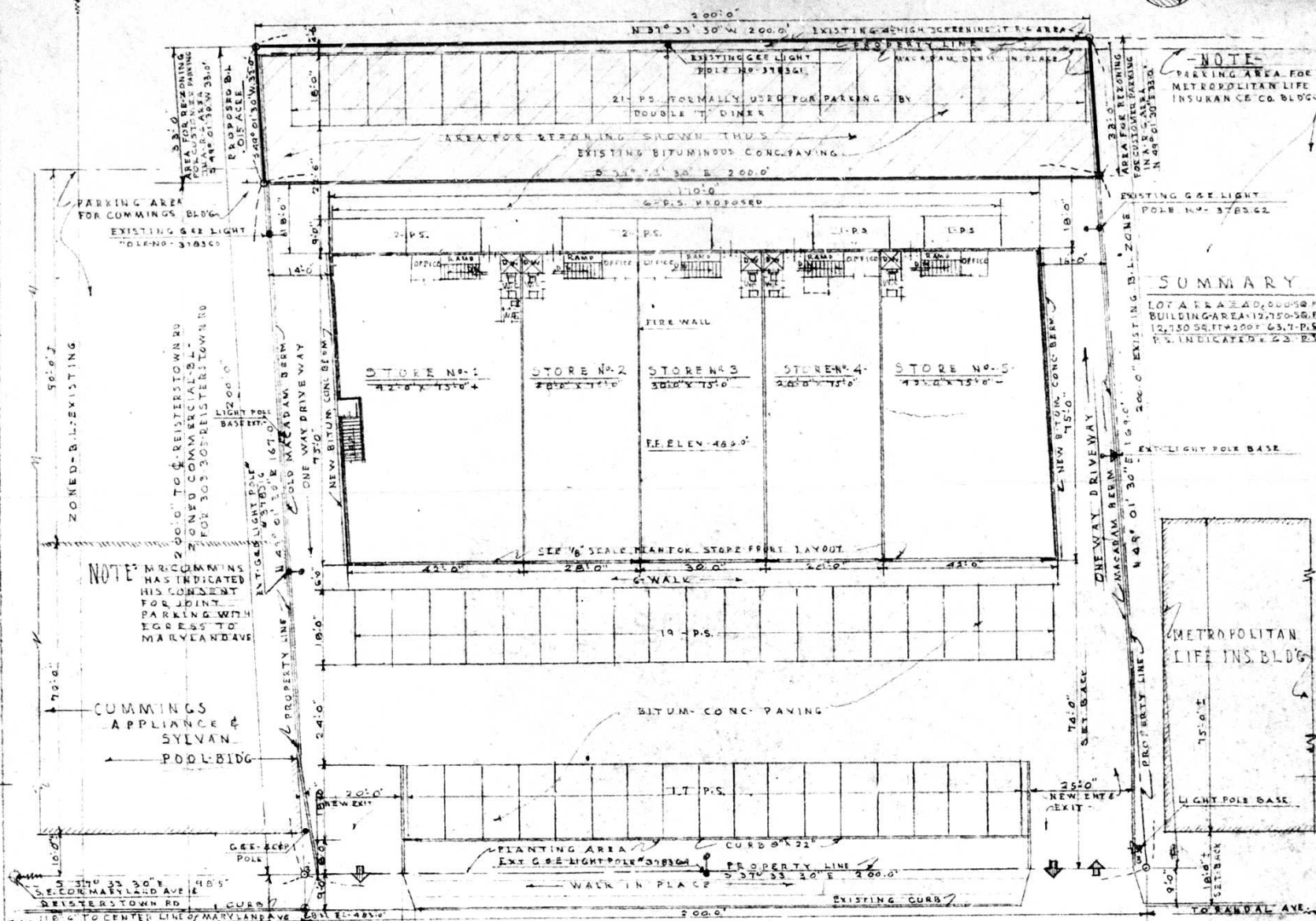
67-1742
PLANS APPROVED *with comment*
PLANNING & ZONING

OFFICE OF PLANNING & ZONING

BY As. Secretary

DATE 9/4/67





NOTE: MR. CUMMINGS HAS INDICATED HIS CONSENT FOR JOINT PARKING WITH EGRESS TO MARVEAN DRIVE

CUMMINGS APPLIANCE & SYLVAN POOL BLDG

PLOT PLAN OF STORES LOCATED 303-305 REISTERSTOWN RD. PIKEVILLE MD. FOR H.R.K. INC.

COPY OF SURVEY BY ROBERT NORRIS
CARL W. ROES ARCHITECT
119 CLARENDON AVE PIKEVILLE MD 12-19-66 REV 17-10-66 REV 11-14-67

