

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mildred C. Bowen, legal owner of the property situated 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 zone to an B-1 zone, for the following reasons:

Changing neighborhood, there are business - local on each side of subject property. Re-classification would be consistent with the announced legislative policy of filling in gaps while not extending a business zone, where strip commercial zoning is involved.

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 extension of shopping center.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Nick Frank Contract purchaser  
Address 3704 Ravenwood Road  
Baltimore, Maryland

Mildred C. Bowen Legal Owner  
Address Washington Road  
Woodbine, Maryland

August A. Conomos Protestant's Attorney  
Address 205 Tower Building  
Baltimore, Maryland 21202

WHEREBY By the Zoning Commissioner of Baltimore County, this 2nd day of July, 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 through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of July, 1967, at 10:00 A.M.

ALL

Paul J. Morgan  
Zoning Commissioner of Baltimore County

(over)

MICROFILMED

68-26-R

DATE 7/13/67 - 20 hours

ORDER RECEIVED FOR FILING

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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 further appearing that by reason of changes in the area

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31 day of July, 1967, that the herein described property or area should be and the same is hereby reclassified; from R-10 zone to B-1 zone, and a Special Exception for extension of shopping center should be and the same is hereby granted.

and after the date of this order, subject to approval of the site plan by the Bureau of Public Services, State Roads Commission 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 changes in the area

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31 day of July, 1967, that the above re-classification 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 zone, and or the Special Exception for extension of shopping center be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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68-26-R

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DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

709 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

Zoning Description

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

Beginning for the same on the northeast side of Reisterstown Road at the distance of 800 feet measured southeasterly along the northeast side of Reisterstown Road from the center of Rosewood Lane and running thence and binding on the northeast side of Reisterstown Road South 47 degrees 26 minutes 40 seconds East 131.89 feet, thence leaving said road and running the three following courses and distances viz: North 41 degrees 49 minutes 50 seconds East 177.69 feet, North 48 degrees 10 minutes 10 seconds West 131.88 feet and South 41 degrees 49 minutes 50 seconds West 176.02 feet to the place of beginning.

Containing 0.54 of an acre of land more or less.

Being the land of Mildred C. Bowen as shown on a plat filed with the Zoning Department.

PETITION FOR RECLASSIFICATION

FROM R-10 TO B-1

LOCATION: Northeast side of Reisterstown Road 800 feet South of Rosewood Lane.

DATE & TIME: MONDAY, JULY 31, 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 Law and Regulations of Baltimore County, will hold a public hearing.

Purpose: Zoning R-10.

Proposed Zoning: B-1.

All that parcel of land in the Fourth Election District of Baltimore County.

Beginning for the same on the northeast side of Reisterstown Road at the distance of 800 feet measured south-easterly along the northeast side of Reisterstown Road from the center of Rosewood Lane and running thence and binding on the northeast side of Reisterstown Road South 47 degrees 26 minutes 40 seconds East 131.89 feet, thence leaving said road and running the three following courses and distances viz: North 41 degrees 49 minutes 50 seconds East 177.69 feet, North 48 degrees 10 minutes 10 seconds West 131.88 feet and South 41 degrees 49 minutes 50 seconds West 176.02 feet to the place of beginning.

Containing 0.54 of an acre of land more or less.

Being the property of Mildred C. Bowen as shown on a plat filed with the Zoning Department.

Hearing Date: Monday, July 31, 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

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OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

Ridderstown, Md

THE HERALD - ARGUS

Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 17th day of July, 1967, that is to say the same was inserted in the issues of

July 13, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editor and Manager

R.M.

July 13

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

August A. Conomos, Esq.  
205 Tower Building  
Baltimore, Maryland 21202

SUBJECT: Reclassification from R-10 to B-1, for Mildred C. Bowen, located 1/4 mile of Reisterstown Road, 800' S of Rosewood Lane, 14th District (Item 6 May 23, 1967)

Dear Sir:

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

**REMARKS OF ENGINEERING:**

Water - Existing 10" water Reisterstown Road. Adequacy of existing utilities to be determined by developer or his engineer. Sewer - Existing 18" sanitary sewer in Reisterstown Road. Due to the close proximity of the Reisterstown Road extension, it is requested that the proposed entrance on Reisterstown Road be located at the southwest side of the subject property.

**FIRE PREVENTION:** It shall be required to meet all fire department regulations pertaining to stores and office buildings.

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

**STATE ROADS COMMISSION:** The frontage along Reisterstown Road must be curbed with concrete curb and gutter. The roadside face of curb to be 28' from and parallel to the centerline of the road. There must be a minimum of 5' from the property line to the P.O. of the curb return into the entrance. The close proximity of the proposed entrance to both the existing and proposed extension of Painters Mill Road would cause traffic problems. Therefore, it is recommended that the entrance be located farther to the north. The entrance details are subject to State Roads Commission approval and permit.

**TRAFFIC ENGINEERING PROJECT PLANNING:** The proposed entrance is undesirable due to the close proximity of Painters Mill Road. Plans must be revised to show the extension of Painters Mill Road prior to a hearing date being set.

**SCENIC AND HISTORIC PRESERVATION 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:

Building Engineer

Board of Education

Industrial Development

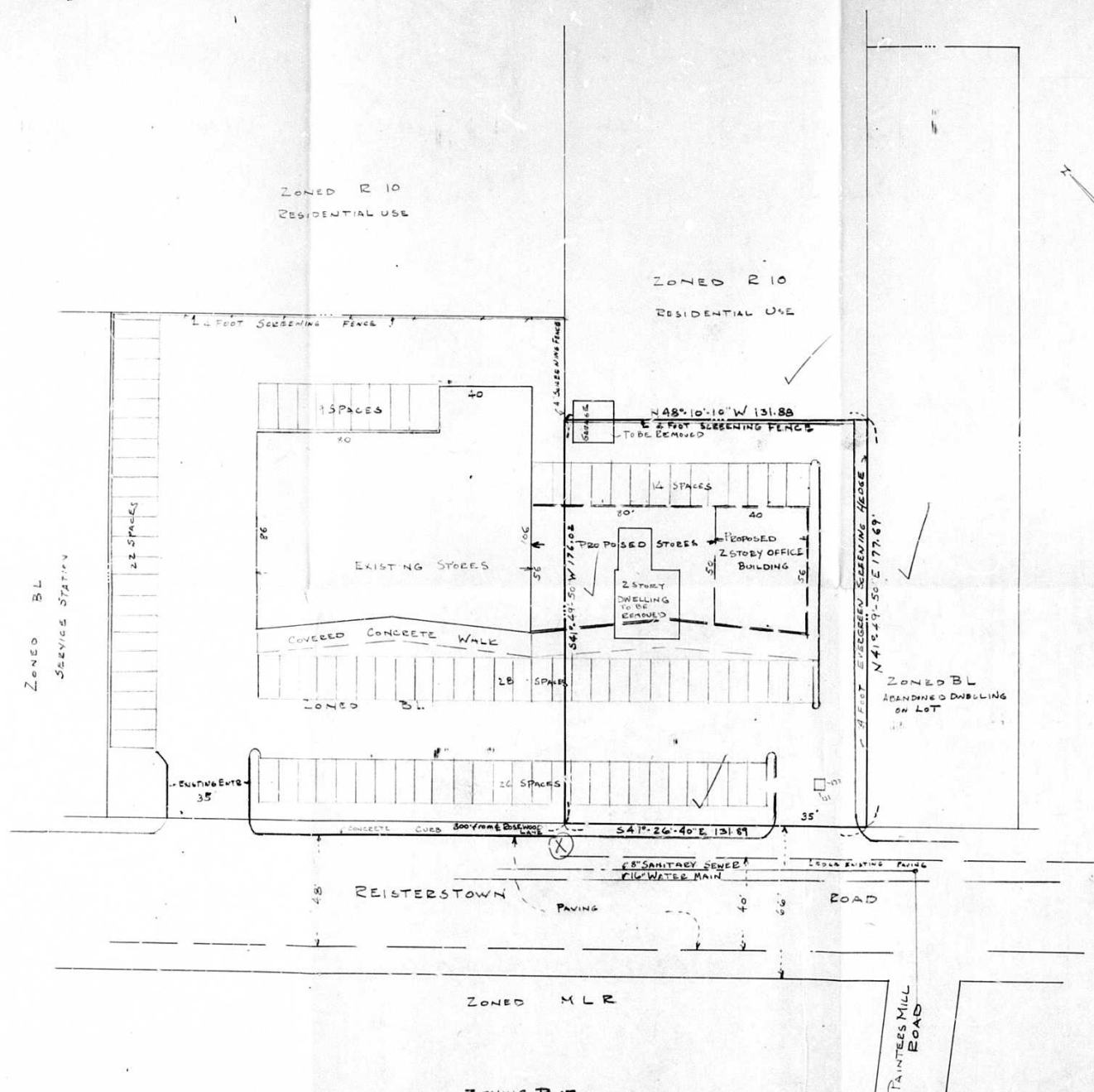
Very truly yours,

JAMES E. DINE, Principal

Zoning Technician

cc: Carlyle Brown-Bureau of Engineering

cc: Charles Morris-Bureau of Fire Prevention



#68-26 R

OFFICE  
COPY

MAP #4  
SEC. 2-C  
NW-11-H

BL

ZONING PLAT  
PROPERTY LOCATED  
IN  
4TH DISTRICT BALTO. COMD  
0.54 ACRES ±

EXISTING ZONING R 10  
PROPOSED ZONING BL

PARKING DATA  
FLOOR AREA IN STORES = 14,900 + 200 = 75 SPACES REQUIRED  
" 1ST FLOOR OFFICES = 2120 : 300 = 7 " "  
" 2ND FLOOR OFFICES = 2120 : 500 = 5 " "  
TOTAL = 87 SPACES REQUIRED  
99 SPACES PROVIDED



SCALE - 1" = 30' APRIL 18, 1967  
DOLLENBERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
709 WASHINGTON AVE. TOWSON MD