

ZONING DESCRIPTION **REITMAN LANE AT FLOOD ROAD**

BEGINNING for the same at the point formed by the intersection of the south-east side of Reitman Lane (40 feet wide) with the northeast side of Flood Road (40 feet wide) said point being the beginning of the first or north 77 degrees 48 minutes east 100 foot line of that tract of land which by deed dated June 25, 1959 and recorded among the Land Records of Baltimore County in Liber WFR No. 3551-777 etc. was conveyed by Josephine V. Schultz, unmarried to John J. Losovsky and wife thence running with and binding on said first line of said deed and on the southeast side of said Reitman Lane north 77 degrees 48 minutes east 100.00 feet, thence leaving said Lane and binding on the second line of said deed south 52 degrees 12 minutes east 158.58 feet to the northwest side of a 20 foot wide alley (not constructed), thence binding on the northwest side of said alley and on the third line of said deed south 36 degrees 12 minutes west 100.04 feet to the northeast side of said Flood Road, thence binding on the fourth line of said deed and the northwest side of said Road north 52 degrees 12 minutes west 161.36 feet to the place of beginning.

CONTAINING 0.77 acres of land more or less

BEING that tract of land which by deed dated June 25, 1959 and recorded among the Land Records of Baltimore County in Liber WFR No. 3551 folio 777 etc. was conveyed by Josephine V. Schultz, unmarried, to John J. Losovsky and Frances Losovsky, his wife.



CERTIFICATE OF POSTING **ZONING DEPARTMENT OF BALTIMORE COUNTY** Towson, Maryland

District 12th Date of Posting 11-21-67
Posted for Planning Division, 11th, 1967, 2, 1967, 11, 1967
Petitioner Frances Losovsky
Location of property 104 Jefferson Building, Towson, Md. 21204
Location of Signs 104 Jefferson Building, Towson, Md. 21204
Remarks
Posted by Shirley V. Goss Date of return 11-30-67

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 1, 1967
FROM: George E. Gavrells, Director of Planning
SUBJECT: Petition #68-126-R. Southeast corner of Reitman Lane & Flood Road. Petition for Reclassification from R-6 to M-L. Frances Losovsky - Petitioner
12th District
HEARING: Monday, December 11, 1967. (10:00 A.M.)

In view of the zoning reclassifications which have been allocated adjacent to the subject property, the planning staff of the Office of Planning and Zoning will offer no comment on this petition.

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

Martin J. Smith, Esq.,
Smith, Patton & Smith
104 Jefferson Building
Towson, Maryland 21204
SUBJECT: Reclassification from R-6 to M-L, for Frances Losovsky, located intersection of 104 Jefferson Lane and 104th of Flood Rd. 12th District (Item 11, November 7, 1967)

Dear Sir:
The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING:
Water - existing 8" water in both Reitman Lane & Flood Rd.
Sewer - Not available.
Road - both Reitman Lane and Flood Rd. are to be developed as minimum 30' roads on 100' R/W's.
Adequacy of existing utilities to be determined by developer or his engineer.

HEALTH DEPARTMENT:
Public water is available to the site. Prior to approval of a commercial operation on this site, a complete soil evaluation must be made to determine the suitability of the soil for underground sewage disposal.

FIRE BUREAU:
It will be required to meet all Fire Dept. regulations for service garage and fuel storage.

STATE ROADS:
There are no State roads involved; therefore, this office has no comment.

BUREAU OF TRAFFIC ENGINEERING:
This office will review and make any necessary comment 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:

Project Planning Division
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dyer
JAMES E. DYER
Principal Zoning Technician

JED:jd
cc: Carlyle Brown-Bur. of Engr.; William Greenwalt-Health Dept.; Lt. Charles Morris-Fire Bureau; John Meyers-State Roads; C. Richard Moore-Bur. of Traffic Engr.

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, FRANCES LOSOVSKY, 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, 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-6 zone to SE-4-F zone, for the following reasons:
1. Change in character of the neighborhood.
2. Error in original zoning.

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:

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

Frances Losovsky
Contract purchaser
Address 104 Jefferson Building, Towson, Maryland 21204
Martin J. Smith
Petitioner's Attorney
Smith, Patton & Smith
104 Jefferson Building
Towson, Maryland 21204
Address 104 Jefferson Building, Towson, Maryland 21204
James E. Dyer
Protestant's Attorney
Address 104 Jefferson Building, Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of November, 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 11th day of December, 1967, at 10:00 o'clock

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 error in the original zoning map and changes in the character of the neighborhood

the above Reclassification should be had, and it further appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of December, 1967, that the herein described property or area should be and the same is hereby reclassified: from an R-6 zone to a SE-4-F zone, and for a Special Exception for a SE-4-F zone, and from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services 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

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 11th day of November, 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 SE-4-F zone, and or the Special Exception for a SE-4-F zone, and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF **The Community Press**

DUNDALK, MD. November 22, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "Frances Losovsky" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 21st day of November 1967 that is to say, the same was inserted in the issues of 11-22-67

Stromberg Publications, Inc.
Publisher.

By *Mrs. Palmer Price*

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

TO: Reagan, Smith, Patton & Smith
104 Jefferson Building
Towson, Md. 21204

81-622
Petition for Reclassification for Frances Losovsky
68-126-R

TOTAL AMOUNT \$54.36
ADVERTISING AND POSTING OF PROPERTY FOR FRANCES LOSOVSKY
68-126-R

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

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104 Jefferson Building
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81-622
Advertising and posting of property for Frances Losovsky
68-126-R

TOTAL AMOUNT \$54.36
ADVERTISING AND POSTING OF PROPERTY FOR FRANCES LOSOVSKY
68-126-R

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

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOV 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 1 successive week before the 11th day of November 1967, the first publication appearing on the 23rd day of November 1967.

THE JEFFERSONIAN
James E. Dyer
Manager.

Cost of Advertisement, \$.....

ZONING PLAT

PROPERTY OF
MRD FRANCES LOSOVSKY
c/o SMITH, BOTTOM & SMITH
SUITE 104, JEFFERSON BLDG.
TOWSON, MD. 21204
PHONE 823-6200
12TH ELECTION DISTRICT BALTO CO., MD.
SCALE 1" = 20' DEPT 20, 1997

TRIDENT CORPORATION

ZONED M-L

BOAT
STORAGE

1 STY CONC
BLOCK BLDG.

FLOOD

RETTMAN LANE

8" WATER CISTERN

EXISTING PAVING

BEGINNING
OF ZONING
DESCRIPTION

POINT STORAGE

BLDG LINE 7

PIERCE & MILLER & ALICE McMAHON
ZONED M-L

SERVICE
GARAGE

DEPT
WELL

DEPT
WELL

20' ALLEY (NOT BUILT)

VACANT

JOHN L.
LODOVSKY

1 STY
CONC
BLDG

ZONED R-G

PARKED
LOADING TRUCKS
FRUMAN &
SCHOOL BUS.

ROAD

MAP
#12

SEC. 4A

SE-4-E

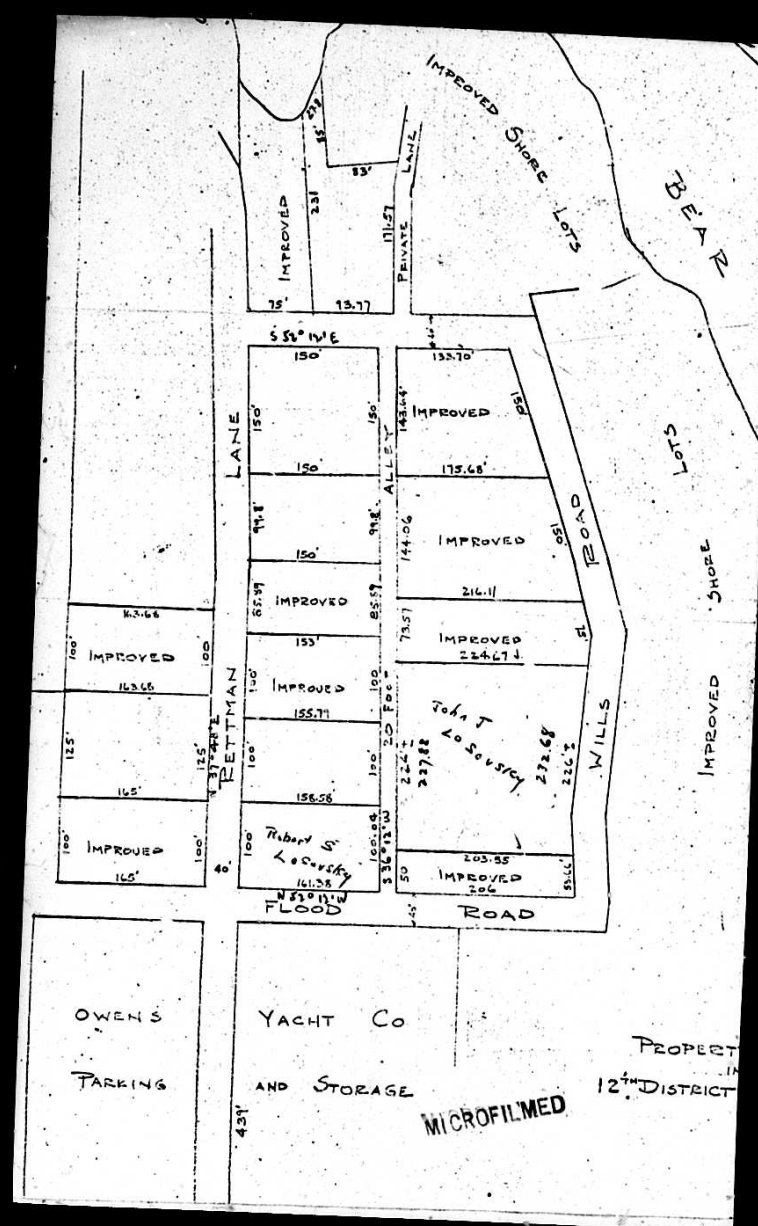
MICROFILMED

ZONING DATA

1. EXISTING ZONING OF TRACT R-G
2. PROPOSED ZONING OF TRACT M-L
3. GARAGE, SERVICE & STORAGE OF FUEL OIL
4. GROSS ACRES OF TRACT 10.043 SF. 0.231 AC
5. PROPOSED NUMBER PARKING SPACES 24 SPACES
6. UTILITIES - PUBLIC WATER - SEWAGE DISPOSAL BY ON SITE PRIVATE SEPTIC TANK & DEPT WELLS



David W. Dallas, Jr.
DAVID W. DALLAS, JR.
CIVIL ENGINEER
1715 OLD HANOVER RD. BALTO. 34 MD.
410-277-1111



ZONING PLAT
PROPERTY OF
E. LAMI

12TH ELECTION DIST
BALTO CO. MD

SCALE 1" = 20'
4/23/69

TRIDENT CORP
ZONED M-L
BOAT STORAGE

1 STORY
CONCRETE
BLOCK BLDG

1 STORY
FRAME
DWG

PIERRE B. MILLER
& ALICE McMAHON
ZONED M-L

JOHN LOSOVSKY
VACANT

1 STORY
FRAME
SHED

ISADORE FRUMAN
ZONED R-6
PARKED TRUCKS
& SCHOOL BUS

RETTMAN LANE

N 37° 48' E 100.00'

S 52° 12' E 158.58'

8' HIGH SCREEN WITH SLATS

4' HIGH SCREEN

STORAGE AREA
FOR VEH UNDER REPAIR

PARKING DATA
BUILDING - 24000
1 (9'x18') SPACE / 200
12 REQD

PROPOSED
SERVICE
GARAGE

BLACK TOP
SURFACE

750 gal
CONC.

Level grade

DNTR BOX

San drains

N 52° 12' W 101.38'

ALLEY (20' NOT BUILT)

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY *W. L. Lantry*

DATE 11/4/69

ZONING DATA

1 EXISTING ZONING OF TRACT M-L

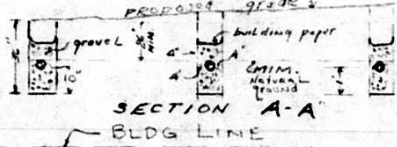
2 UNDER PETITION NO. 68-126 R

3 GROSS ACREAGE OF TRACT 16,043 = 0.37 AC

UTILITIES - PUBLIC WATER - SEWAGE SEPTIC TANK BY SITE

EMPLOYEES 2

TRIDENT CORP
ZONED M-L
BOAT STORAGE



FLOOD ROAD

EXISTING PAVING

GATE

FENCE

6726 ALCOHOL
CL. 4-1-69