

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 5, 1967

FROM: Mr. George E. Gavelis, Director

SUBJECT: Petition #67-21P-R, Reclassification from R-10 to B.M. Northeast side of Reisterstown Road 3670 feet Southeast of St. Thomas Lane. Being the property of John C. Bosler.

3rd District

HEARING: Wednesday, May 17, 1967 (10:00 A.M.)

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

1. A portion of the property adjacent to the subject tract was reclassified as a B.L. Zone under Petition #67-21-R. We were opposed to the granting of that reclassification on a number of grounds, among which: "...do...stated malignancy of a commercial 'pet' established along a major thoroughfare... strip-commercial zoning and development would be all too likely to follow."
2. The County Council has adopted the following statement in connection with recently adopted Zoning Maps:

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. ...

We assume that the Council's mandate will and should have a bearing on the extension now sought under the subject petition and that strip-commercial zoning and development is no longer "all too likely to follow."

3. In rendering its order regarding Petition #67-33-R, the Deputy Zoning Commissioner found "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 300 feet from Reisterstown Road." The subject petition, however, requests rezoning to a depth of 441 feet from Reisterstown Road. This increased depth would be particularly illogical in that it could result in the retention of a junk yard which, under the terms of the zoning regulations, is illegal. Surely such a use - as well as the proposed outdoor automobile sales area - is even more undesirable in relation to the adjacent school than the uses which would have been permitted in the B.L. Zone as requested under Petition #67-33-R.

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GENERAL NOTES

1. NAME OF FIRM	2. USE OF FIRM
3. PRESENT ADDRESS	4. PRESENT PHONE NO.
5. PROPOSED ADDRESS	6. PROPOSED PHONE NO.
7. PROPOSED BUSINESS	8. PROPOSED TYPE OF SERVICE
9. PROPOSED HOURS OF OPERATION	10. PROPOSED TYPE OF EMPLOYMENT
11. PROPOSED TYPE OF EQUIPMENT	12. PROPOSED TYPE OF VEHICLES
13. PROPOSED TYPE OF MATERIALS	14. PROPOSED TYPE OF WASTE
15. PROPOSED TYPE OF POLLUTION	16. PROPOSED TYPE OF NOISE
17. PROPOSED TYPE OF TRAFFIC	18. PROPOSED TYPE OF OTHER
19. PROPOSED TYPE OF OTHER	20. PROPOSED TYPE OF OTHER

#67-93X
MAP
#3
SER. 2-C
NW-10-G
X

PLAN TO ACCOMPANY
APPLICATION FOR
SPECIAL USE EXCEPTION
FOR GARAGE SERVICE
PROPERTY OF

THOMAS J SEIBOLD & WIFE
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
AUGUST 30, 1966
SCALE: 1"=20'



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