

ORDER RECEIVED FOR FILING

DATE 7/1/67 BY J. J. HARRIS, JR. ADMINISTRATIVE ASSISTANT

TELEPHONE 923-3000 EXT. 387

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

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Baltimore Gas & Elec. Co. #68-6-RX	\$55.50

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

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FROM Public Land Zone to R-A Zone - Special Exception for Office Bldg., Property Beg. 206.19' E. Reisterstown Road 333.50' S. Village Road, 3rd Dist. Balto. Gas & Elec. Co., Petitioner

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 68-6-RX

The petitioner is requesting reclassification of a public land zone to an R-A Zone of property beginning 206.19 feet east of Reisterstown Road, 333.50' south of Village Road, in the Third District of Baltimore County, with a special exception for an Office Building. The property is being used by the Baltimore Gas & Electric Company and the buildings presently situated thereon are well constructed of brick and have the appearance of an Office Building.

At the present time there is a locked gate which prevents access to the building. This gate is to be moved up beyond the subject property so that it is placed on property belonging to the City of Baltimore. The subject property will then have direct access to Reisterstown Road by way of the present driveway.

It would be difficult to use the present buildings for any use other than an office building. The suggested use in no way is to change the current appearance of the property.

The original zoning was in error and for the above reasons should be changed.

It is this 11th day of July, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from public land zone to an R-A Zone, and a special exception for Office Building, should be and the same is granted, 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.

Zoning Commissioner of Baltimore County

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FROM Public Land Zone to R-A Zone. Petition for Special Exception for Office and Office Building. LOCATION: Beginning 206.19 feet East of Reisterstown Road 333.50 feet South of Village Road. DATE & TIME: FRIDAY, JULY 7, 1967 at 1:00 P.M. PUBLIC HEARING: Room 109, 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: Public Land. Proposed Zoning: R-A. Petition for Special Exception for Office and Office Building. All that parcel of land in the Third District of Baltimore County, beginning for the same at the end of the two following courses and distances from the point of intersection of the northeast side of Reisterstown Road with the center line of Village Road via South 42 degrees 09 minutes East, measured along the northeast side of Reisterstown Road, 333.50 feet and North 46 degrees 13 minutes East 206.19 feet and running thence from said place of beginning the four following courses and distances: Var North 33 degrees 20 minutes East 40 feet, South 56 degrees 18 minutes East 73.92 feet, South 28 degrees 31 minutes West 182.51 feet and North 42 degrees 11 minutes West 90.12 feet to the place of beginning, Containing 0.17 of an acre of land more or less. Being the property of Baltimore Gas and Electric Company, as shown on plat filed with the Zoning Department. Hearing Date: Friday, July 7, 1967 at 1:00 P.M. Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

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

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Reclassification & Special Exception for Balto. Gas & Electric Co. #68-6-RX	\$50.00

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

OFFICE OF THE BALTIMORE COUNTY THE COMMUNITY NEWS THE HERALD - ARGUS
Rutherford, Md. Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

June 21, 1967

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTY, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 1st day of June, 1967, that is to say the same was inserted in the issues of June 15, 1967.

THE BALTIMORE COUNTY
By Paul J. Morgan, Editor and Manager

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FROM Public Land to R-A Zone. Petition for Special Exception for Office and Office Building. LOCATION: Beginning 206.19 feet East of Reisterstown Road 333.50 feet South of Village Road. DATE & TIME: FRIDAY, JULY 7, 1967 at 1:00 P.M. PUBLIC HEARING: Room 109, 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: Public Land. Proposed Zoning: R-A. Petition for Special Exception for Office and Office Building. All that parcel of land in the Third District of Baltimore County, beginning for the same at the end of the two following courses and distances from the point of intersection of the northeast side of Reisterstown Road with the center line of Village Road via South 42 degrees 09 minutes East, measured along the northeast side of Reisterstown Road, 333.50 feet and North 46 degrees 13 minutes East 206.19 feet and running thence from said place of beginning the four following courses and distances: Var North 33 degrees 20 minutes East 40 feet, South 56 degrees 18 minutes East 73.92 feet, South 28 degrees 31 minutes West 182.51 feet and North 42 degrees 11 minutes West 90.12 feet to the place of beginning, Containing 0.17 of an acre of land more or less. Being the property of Baltimore Gas and Electric Company, as shown on plat filed with the Zoning Department. Hearing Date: Friday, July 7, 1967 at 1:00 P.M. Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 15, 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 11 consecutive weeks before the 1st day of June, 1967, the first publication appearing on the 15th day of June, 1967.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$.....

H. Anthony Mueller, Esq.
Campbell 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

31 day of May, 1967.

Petitioner Baltimore Gas & Elec. Co.
Petitioner's Attorney, H. Anthony Mueller Reviewed by James S. Hays, Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 23, 1967
FROM: George E. Gavrelli, Director of Planning
SUBJECT: Petition #68-6-RX. Beginning 206.19 feet East of Reisterstown Road 333.50 feet South of Village Road. Petition for Reclassification from Public Land to R-A Zone. Petition for Special Exception for Office & Office Building. Baltimore Gas & Electric Company - Petitioners.

3rd District

HEARING: Friday, July 7, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification to R-A zoning together with a Special Exception for offices. It has the following advisory comment to make with respect to pertinent planning factors:

- The subject property is unique with respect to both its zoning status and its location. Apparently, the property owned by the Gas and Electric Company was identified as being part of the municipal property associated with the Pikeville Reservoir. Similarly, access to this property is by means of a private access-way into the reservoir complex.
- The Planning staff voices no general objection to the concept of this petition in light of zoning changes which have occurred in the vicinal area. However, the staff is not satisfied with the details of the proposal. The nature of the office use is not clearly stated nor are the details of parking, servicing, screening, and the like. Access for private use leaves much to be desired.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3RD
Posted for: Reclassification & Special Exception
Petitioner: Balto. Gas & Elec. Co.
Location of property: Beg. 206.19' E. of Reisterstown Rd. 333.50' S. of Village Rd.
Location of Sign: NE 1/3 Reisterstown Rd. 333.50' S. Village Rd. (corner)
② (Each) 210 E. of Reisterstown Rd. 333.50' S. of Village Rd.
Remarks: J. J. Harris
Posted by: J. J. Harris
Date of return: June 22, 1967
3 signs

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

H. Anthony Mueller, Esq.
Campbell Building
Towson, Maryland 21204

SUBJECT: Reclassification from Public Land to R-A, Special Exception for an Office Building for the Baltimore Gas and Electric Company. Located 5/8 Reisterstown Road 333.50' from Village Road 3rd District (Item 6 May 31st 1967)

Dear Sir:

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

BUREAU OF ENGINEERING: Water - Existing 12" and 16" water in Reisterstown Rd. Adequacy of existing utilities to be determined by developer or his engineer. Sewer - Existing 9" sanitary sewer in Reisterstown Road.

HEALTH DEPARTMENT: Since public water and sewer are available to the subject tract, this office has no comment.

STATE ROAD COMMISSION: There is no direct access to Reisterstown Road; therefore, this office has no comment.

TRAFFIC ENGINEERING: The site appears to be unsatisfactory for office use because the only access is by a private road.

ZONING ADMINISTRATION DIVISION: Now site plan must be submitted to this office showing the following:

- Access road from existing private road (driveway).
- Screening from adjoining residential property.
- All existing structures located on property.

This must be done prior to the hearing.

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:

Project Planning Division
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES S. HAYS, Principal Zoning Technician

Carlisle Brown-Bureau of Engg.
C. Richard Hovey-Bureau of Traffic Engg.
William Greenwell-Health Department
John Myer-State Roads Commission

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER, OF BALTIMORE COUNTY:
ELECTRIC COMPANY,

~~XXXX~~ BALTIMORE GAS AND / 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, #3 hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from ~~Public Land~~ zone to an ~~R.A.~~ zone; for the following reasons:

1. Because of changes in the neighborhood; and
2. Because of error in the original comprehensive zoning map;

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 an Office Building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses 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.

THE FRANK R. MCGUIRE CONSTRUCTION COMPANY BALTIMORE GAS AND ELECTRIC COMPANY

By: *Frank R. McGuire, Jr.* Contract purchaser By: *Nellie J. Miller* Legal Owner

Address 8 E. Pennsylvania Avenue Address Lexington & Liberty Streets

Towson, Maryland 21204

Baltimore, Maryland 21201

H. Anthony Mueller
H. Anthony Mueller
Petitioner's Attorney

Protestant's Attorney

Address Campbell Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of May, 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 had before the Zoning Commissioner of Baltimore County in Room 196, County Office Building in Towson, Baltimore County, on the 7th day of July, 1967, at 1:00 o'clock

John E. V. [Signature]
Zoning Commissioner of Baltimore County

(over)

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

709 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

May 8, 1967

Zoning Description

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the end of the two following courses and distances from the point of intersection of the northeast side of Reisterstown Road with the center line of Village Road viz: South 42 degrees 09 minutes East, measured along the northeast side of Reisterstown Road, 333.50 feet and North 46 degrees 40 minutes East 206.19 feet and running thence from said place of beginning the four following courses and distances viz: North 33 degrees 30 minutes East 80 feet, South 56 degrees 18 minutes East 78.92 feet, South 28 degrees 51 minutes West 102.53 feet and North 42 degrees 11 minutes West 90.12 feet to the place of beginning.

Containing 0.17 of an Acre of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Dyer, Chairman
TO: Zoning Advisory Committee Date: June 2, 1967

FROM: Lieutenant Charles F. Morris, Sr.
PAPA Bureau

SUBJECT: Property owner: Baltimore Gas & Electric Company
Location: E.S. of Reisterstown Road, 333.5' from Village Road
District: 3rd
Present zoning: Public Land
Proposed zoning: R-A Special Exception for offices.
No. Acres: 0.17

1. Shall be required to meet all fire department fire safety regulations concerning office buildings.

THANE ROAD

ZEISTERSTOWN

LOVED BL
VACANT

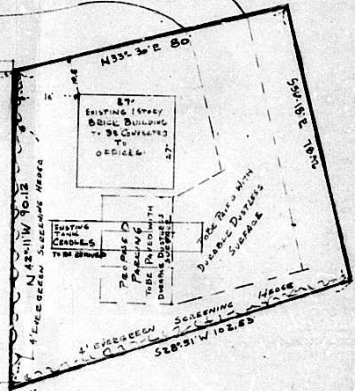
PROPERTY OF CITY OF BALTIMORE

EXISTING PAVED 15 FOOT ROAD

N45°40'E 206.19

ZONED E-10
RESIDENTIAL USE

ZONED BL
SERVICE STATION



PUMPING STATION

#68-6-RX

OFFICE COPY

MAP
#3
SEC. 2-L
RA-X

ZONING PLAT
PROPERTY LOCATED
IN
3RD DISTRICT BALTO COM
0.17 ACRES

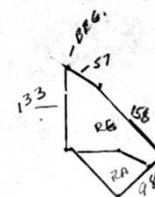
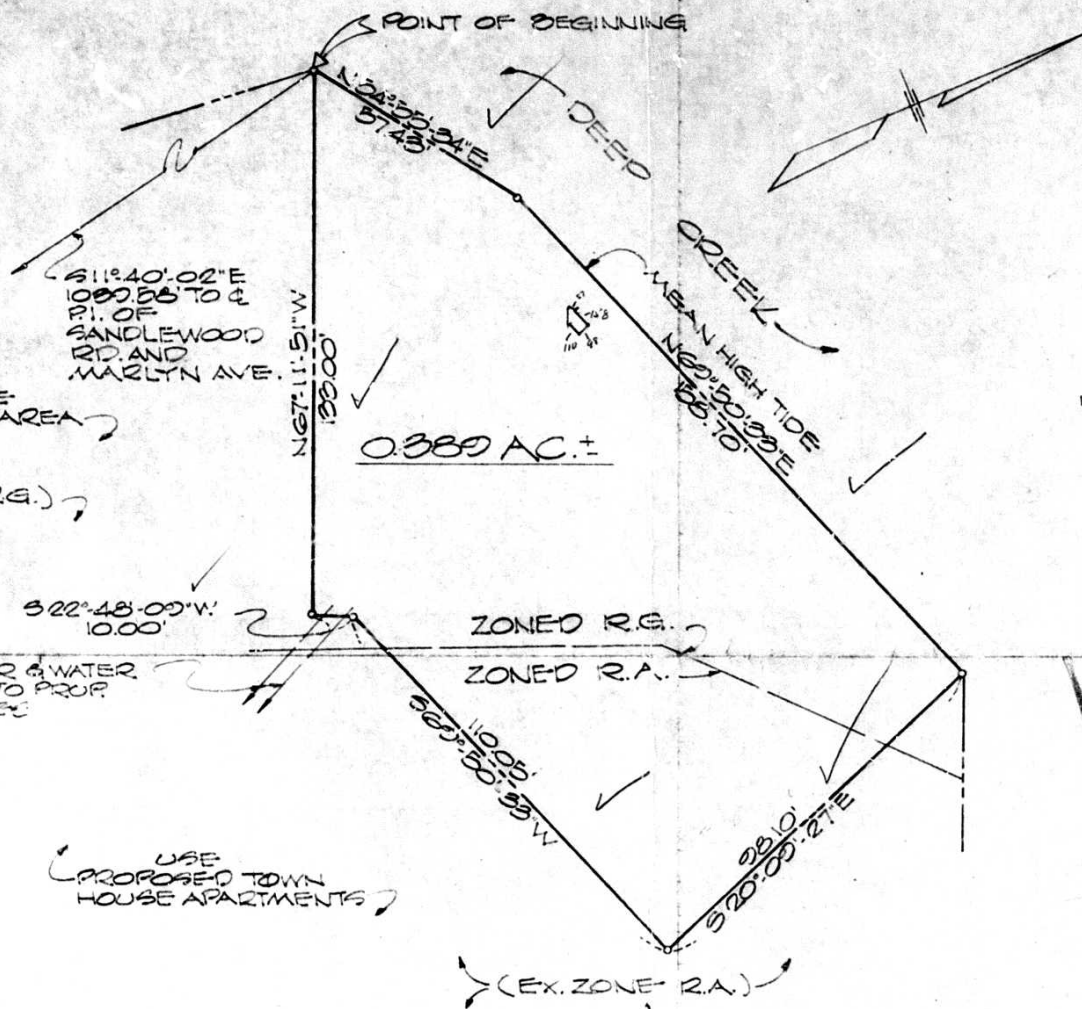


EXISTING ZONING PUBLIC LAND
PROPOSED ZONING R/A WITH SPECIAL ERECTION
FOR OFFICES

PACKING DATA
NO SPACES REQUIRED - 751 1 360 2 3
NO SPACES PROVIDED - 3

SCALE 1"=20' MAY 8, 1967
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE - TOWSON, MD





#68-154R

OFFICE COPY

MAP
4-B
EASTERN
AREA
NE-1-H

RA

PLAT TO ACCOMPANY
APPLICATION FOR
SPECIAL EXCEPTION
RECREATION AREA
EAST ROC
APARTMENTS

BALTO. CO., MD
SCALE: 1"=30'

ELECT. DIST. 15
OCTOBER 31, 1987

GEORGE W. ST. ANDREWS, JR.
AND ASSOCIATES INC.
ENGINEERS
308 ANNE ARUNDEL AVE.
TOWSON, MD 21204

