

RE: PETITION FOR RECLASSIFICATION  
from R-10 and R-40 zones to an  
M.L. zone  
W/S Painters Mill Road 2900'  
West of Reisterstown Road,  
4th District  
Jack Baylin, et al,  
Petitioners

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 67-226-R

#### ORDER OF DISMISSAL

Petition of Jack Baylin, et al for reclassification from R-10 and R-40 zones to an M.L. zone on property located on the west side of Painters Mill Road 2900 feet west of Reisterstown Road in the Fourth District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed November 15, 1967 from the attorney representing the protestant-appellant in the above entitled matter,

WHEREAS, the said attorney for the said protestant-appellant, requests that the appeal filed on behalf of said protestant be dismissed and withdrawn as of November 15, 1967.

It is hereby ORDERED this 16th day of November, 1967 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slawik

67-226-R  
W/S Painters Mill Rd. 2900' W of R-10  
Reisterstown Rd.

JACK BAYLIN, ET AL  
W/S Painters Mill Road 2900' W of  
Reisterstown Road  
Reclassification from R-10 and R-40 to ML  
(Proposed Use: Industrial Park)  
4th District  
122.90 acres

April 4, 1967 Petition filed  
July 17 Reclassification GRANTED by D.Z.C.  
Aug. 16 Order of Appeal to C. B. of A.  
Nov. 15 Order of Dismissal of Appeal filed by appellant  
16 Order of Dismissal passed by the Board

GRANTED

#### PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jack Baylin, et al, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 and R-40 zone to an M.L. zone; for the following reasons:

Genuine change in conditions and error in original zoning

attached description

(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 expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

Address 231 South Main Building  
Baltimore, Maryland

W. Lee Harrison, Petitioner's Attorney

Protestant's Attorney

Address 22 W. Pennsylvania Avenue, 21204  
823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of April, 1967, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of May, 1967, at 10:00 o'clock A.M.



Zoning Commissioner of Baltimore County.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the area

the above Reclassification should be had, and it is hereby ordered that the same be

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17 day of July, 1967, that the herein described property or area should be and the same is hereby reclassified, from an R-10 and R-40 zone to an M.L. zone, and a Special Exception be granted, subject to approval of the site plan by the Bureau of Public Services, the State Roads Commission and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County

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 17 day of July, 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-10 and R-40 zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

#### DESCRIPTION OF PART OF THE LAND OF PAINTERS MILL VENTURE

WEST SIDE OF PAINTERS MILL ROAD  
2900 FEET WEST OF REISTERSTOWN ROAD

BEING a part of that land conveyed by Allan L. Berman, et al, to Painters Mill Venture, Inc. dated December 16, 1965 and recorded among the Land Records of Baltimore County, in Liber OTG 4562/517, page 228, said land being described as land conveyed by Caroline E. Everts, et al, to Allan L. Berman, et al, by deed dated December 16, 1965 and recorded among the Land Records of Baltimore County in Liber OTG 4562/517 and being more particularly described as follows:

BEGINNING for the same at a point being in the eighth or South 02° 34' 10" East, 1211.31 feet line of said deed, 500.70 feet from the beginning of said eighth line thence bearing said point of beginning and running with part of said eighth line

1) South 02° 34' 10" East, 703.14 feet; thence binding on and running with the ninth, tenth, eleventh, twelfth and thirteenth lines of said deed the following five courses and distances:

2) North 07° 25' 50" East, 20.36 feet to the centerline of Painters Mill; thence binding on the centerline of Painters Mill Road

3) South 02° 31' 15" East, 330.21 feet; thence

4) South 47° 30' 00" West, 771.50 feet

5) South 60° 51' 00" West, 495.00 feet

6) South 72° 32' 15" West, 313.65 feet; thence leaving Painters Mill Road and the outline of land described in said deed and traversing, as lines of division, the following three courses and distances:

7) North 30° 20' 00" West, 330.00 feet

8) North 50° 57' 40" West, 339.41 feet

OFFICE OF THE DIRECTOR

9) South 00° 40' 21" West, 372.00 feet to a point; said point being at the end of the fifth or North 00° 50' 37" West, 500.75 foot line of said deed, thence leaving said point and heading a part of the sixteenth line

10) South 00° 40' 21" West, 91.00 feet; thence leaving said sixteenth line and traversing the following three lines of division:

11) North 00° 11' 37" West, 435.00 feet

12) North 16° 00' 00" West, 290.00 feet

13) North 25° 04' 48" West, 573.27 feet to a point; the last or North 82° 20' 54" East, 1790.43 foot line of said deed, 548.49 feet from the beginning of said last line; thence binding on a part of said last line

14) North 82° 20' 54" East, 1250.00 feet to the point of beginning of said deed; thence binding on all of the first line

15) North 01° 25' 59" West, 870.32 feet; thence binding on part of the second or North 07° 25' 50" East, 1240.00 foot line

16) South 07° 53' 21" East, 503.59 feet to intersect a point on the northeast side of the proposed Northwestern Expressway; thence binding on said northeast side the following two courses and distances said northeast side being 150.00 feet northeast of and parallel to the centerline of said, proposed Expressway as presently established and said northeast side being the southwesterly limits of existing ML Zoning.

17) By a curve to the right, said curve having a radius of 7789.44 feet and an arc length of 836.06 feet

18) South 47° 23' 02" East, 340.03 feet to the point of beginning

CONTAINING 122.90 acres of land, more or less.

SAVING AND EXCEPTING the future right of way of the proposed Northwestern

Expressway, if such is acquired.

SUBJECT, to easements and conveyances of record including a right-of-way of the Maryland Gas Transmission Company recorded among the Land Records of Baltimore County in Liber L. McL. M. 368, folio 195. Also a subject to a right-of-way of the Transcontinental Gas Company recorded among the Land Records of Baltimore County in Liber 1880, folio 158 and Liber 2756, folio 90.

This description is for Zoning purposes only and is not intended for use in conveyance of land.

J. O. 65-143-H

February 15, 1967  
John Strong Smith

John Strong Smith

#### BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 8, 1967

FROM: Mr. George E. Gavelis, Director

SUBJECT: Petition 67-226-R, Reclassification from R-10 and R-40 to M.L. Zone  
West side of Painters Mill Road 2900 feet west of Reisterstown Road.  
Being the property of Jack Baylin, et al

4th District

HEARING: Thursday, May 18, 1967 (10:00 A.M.)

From a planning viewpoint, industrial use will, in time, be appropriate for the property in question. However, there are certain difficulties involved in reclassification at this time:

1. A basic difficulty is that the proposed M.L. zoning would give the developer, as a matter of right, the ability to develop the subject property for business uses. This would conflict with our plan for evenly distributed central places to serve the population which should eventually be accommodated in the Red Run Valley. A shopping center erected so close to the proposed Painters Mill interchange would also serve to cramp the interchange and reduce freedom of movement needed for the traffic expected here.
2. No major development - even the eventually desirable industrial development - should be undertaken in the absence of the proposed Northwestern Expressway. From a planning viewpoint, Reisterstown Road is already badly overloaded with traffic. Further development should wait on a firm commitment to a new facility.
3. Minor technical difficulties exist with regard to specific elements shown in the plan. The present alignment for the Northwest Expressway is to be restudied and may be relocated somewhat to the southwest. The alignment of Painters Mill Road is to be restudied in connection with its expansion into a major boulevard or expressway. This latter factor may not be an important consideration since the alternate alignment being considered would seem to be to the north of the subject property. Our present plans call for a Stream Valley Park in the flood plain of Red Run, linking the extensive park areas proposed for the Red Run development area with the major institutional open space to the south. No such link is shown on the proposed rezoning plan.
4. In view of the above considerations, we believe that the subject petition is, at best, definitely premature. If, however, it should be decided to grant any reclassification, we strongly recommend that it not be the reclassification petitioned for from a planning viewpoint, the more appropriate - preferably future - classification would be M.L.R.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Commissioner  
Office of Zoning  
FROM: H. B. Staab - Industrial Development Commission  
SUBJECT: Item 5 - Zoning Advisory Agenda - April 4/67  
Owner: Jack Baylin, et al  
Painter's Mill Road - 4th Election District

The subject tract is adjacent to an industrially zoned development. With the completion of the proposed Northwest Expressway and its interchange with Painter's Mill Road, the tract appears to be a logical industrial site.

The reclassification of industrial land to residential in this district, with its increased population, make it necessary that more space for industry be made available in this area.

The Industrial Development Commission recommends that the request for reclassification to the M. L. Zone be given favorable consideration.

H. B. STAAB  
Director

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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Office of Zoning  
FROM: H. B. Staab - Industrial Development Commission  
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The Industrial Development Commission recommends that the request for reclassification to the M. L. Zone be given favorable consideration.

H. B. STAAB  
Director

W. Lee Harrison, Esquire  
Loyola Federal Building  
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

4th day of April, 1967.

Petitioner Jack Baylin

Petitioner's Attorney W. Lee Harrison

Zoning Commissioner

Reviewed by  
Chairman of  
Advisory Committee

## THE BALTIMORE COUNTY

THE COMMUNITY NEWS  
Baltimore, Md.

THE HERALD - ARGUS  
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 1, 1967

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

was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 1st day of May, 1967, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTY

By Paul J. Morgan

Editor and Manager

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

W. Lee Harrison, Esquire  
Loyola Federal Building  
Towson, Maryland 21204  
April 13, 1967

Subject: Reclassification from R-10 and R-40 to ML for Jack Baylin, et al, located W/S Painter's Mill Road W of Reisterstown Road - 4th District (Item 5, April 4, 1967)

Dear Sir:

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

**BUREAU OF ENGINEERING** - Sewer - Existing 30" sanitary sewer adjacent to Gwynns Falls Water - Existing 20" water in Painter's Mill Road Road - Painter's Mill Road is to be developed as a minimum 50' road on an 80' R/W.

**FIRE BUREAU** - It will be necessary to provide water mains and fire hydrants in accordance with the Baltimore County Standard Design Manual, 1964, edition, pages W2-W3. Site plans shall be required to indicate size of water mains and hydrant locations when submitted to this Office for review.

**STATE ROADS COMMISSION, INDUSTRIAL DEVELOPMENT, TRAFFIC ENGINEERING AND PROJECT PLANNING** - These Offices will review and make necessary comments at a later date.

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

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: Health Department, Board of Education, Building Engineer

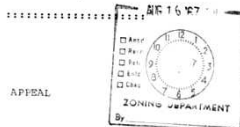
Very truly yours,

JAMES E. DYER,  
Principal Zoning Technician

JED/ds

Carlyle Brown, Engineering; Lt. Morris, Fire; John Meyers, SRG; raffie, C. Richard Moore, Albert Quimby, Project Planning, Industrial Development

RE: Petition for Reclassification : Before The Zoning Comm.  
W/S of Painter's Mill Road :  
2900' W. of Reisterstown Road : for  
4th District :  
Jack Baylin, et al, Petitioner : Baltimore, County  
No. 67-226-R



APPEAL

Mr. Clerks

Please enter an appeal to the County Board of Appeals, on behalf of William F. Chew, 1001 Reisterstown Road, Baltimore County, Maryland, on the above captioned case. Please forward all documents to the said Board.

G. Mitchell Austin  
Attorney for the Protestant  
24 W. Pennsylvania Avenue  
Towson, Maryland, 21204  
828-9353

TELEPHONE  
423-3000  
EXT. 387

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 44239

DATE July 3, 1967

TO: Painter's Mill Venture  
235 Squitable Building  
Baltimore, Md. 21202

BILLED BY  
Zoning Dept. of Balto. Co.

| DEBIT TO ACCOUNT NO. 01-622                                                    | QUANTITY | RETURN THIS PORTION WITH YOUR REMITTANCE | TOTAL AMOUNT |
|--------------------------------------------------------------------------------|----------|------------------------------------------|--------------|
| ADVISING AND POSTING OF PROPERTY FOR JACK BAYLIN, et al                        | 67-226-R | 115.13                                   | 115.13       |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND                   |          |                                          |              |
| MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |          |                                          |              |

TELEPHONE  
423-3000  
EXT. 387

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 45506

DATE April 25, 1967

TO: W. Lee Harrison, Esq.  
607 Loyola Federal Building  
Towson, Md. 21204

BILLED BY  
Zoning Dept. of Balto. Co.

| DEBIT TO ACCOUNT NO. 01-622                                                    | QUANTITY | RETURN THIS PORTION WITH YOUR REMITTANCE | TOTAL AMOUNT |
|--------------------------------------------------------------------------------|----------|------------------------------------------|--------------|
| Petition for Reclassification for Jack Baylin, et al                           | 67-226-R | 50.00                                    | 50.00        |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND                   |          |                                          |              |
| MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |          |                                          |              |

PETITION FOR RECLASSIFICATION  
4TH DISTRICT

FROM: From R-10 and R-40 to M.L.  
RE: The subject tract is adjacent to an industrially zoned development. With the completion of the proposed Northwest Expressway and its interchange with Painter's Mill Road, the tract appears to be a logical industrial site.  
DATE & TIME: Thursday, May 17, 1967, 10:00 A.M.  
LOCATION: County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, Maryland, is hereby giving notice to all persons having an interest in the subject tract that a public hearing will be held on the subject petition at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Thursday, May 17, 1967, at 10:00 A.M.  
Beginning for the sake of a point of reference to the date of the hearing, the subject tract is located on the south side of the subject road, between the subject road and the subject road, and is bounded by the subject road on the north, the subject road on the east, the subject road on the south, and the subject road on the west.  
The subject tract is located on the south side of the subject road, between the subject road and the subject road, and is bounded by the subject road on the north, the subject road on the east, the subject road on the south, and the subject road on the west.  
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The subject tract is located on the south side of the subject road, between the subject road and the subject road, and is bounded by the subject road on the north, the subject road on the east, the subject road on the south, and the subject road on the west.

## CERTIFICATE OF PUBLICATION

TOWSON, MD. April 23, 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., once in each of successive weeks before the 1st day of May, 1967, the first publication appearing on the 22nd day of April, 1967.

THE JEFFERSONIAN

Cost of Advertisement \$.....

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th  
Posted for: Jack Baylin, et al  
Petitioner: Jack Baylin, et al  
Location of property: W/S Painter's Mill Rd. 2900' west of Reisterstown Rd.  
Date of Posting: April 13, 1967  
Date of return: April 14, 1967

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th  
Date of Posting: April 7, 1967  
Posted for: Jack Baylin, et al  
Petitioner: Jack Baylin, et al  
Location of property: W/S Painter's Mill Rd. 2900' west of Reisterstown Rd.  
Remarks: 3 signs  
Posted by: J. B. Rose  
Date of return: Sept. 7, 1967

TELEPHONE  
423-3000  
EXT. 387

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 48433

DATE Aug. 23, 1967

TO: G. Mitchell Austin, Esq.  
24 W. Pennsylvania Ave.  
Towson, Md. 21204

BILLED BY  
Zoning Dept. of Balto. Co.

| DEBIT TO ACCOUNT NO. 01-622                                                    | QUANTITY | RETURN THIS PORTION WITH YOUR REMITTANCE | TOTAL AMOUNT |
|--------------------------------------------------------------------------------|----------|------------------------------------------|--------------|
| Cost of Appeal - property of Jack Baylin, et al                                | 67-226-R | 70.00                                    | 70.00        |
| 3 signs                                                                        |          | 5.00                                     | 5.00         |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND                   |          |                                          |              |
| MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |          |                                          |              |

PAINTERS MILL VENTURE  
DTG 4562/525  
EXISTING ZONING - R 10  
EXISTING USE - NONE

COMMODORE HOLDING CO.  
4460/456  
EXISTING ZONING - R 10  
EXISTING USE - NONE

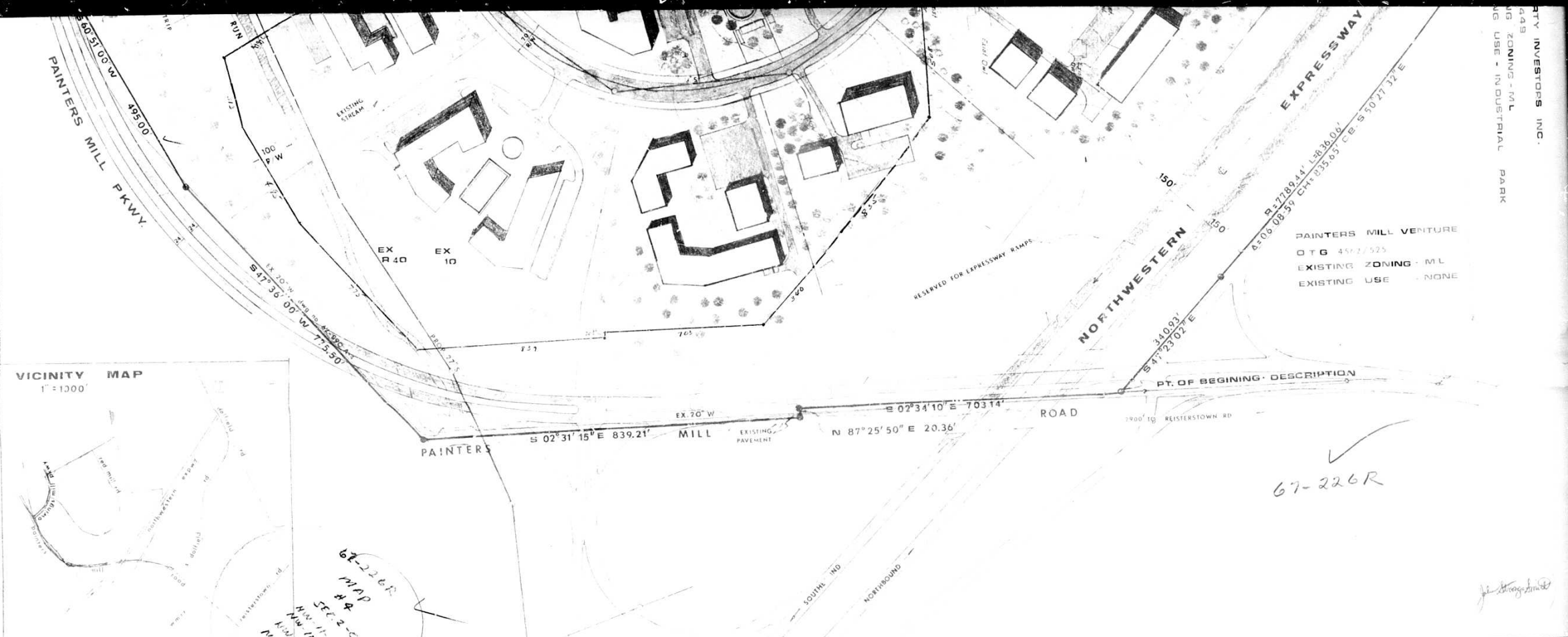
EX R 40  
EX R 10  
PAINTERS MILL VENTURE  
DTG 4562/525  
EXISTING USE - NONE  
MEADOWS RD.

EXISTING ZONING - R 10 & R 40  
EXISTING USE - NONE  
PROPOSED ZONING - ML  
PROPOSED USE - INDUSTRIAL PARK  
GROSS AREA - 122.90 AC.  
SCREENING - 4' HIGH COMPACT EVERGREENS  
PUBLIC WATER & SEWER AVAILABLE  
EXISTING STRUCTURES TO BE RAZED

FRANK S. NICOLL JR., WILLIAM F. CHEW, J. W. ARMIGER  
4393/286  
EXISTING ZONING - R A  
EXISTING USE - NONE

PROPERTY INVESTORS INC.  
3683/443  
EXISTING ZONING - ML  
EXISTING USE - INDUSTRIAL PARK

PAINTERS MILL VENTURE  
DTG 4562/525  
EXISTING ZONING - ML  
EXISTING USE - NONE



PAINTERS MILL VENTURE  
 O.T.G. 457,7525  
 EXISTING ZONING - ML  
 EXISTING USE - NONE

VICINITY MAP  
 1" = 1000'

**MATZ, CHILDS & ASSOC.**  
 CONSULTING ENGINEERS  
 PLANNERS  
 ROCKVILLE BALTIMORE

January 1967  
  
 SCALE: 1" = 100'

OWNER:  
 PAINTERS MILL VENTURE  
 216 E. LEXINGTON ST.  
 BALTIMORE  
 MARYLAND

PLAN TO ACCOMPANY ZONING PETITION  
**NORTHWESTERN INDUSTRIAL PARK**  
 ELECTION DISTRICT NO 4  
 BALTIMORE CO., MARYLAND