

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Leroy M. Hayes, nee husband
I or we Aldyth B. Hayes, and Leroy M. Hayes, nee husband
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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an NW-12-1 zone, for the following reasons:
1. Changes in the 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.

Stewart, Ennor & Smith Co.
By: Contract purchaser
Address: Reisterstown, Md.
Smith, Bottom & Smith
By: Petitioner's Attorney
Address: 104 Jefferson Blvd., Towson, Maryland 21204

ORDERED: By the Zoning Commissioner of Baltimore County, this 21st 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 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 21st day of January, 1968, at 2:00 o'clock.

Zoning Commissioner of Baltimore County.

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

DOUGLAS G. BOTTOM, ESQ.,
104 JEFFERSON BUILDING
TOWSON, MARYLAND 21204
SUBJECT: Reclassification from R-10 to BW for Aldyth B. Hayes, located NE/4 Reisterstown Rd., South of Chartley Blvd., 4th District (Item 28, November 14, 1967)

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

STATE ROADS COMMISSIONS
(See attached comments)

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:

Object Planning Division
Bureau of Traffic Engineering
Bureau of Engineering
Health Department
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. OYER,
Principal Zoning Technician

JED:j
cc: John Hayes-State Roads Commission

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

a Special Exception, the

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of February, 1968, that the herein described property or area should be and the same is hereby reclassified, from an R-10 zone to an NW-12-1 zone.

and from 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.

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 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 21st day of November, 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

Zoning Commissioner of Baltimore County

Robert C. Morris, Reg. Surveyor
Old Court Road, Balto. # 7.

July 26, 1967

Parcel of land at Reisterstown, Fourth District, Balto. Co., Md.
Beginning for the same at a point on the North-west side of the Reisterstown Road, South 43 degrees 40 minutes 35 seconds East 133.2 ft. from the point of intersection of the Northeast side of the Reisterstown Rd. and the South side of Chartley Blvd., Thence running the side of the Reisterstown Road, South 43 degrees 40 minutes 35 seconds East 66.0 ft., Thence running North 46 degrees 19 minutes 35 seconds East 330 ft., Thence running North 43 degrees 40 minutes 25 seconds East 66 ft., Thence running South 46 degrees 19 minutes 35 seconds East 330 ft. to the point of beginning. Containing 0.50 of an acre more or less and being the parcel of land owned by Mrs. A.E. Hayes.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 24, 1968

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-144-R, East side of Reisterstown Road 133.2 feet South of Chartley Boulevard. Petition for Reclassification from R-10 to B.M. Leroy M. Hayes - Petitioner

4th District

HEARING: Monday, February 5, 1968. (10:00 A.M.)

We have been informed by the Zoning Administration Division that there has been no amendment to the subject petition; therefore, our comments of December 20, 1967 are still applicable.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 20, 1967

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-144-R, Southeast corner of Reisterstown Road and Chartley Boulevard. Petition for Reclassification from R-10 to B.M. Zone. Leroy M. Hayes - Petitioner

4th District

HEARING: Thursday, January 4, 1968. (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

Property adjacent to the subject lot was reclassified as B.M. under Petition #67-146-R. The subject petition would lengthen still further the present strip-commercial zoning. From a planning viewpoint, there should be no further commercial zoning here, but relief should be obtained through R.A. zoning as a transitional classification.

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PEARSON STREET
BALTIMORE, MD. 21201
November 15, 1967

Mr. James E. Oyer
Office of Zoning
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Committee
Meeting - November 14, 1967
Item 28 - Property
Owner: LEROY M. HAYES
Location: N/E/4 Reisterstown Road
(Route 140) - 133.2' south of
Chartley Blvd.

Dear Mr. Oyer:

This office has reviewed the subject plot plan and the following comments are with respect thereto:

There is poor stopping sight distance at the proposed north entrance on Reisterstown Road due to an over-verticle curve to the south. The proposed north entrance is very close to Chartley Blvd. and is in the right turn lane into Chartley Boulevard. Therefore, the north entrance must be eliminated.

The remaining entrance must be of a depressed curb type with 36" transitions and have a minimum width of 25 ft. There must be 5 ft. between the property line and the beginning of the depression transition.

The frontage of the site must be curbed with 8" x 22" concrete curb and gutter. The right of way line must be curbed with 8" x 22" concrete curb. There is a proposed 100 ft. Right of Way for Reisterstown Road that must be indicated on the plan.

Access to the site from Reisterstown Road is subject to State Roads approval and permit.

It is required that the plan be revised prior to a hearing date being set.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Hayes
Asst. Development Engineer

CLJ:EMH

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 50693
DATE: Jan. 4, 1968
BILLED
Zoning Dept. of Balto. Co.

REMIT TO ACCOUNT NO. 01-622
QUANTITY
TOTAL AMOUNT
\$43.25

Advertising and posting of property for Aldyth B. Hayes
68-144-R

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 50648
DATE: Dec. 12, 1967
BILLED
Zoning Dept. of Balto. Co.

REMIT TO ACCOUNT NO. 01-622
QUANTITY
TOTAL AMOUNT
\$50.00

Position for Reclassification for Aldyth B. Hayes
68-144-R

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

68-144 R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 12/14/67
Posted for: Relocation from R-10 to B.M.
Petitioner: Leroy N. Hayes
Location of property: 9 1/2 E. of Reisterstown Rd. & Charley Blvd
Location of Signs: Q. 60' E. of Reisterstown Rd. & S. of Charley Rd.
Q. 60' S. of Charley Rd. & 9 1/2 E. of Reisterstown Rd.
Remarks:
Posted by: J.E. Cook Date of return: 12/24/67
Signature: [Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 1-20-68
Posted for: Relocation from R-10 to B.M.
Petitioner: Leroy N. Hayes
Location of property: 9 1/2 E. of Reisterstown Rd. & Charley Blvd
Location of Signs: 1/4 S. of Charley Blvd. on 9 1/2 E. of Reisterstown Rd.
Remarks:
Posted by: J.E. Cook Date of return: 1-25-68
Signature: [Signature]

PETITION FOR RELOCATION
B. DISTRICT
ZONING: From R-10 to B.M.
Location: Southeast corner of Reisterstown Road and Charley Avenue.
DATE & TIME: THURSDAY, JANUARY 4, 1968 at 5:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance and Act of Baltimore County, will hold a public hearing.
Present Zoning: R-10
Proposed Zoning: B.M.
All that parcel of land in the Fourth District of Baltimore County.
Beginning for the same at a point on the Northeast side of the Reisterstown Road, South 132 degrees 40 minutes 20 seconds East 132.2 ft. from the point of intersection of the Northeast side of the Reisterstown Rd. and the south side of Charley Blvd. Thence running the side of the Reisterstown Road, South 13 degrees 18 minutes 20 seconds East 66.8 ft. Thence running North 44 degrees 19 minutes 20 seconds East 330 ft. Thence running North 43 degrees 40 minutes 20 seconds West 66 ft. Thence running South 44 degrees 19 minutes 20 seconds West 330 ft. to the point of beginning.
Containing 0.50 of an acre more or less and being the parcel of land owned by Mrs. A. N. Hayes.
Being the property of Albert H. Hayes and Leroy M. Hayes, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, January 4, 1968 at 5:00 P.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN C. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Dec. 11

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Ridgely, Md.
THE HERALD - ARGUS
Cotonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
December 10, 19 07
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 weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 10th day of December, 19 07, that is to say the same was inserted in the issues of December 14, 1907.
THE BALTIMORE COUNTIAN
By Lewis J. Morgan
Editor and Manager

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JOHN C. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Dec. 11

CERTIFICATE OF PUBLICATION
TOWSON, MD. DEC 14 1967 19...
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 one time successive weeks before the 10th day of January, 19 68, the first publication appearing on the 11th day of December 19 67.
THE JEFFERSONIAN
L. Leach
Manager
Cost of Advertisement, \$.....



