## NE/side of Reisterstown Road 3670° SE of St. Thomas Lane - 3rd Dist. : ZONING COMMISSIONER On 67-218-R PETITION FOR ZONING RE-CLASSIFICATION #3 #67-218 R SE1.2-4 : BALTIMORE COUNTY AND/OR SPECIAL EXCEPTION NW-106 111111111111 NW-11-9 TO THE 29NING COMMISSIONER OF BALTIMORE COUNTY: V. Baster A hearing was held on the above Petition for Reclassification on Wednesday. May 17, 1967 at 12:00 a, m. at which time the Petitioner appears on his own behalf. There were no protestarts, the only other person appearing was a representative of Garrison Forest School inquiring as 16 the purpose of the petition, who on explanation, voiced no objection. The Potitioner, through counsel, represented that the property was zoned to "E" Commercial in 1946 by the Zoning Commissioner, that when the land use map for this area was adopted in January, 1957, the County Commissioners failed to give recognition to the Zoning Commissioner action and zoned the subject property R-10, although it has been used since 1946 up to the present time for a commercial use. More was a mistake in the original roning in that, among other Enithings, on April 16, 1966, the property was reclassified from "A" Residence Zone to "R" Comms retal Zone, for which it has sinte continuously been occupied (See Attachments). The long continued commercial use of this property by this The long continued commercial use of this property by this Petitioner in such a fashion that this application has failed to result in any protests by surrounding neighbors, buttresses the opinion of the Commissioners in the adoption of the map, ansofar as it placed the subject property in an R-10 classification, was in error and that this reclassification should be granted to give valid recogni-Seeattached description and (7) for a Social Sprentical angles the said Xaning Laguard, Zaning Regulations of Baltimore Constructs that the Signature Partition is property (Section 2012) tion to the commercial uses already existing upon the property, which continuation would in no way change the character of the neighborhood or adversely affect surrounding properties. Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay exprases of above re-classification NoDOOD SANCTERED WAY advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning For the aforegoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13 CoMDEAD of the Zonius, the head of search described property or area should be and the same is hereby reclassified from an R-10 zone to a BM zone, subject to approval of the site plan by the State Roads Commission. Bureau of Public Services and regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore John C. Baster Levella Lina V. Basier Legal Owners Contract purchaser JOHN G. ROSE. Address Garrason, Maryland Pytitioner's Attorney Protestant's Attorney 22 W. Kama he. Vrosa kd ORDERED By The Zoning Commissioner of Baltimore County, this 28th day 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 on has defore the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Zoning Commissioner of Baltimore County, BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 Office of Planning & Zoning 119 County Office Bidg.. Tows:m, Maryland 21204 Towson, Maryland 21204 €7-218 R ACCOUNT 40. 01-622 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Cost of advertising and posting property of John C. Basier Towson, Maryland No. 67-218-R Reclassification from R 18 & BM. Date of Posting 4444 29,1967 Febru 10 Santa Location of property 16 to Menthestown Hit 36 16 36 G St. Sommer Land Location of Signs 12/2 Restlictory Let 3860 2 58 1/ Stollienas fane IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND VISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 Date of return His y H 1967 ( sign BALTEGORE COUNTY, MARY AND OFFICE OF FINANCE No. 44390

DETACH ALONG PERFORATE

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORIT COUNTY, MARYLAND MISSION OF COLLECTION & RECEIPTS, COURT HOUSE, TO VEON, MARYLAND 21204

PALITIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 131 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this day of March Petitioner John C. Basler

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

Subject: Reclassification from R -40 to BM for John C. Baster, located NE/S Reistorstow. Road SE of St. Thomas Lane - 3rd District (Item 2, March 28, 1967)

The Zoning Advisory Committee has reviewed the subject petition and makes the

BUREAU OF ENGINEERING
Water - Existing 16" and 8" water in Reinterstown Rose.
Sewer - Existing 9" smaltary sewer along Relateratiows Ro. 4
Adequacy of existing otilities to be determined by developer or his engineer.

FIRE BUREAU - Shal' be required to meet all fire department requirements

HEALTH DEPARTMENT - All new buildings must be connected to available sewer and

TRAFFIC ENGINEERING - The proposed site as presently sonod would generate approximately 20 to 30 trips per day. If resoned to BM it would possibly generate 2300 trips

STATE C 61 the curve return into the entrance. Entrances subject to State Roads Commission approved and permit.

ZONING ADMINISTRATION DIVISION - If the Petition is granted, no occupancy may be made until such time as plans have been approved and submitted and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the sening 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 soning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer: Project Planning, Building eer, Board of Education, Industrial Developmen

Very truly yours,

Janus & Myer Principal Coning Technician

A.M. PUBLIC : REARING: Room.
108, County Office Building,
111 W. Chesape, & Avenue,
Towson, Marylano.
The Zoning Commissioner
The Zoning Commissioner
Of Baltimore County by authority of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:

complete the commence of the c

No. 45553

\$96.50

cc: Carlyle Brown, Engineering, Lt. Morri, Fire; Mr. Greenwalt, Health Dept.; C. Richard Moore, Traffic; John Meyers, State Roads Commission

OFFICE OF ORIGINAL

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in THE BALTIMORE COUNTIAN, a group of

May.

April 27, 1967.

By Paul I Morgey

## THE BALTIMORE COUNTIAN

No. I Newburg Avenue

CATONSVILLE MD

1967

John G. Rose, Zoning Commissioner of Baltimore County

threex weekly newspapers published in Baltimore County, Maryland, once a week for One EEEEEsira week/before the lat day of

the same was inserted in the issues of

THE BALTIMORE COUNTIAN

Editor a d Manager / /

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRES

FROM Mr. George E. Gavrelis, Directo SUBJECT Petition 67-216-R. Acclassifica Reisterstown Road 3670 feet South of John C. Basler.

3rd District

ro ... Mc John G. Rose . Zoning Commission

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:

- A partian of the property adjacent to the subject tract was reclassified as a 8. L. Zone under Petition \$67.5.7.8. We were approsed to the granting of that reclassification an unsher of grounds, among which in a "bear" intelled malignancy of a commercial 'spot' established along a major thoroughte. So in promise a commercial zoning and developmen would be all too likely to follow.
- The County Council has adopted the falls adopted Zoning Maps:
   J statement in connection with recently

The Council specifically endorses the Planning Board's stand against furtherine 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 strange such zoning and development co. do and has done in the past in Boltimore. . . .

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 developmen is no longer "all too likely to fallow."

In rendering nis order regarding Petition \*67-33-R, the Deputy Zoring Commissioner found "that to re-zone the entire tract would not be logical and appropriate zoring because it would not be in conformity with the commercial zoring to them with the school. It was agreed by the Commissioner and petitioner that the load should be not the school. It was agreed by the Commissioner and petitioner that the load should be not the school, it was agreed by the Commissioner and petitioner that the load should be not the school to the school of the scho

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Page 2

CACATION, Northman sides of Relativistics mad 3470 feet of Relativistics mad 3470 feet of Relativistics mad 3470 feet of Sonthead of St. Thomas Law. And Y 13, 1872 at 1800 A.M. PULLEY HEADING HOME 111 W. Champing Avenue, Tomes, Maryland. Tomes,

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

FROM George E. Gavrelis, Director

SUBJECT Petition #67-218-8

Granting the subject petition can only intensify the adverse potentials created by the beginnings of ribbon commercial development. The planning staff is opposed such extension.

OFFICE OF

THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

No. I Newburg Avenue

CATONSVILLE, MD

April 24,

ORIG INAL

THIS IS TC CERTIFY, that the annexed edvertisement of John G. Hose, Loning Commissioner of Haltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Marysuccessive weeks before the 24th day of April. 1967, that is to say

the same was inserted in the issues of

April 20, 1967. THE BALTIMORE COUNTIAN

By and I Morgan Editor-and Manager C. s.





