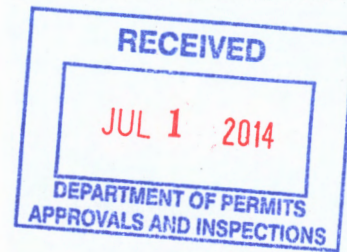




KEVIN KAMENETZ
County Executive

7/2/14
w/c
To DD
mc f/c
7/7/14 mc
ANDREA VAN ARSDALE, Director
Department of Planning



June 27, 2014

David H. Karceski, Esq.
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204

Re: Zoning Map Correction
Commerce Center II - 1777 Reisterstown Road
Tax Account Number: 031600001395

Dear Mr. Karceski:

In response to your February 13, 2013 correspondence to me, and after a thorough review of the history of the above-referenced property, the Department of Planning concludes that there is an error on the Zoning Geodatabase.

The staff has investigated this matter and as the Director of Planning, I certify the following findings. Based upon our review, the Department concludes that a technical drafting error occurred while implementing an April 27, 1970 County Board of Appeals reclassification order. Therefore, in accordance with Section 32-3-233 of the Baltimore County Code, the Department of Planning will initiate a Petition for Zoning Map Correction with the CBA to correct this error so that the zoning accurately reflects the intent of the 1970 CBA decision in **Case No. 68-215-R.**

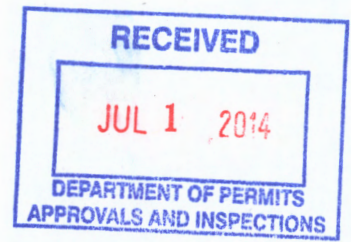
If you have any questions or concerns, please do not hesitate to contact my deputy, Jeff Mayhew at 410-887-3211 or at jmayhew@baltimorecountymd.gov.

Sincerely yours,

Andrea Van Arsdale
Director

AVA:JM:lsn

c: Fred Homan, Administrative Officer
Arnold Jablon, Director, PAI, Deputy Administrative Officer
Jeff Mayhew, Deputy Director, Planning
Michael E. Field, County Attorney
Nancy C. West, Assistant County Attorney



KEVIN KAMENETZ
County Executive

ANDREA VAN ARSDALE, *Director*
Department of Planning

June 27, 2014

The Honorable Vicki Almond
Baltimore County Council, 2nd District
Historic Courthouse, 2nd Floor
400 Washington Avenue
Towson, MD 21204

Re: Zoning Map Correction
Commerce Center II - 1777 Reisterstown Road
Tax Account Number: 031600001395

Dear Councilwoman Almond:

This letter is to inform you that the Department of Planning is pursuing a zoning map correction as outlined in Section 32-3-233 of the Baltimore County Code on a parcel of land that is located on the northeast side of Reisterstown Road, just east of the intersection of Reisterstown Road and Hooks Lane, in the Pikesville area of Baltimore County, Maryland 21208. The property has an address of 1777 Reisterstown Road. Commerce Centre Venture LLP is the legal owner.

The referenced property is currently split-zoned Residential-Office (R-O) and Business, Roadside (B.R.). The correct zoning for this property should be B.R. for the entire parcel. The Department concludes that this technical drafting error occurred while implementing an April 27, 1970 County Board of Appeals reclassification order.

Accordingly, the Department of Planning will initiate efforts to correct this technical drafting error by filing a Petition for Zoning Map Correction with the County Board of Appeals to accurately reflect the intent of the 1970 CBA decision relative to this property.

The Hon. Vicki Almond
June 27, 2014
Page 2

If you have any questions, please do not hesitate to contact my deputy, Jeff Mayhew at 410-887-3211 or at jmayhew@baltimorecountymd.gov.

Thank you.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Andrea Van Arsdale".

Andrea Van Arsdale
Director

AVA:JM:lsn

c: David H. Karceski, Esq.
Fred Homan, Administrative Officer
Arnold Jablon, Director, PAI, Deputy Administrative Officer
Jeff Mayhew, Deputy Director, Planning
Michael E. Field, County Attorney
Nancy C. West, Assistant County Attorney

RE: PETITION FOR RECLASSIFICATION :
from R-10 and B.L. to B.R.
NE/S Reisterstown Road 295'
SE of Hooks Lane, and
SE/S of Hooks Lane 338' from
NE/S of Reisterstown Road,
3rd District
William G. Keir, et al,
Petitioners
The Drew Company,
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 68-215-R

#68-215-R

OPINION

This case comes before the Board on an appeal by the Petitioner from a decision of the Zoning Commissioner, dated September 26, 1968, denying the referenced petition for reclassification from Residential 10 and Business Local to Business Roadside (R-10 and B.L. to B.R.).

The subject property is located in the Pikeville area on the northeast side of Reisterstown Road, 295 feet southeast of Hooks Lane, in the Third Election District of Baltimore County. It is in the northeast quadrant formed by the intersection of Reisterstown Road and the Baltimore County Beltway. The tract is irregularly shaped. Its southeast boundary of approximately 920 feet courses 385 feet along a parcel of B.L. land that is landlocked by the Beltway exit ramp leading to Reisterstown Road and courses another 535 feet along the ramp's right-of-way. Both the B.L. parcel, which is in other than the Petitioner's ownership, and the subject are denied direct access to this ramp. The southwest boundary of the subject runs approximately 283 feet along the northeast side of Reisterstown Road, and 139 feet of its north boundary fronts on the south side of Hooks Lane. The property has access to both of the named streets.

The frontage along the east side of Reisterstown Road between the Beltway on the south and Hooks Lane on the north, which includes the front portion of the subject, is presently zoned B.L. to depths varying from 145 feet to 385 feet. The rear portion of the subject is presently zoned R-10. Zoning, in this northeast quadrant contiguous to the subject property, includes R-10 to the rear and B.L. on both sides of the frontage of the subject tract along Reisterstown Road. The other three quadrants comprising the Beltway interchange are of a commercial nature. The northwest quadrant, directly

William G. Keir, et al - #68-215-R

- 2 -

across Reisterstown Road from the subject property, is zoned B.L. and is the site of the Woodholme Manor Inn, several older houses in a B.L. zone, and the intersection of Woodholme Avenue, which is the only entrance to the Woodholme Country Club west of the Reisterstown Road. The west side of the Reisterstown Road south of the Beltway (southwest quadrant) is primarily zoned B.L., and is developed with various commercial uses. To the rear of the commercial frontage on the west side of Reisterstown Road is a large tract of land which is presently zoned R-10 and R-20, and owned by the Hutzler interests. The southeast quadrant is zoned commercially and has extensive commercial uses, including the Holiday Inn, Quality Court Motel, a Howard Johnson restaurant, and several automotive service stations.

The subject property contains 9.76 acres. It has very severe topography, with an elevation differential of 50 feet between its high and low points over a lateral distance of 920 feet. Parcel A, as shown on Petitioner's plat, Exhibit No. 1, contains 1.53 acres zoned B.L. This is the aforementioned subject frontage on Reisterstown Road. It lies as much as 30 feet below grade of Reisterstown Road. Parcel B, shown on the same exhibit, is the aforementioned rear portion of the subject tract. It contains 8.23 acres zoned R-10. It rises abruptly to a plateau toward the rear of the site at grade with the homes fronting along Reservoir Road. A greenhouse, nursery, and landscape office had been operated on the subject from 1920 to 1965. If the Petitioner is successful in his petition, he intends to use the site for a single use business, namely, a new and used car Dodge agency franchise that will be relocated from another site on Reisterstown Road. The proposed building will be one story, 100 by 260 feet irregular base, containing 22,400 square feet. The cost of developing the facility will exceed \$813,000, without including raw land cost.

The Vice President of The Drew Company, the contract purchaser in this case, testified that he has a binding contractual relationship with Chrysler Corporation for such use, and his original idea of simultaneously developing a motel on the site has

William G. Keir, et al - #68-215-R

- 3 -

been abandoned in order to satisfy the space requirements of the automobile agency. Mr. Delp Traver, real estate investment supervisor for Chrysler Corporation, corroborated this testimony. The Petitioner testified that the subject, due to extreme topography, would yield only 12 to 16 lots. Retaining walls would be necessary. The development cost for residential use would amount to approximately \$15,000 per lot, plus the raw land cost. Water is available to the site, but sewer mains must be extended 5500 feet at an estimated cost of \$125,000. Such development costs would require the construction of houses in the \$50,000 to \$60,000 price range, which he maintained would be economically unfeasible since they could not be marketed at this busy interchange location.

W. Worthington Ewell, a recognized traffic expert, testified at length regarding the traffic situation on Reisterstown Road and the anticipated traffic generated by the proposed reclassification. He stated that in his opinion the proposed use of the property for an automobile sales agency would generate less traffic than would be generated by the existing Business Local and R-10 zoning. In support of his opinion, he testified that he had studied another Dodge agency of comparable size, and that the average traffic in and out of the auto agency was 25 cars per hour. He testified that he has studied other commercial uses allowable in a Business Local zone, and that a drive-in bank (an allowable use in a B.L. zone) produces 80 to 90 vehicular movements per hour, and that a 7-11 store will produce 60 to 70 vehicular movements per hour. In his opinion, the existing B.L. zoning on the frontage of the subject tract represents a potential for far greater traffic generation if developed with retail stores than would be generated by the development of the entire tract with a single use auto agency. He further testified that while the traffic on Reisterstown Road is at times extremely heavy and does back up in a southbound direction from the light at the Beltway and Reisterstown Road, his observation was that this backup almost invariably clears on one light change.

John E. Meyers, Assistant Development Engineer for the State Roads Commission, commenting on the petition, introduced an exhibit which has been marked Board's Exhibit No. 1, and which shows a proposed State Roads Commission taking for an

William G. Keir, et al - #68-215-R

- 4 -

improved interchange between the Reisterstown Road and the Beltway. He stated that he felt the proposed entrance to the subject property could constitute a traffic hazard unless the State Roads Commission takes the property to improve the interchange as proposed. On cross examination by the petitioner's attorney, Mr. Meyers agreed that the State Roads Commission cannot deny access to the Reisterstown Road from the subject property. He further admitted that the State Roads Commission has been aware of the traffic problem along the Beltway ramps at the interchange of the Beltway and Reisterstown Road for at least six years, but that the Federal Bureau of Highways has stated they will not participate in any funds for an improvement here until the proposed Northwest Expressway is constructed, which will be well beyond either 1972 or 1974. Later in his testimony he indicated that the earliest time of beginning construction on the Northwest Expressway would be about 1975, and that the construction would take at least two to three years, and that at this time there is no money available to acquire the subject property nor any money appropriated for the proposed improvements to the interchange. Mr. Meyers stated that his opposition is primarily an effort to retain the present zoning on the property so that in the event of a State condemnation proceeding by the State Roads Commission, the price that the State Roads Commission will have to pay for the land may be less than the price that will have to be paid if the property is developed commercially. Apparently Mr. Meyers applied this reasoning to any commercial development of the property regardless of whether or not the zoning classification is changed. The Courts have consistently ruled that it is improper to zone properties for less intensive uses in order to hold down the cost of land acquisition by a condemnor. He also stated that the proposed improvement to this interchange will be contingent upon cost participation by the Federal Government, but as of the time of his testimony the proposed interchange improvement had not been submitted to the Federal Bureau of Highways for its approval.

As regards to "error" and "change" to justify the petitioned reclassification, the Petitioner's testimony on error in the 1957 Comprehensive Zoning Map was to the effect that the map added no new commercial zoning nor made any provision to allow

William G. Keir, et al - #68-215-R

- 5 -

development of auto sales agencies. This may be true over all, but it is not persuasive to the Board that error was made specifically in the subject zoning. However, his claim of change in the character of the neighborhood was substantial. Petitioner's Exhibit No. 8 lists thirteen changes in zoning which he considered significant. Additionally, he testified that zoning case No. 63-100-RX, affirmed by the Court of Appeals in 1966, permitting construction of six elevator apartment buildings for a total of eight hundred apartment units, indicated a trend toward more intensive land use in the immediate area. This tract of some 52 acres is still undeveloped, but construction of the Howard Johnson's, Quality Courts, Holiday Inn, and three service stations in the southwest quadrant of the Beltway have all taken place since the adoption of the zoning map. The witness emphasized that one of the most significant changes affecting the subject property since the adoption of the land use map in 1957 is the construction and location of the Beltway, which was opened in 1962, and the addition of lighting and a third land in 1966/67. He also stated that the usability of the tract for residential use is severely affected by the heavy traffic on the Beltway and Reisterstown Road, and that Reisterstown Road has in the past served, and will continue to serve, as a business corridor, and that business naturally tends to locate on heavily traveled highways which are unfit for residential use.

The Protestants all resided on either Hooks Lane north of the subject property, or Reservoir Road east of the subject property. One of the Protestants, a Mr. Austin Fine, stated that he was not against commercial development of the property, per se, but objected mainly to the petition because of the proposed ingress and egress to Hooks Lane. He also stated that he, as a resident immediately to the north of the subject property, does not anticipate any difficulty with ingress and egress to the subject property from the proposed Reisterstown Road entrance. Another Protestant, George P. Lucas, 18 Reservoir Road, objected generally in that he feels there has been no basic change in "his neighborhood" since the adoption of the map, and that the Reisterstown Road traffic at present is extremely heavy and that the development of the subject property may aggravate this situation. The other Protestants basically objected to any increased traffic on Hooks

William G. Keir, et al - #68-215-R

- 6 -

Lane, and cited the present difficulty of entering the Reisterstown Road from Hooks Lane. The solution to the Protestants' difficulties in entering Reisterstown Road from Hooks Lane may well lie in the State Roads Commission's proposal to move Hooks Lane 400 feet in a northerly direction, so that the access point to Reisterstown Road would be greatly improved.

The Board made a personal inspection of the subject site and the surrounding neighborhood, particularly with reference to Hooks Lane and Reservoir Road, and concluded, from its own observation and the testimony heard by the Board, that the property values of the nearby residences on Hooks Lane and Reservoir Road will not be adversely affected by the reclassification of the subject property. The difference in elevation between the properties to the east and north of the subject property and the isolation of the houses by the dead end streets leads the Board to the conclusion that these residences are almost totally unaffected by the commercial activity that presently exists along the Reisterstown Road, other than the traffic problems that seem to be inherent with any major arterial highway having commercial use along its frontage.

From all the testimony, the Board finds as a fact that it would be unfeasible to develop the rear of the subject property in its present R-10 classification due to the severe topography and the exorbitant costs of extending utilities to the property, and the impact of the Beltway and the Beltway interchange on the marketability of residences on the subject property. We further find factually that the extensive changes that have occurred in the immediate neighborhood more than justify the requested reclassification, and that the proposed single purpose commercial use of the property would have a much lesser impact on traffic conditions, water and sewer demands, and other public services than if the property were developed in its present category. For these reasons the Board will grant the requested reclassification.

William G. Keir, et al - #68-215-R

ORDER

For the reasons set forth in the foregoing Opinion, it is this 27th day of April, 1970, by the County Board of Appeals, ORDERED that the reclassification petitioned for, from B.L. and R-10 zones to B.R. zone, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Slawik

John A. Miller

#68-215-R
MAP #3
SEC 2-C
NW-2-F
BR

WILLIAM G. KEIR, ET AL		NO. 68-215-R
The Drew Company, Contract Purchaser		
Parcel A - B.L. to B.R.	1.53 acres	
Parcel B - R-10 to B.R.	8.24 acres	
NE/S Reisterstown Road 295' SE of Hooks Lane (Parcel A)		
SE/S Hooks Lane 338' from NE/S Reisterstown Rd. (Parcel B)		
3rd District		
Feb. 13, 1968	Petition filed	
Sept. 26	Rec. denied by Z.C.	
Oct. 10	Order of Appeal to County Board of Appeals	
Apr. 27, 1970	Rec. GRANTED by the Board	
May 22	Order for Appeal filed in the Circuit Court (File #4460) by Fred E. Waldrop, Esq., attorney for protestant-appellant, Austin Fine	
June 18	Dismissal of Order for Appeal filed in the Circuit Court by Mr. Waldrop on behalf of Mr. Fine	

GRANTED

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, and the undersigned, contract purchaser 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 that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from R-10 and B-1 to B-1.

None, for the following reasons:

(1) the R-10 zoning classification of a portion of the property is erroneous and cannot be justified; (2) the B-1 zoning classification of a portion of the property is out of character with actual commercial development and the need for further commercial development in the area, serves no useful purpose, benefits no one, is unduly restrictive and is erroneous; and (3) since adoption of the zoning map for the area, the conditions in the neighborhood of the subject property have so changed that a reclassification of said property to a B-1 zone is justified, appropriate and, in fact, required under proper zoning standards and principles.

See attached description

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

I, or we, agree to pay expenses of above reclassification and of 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 Draw Company, Vice-President, Contract purchaser, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Address: 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Ordered By The Zoning Commissioner of Baltimore County, this 11th day of February, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1968, at 2:00 o'clock P.M.

W. William Adelson, Attorney, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

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 be had, and it further appearing that by reason of

a Special Exception for a should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County that the herein described property or area should be and the same is hereby reclassified from a zone to a zone, and a Special Exception for a should be and the same is granted, from and after the date of this order.

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 no testimony was given to indicate that there had been a change in the area or an error on the Zoning Map such as would warrant the granting of the reclassification from R-10 and B-1 Zones to R-M Zone.

For the above reasons, the reclassification SHOULD NOT BE HAD.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of September, 1968, 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 remain in R-10 & B-1 Zones.

Zoning Commissioner of Baltimore County

MICROFILMED

MCA
MATZ, CHILD & ASSOCIATES, INC.
CONSULTING ENGINEERS

DESCRIPTION

PART OF PROPERTY OF THE HEIRS OF MARTHA E. KEIR, NORTHEAST SIDE OF REISTERSTOWN ROAD, SOUTHEAST SIDE OF HOOKS LANE, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning: B-1

Proposed Zoning: B-R

PARCEL "A"

Beginning for the same at a point on the northeast side of Reisterstown Road, as widened as shown on State Roads Commission of Maryland Plat 23203, at the distance of 295 feet, more or less, as measured southeasterly along the north-east side of said Reisterstown Road from its intersection with the center line of Hooks Lane, and running thence, binding on said northeast side of Reisterstown Road, (1) southeasterly 283 feet, more or less, thence along a part of the north-west line of the 0.86 acre parcel shown on State Roads Commission of Maryland Plat 24750, (2) northeasterly 245 feet, more or less, thence binding on parts of the third and fourth lines of Baltimore County Zoning Description 3-BL-12, (3) northwesterly 257 feet, more or less, and (4) southwesterly 150 feet, more or less, thence reversely along a part of the second line of Baltimore County Zoning Description 3-BL-5, (5) northwesterly 9.5 feet, more or less, thence along the southeast outline of the land now or formerly owned by Albert L. McGuire and wife, (6) southwesterly 120 feet, more or less, to the place of beginning.

Containing 1.53 acres of land, J.O. #66146

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports



MCA
MATZ, CHILD & ASSOCIATES, INC.
CONSULTING ENGINEERS

DESCRIPTION

PART OF PROPERTY OF THE HEIRS OF MARTHA E. KEIR, SOUTHEAST SIDE OF HOOKS LANE, NORTHEAST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning: R-10

Proposed Zoning: B-R

PARCEL "B"

Beginning for the same at a point on the southeast side of Hooks Lane, at the distance of 338 feet, more or less, as measured northeasterly along said southeast side of Hooks Lane from its intersection with the northeast side of Reisterstown Road, and running thence, binding on the southeast side of Hooks Lane, (1) northeasterly 99 feet, more or less, thence (2) northwesterly 10 feet, thence binding on the center line of said Hooks Lane, (3) northeasterly 40 feet, more or less, thence along the southwest line of the land owned by William G. Kuir and wife, (4) southeasterly 215 feet, thence along the rear line of said land and along the rear line of other properties laid out along the southeast side of Hooks Lane, in all, (5) northeasterly 479.26 feet, thence along the northeast outline of the land formerly owned by William Keir and wife, (6) southeasterly, 572 feet, more or less, thence along the northwest Right of Way Line of the Baltimore Beltway, as shown on State Roads Commission of Maryland Plats 23203 and 23204, (7) southwesterly 335 feet, more or less, thence along the outlines of the 0.86 acre parcel shown on State Roads Commission of Maryland

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Plat Two

Plat 24750, (8) northwesterly 105 feet, more or less, and (9) southwesterly 140 feet, more or less, thence binding on parts of the third and fourth lines of Baltimore County Zoning Description 3-BL-12, (10) northwesterly 257 feet, more or less, and (11) southwesterly 150 feet, more or less, thence along part of the sixth line of Baltimore County Zoning Description 3-R-10-3, (12) northwesterly 9.5 feet, more or less, thence along the outlines of the land now or formerly owned by Albert L. McGuire and wife, (13) northeasterly 38 feet, more or less, (14) northerly 113.4 feet, and (15) northwesterly 151.1 feet, thence along the outlines of the land now or formerly owned by W. Richard Sperry and wife, (16) northeasterly 60.07 feet, and (17) northwesterly 64.7 feet to the place of beginning.

Containing 8.24 acres of land, more or less.

HGW:mp1 J.O. #66146 January 11, 1968

AUSTIN FINE
Hooks Lane and Reisterstown Road
Baltimore, Maryland

Appellant

WILLIAM S. BALDWIN, JOHN A. SLOWIK and JOHN A. MILLER, being and constituting the COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Appellees

DISMISSAL OF ORDER FOR APPEAL

Mr. Clerk:

Please enter a Dismissal of the Appeal filed on behalf of Austin Fine, Protestant-Appellant, from the Decision and Order of the County Board of Appeals for Baltimore County, dated April 27, 1970, in case No. 68-215-R, to the Circuit Court for Baltimore County, from an R-10 and B-1 zone on the NE/4 of Reisterstown Road, 295' SE of Hooks Lane, and SE/4 of Hooks Lane 338' from NE/4 of Reisterstown Road, to a B-1 zone, in the Third Election District of Baltimore County.

I HEREBY CERTIFY, that on this 10th day of June, 1970, a copy of the foregoing Dismissal of Order for Appeal was mailed to Mr. William Adelson, Esq., 1035 Maryland National Bank Building, Baltimore, Maryland 21202 and the County Board of Appeals, County Office Building, Towson, Maryland 21204.

Fred E. Waldrop

MICROFILMED

AUSTIN FINE
Hooks Lane and Reisterstown Road
Baltimore, Maryland

Appellants

WILLIAM S. BALDWIN, JOHN A. SLOWIK and JOHN A. MILLER, being and constituting the COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Appellees

ORDER FOR APPEAL

Mr. Clerk:

Please enter an Appeal on behalf of Austin Fine, Protestant-Appellant, from the Decision and Order of the County Board of Appeals for Baltimore County, dated April 27, 1970, in case No. 68-215-R, to the Circuit Court for Baltimore County, from an R-10 and B-1 zone on the NE/4 of Reisterstown Road, 295' SE of Hooks Lane, and SE/4 of Hooks Lane 338' from NE/4 of Reisterstown Road, to a B-1 zone, in the Third Election District of Baltimore County.

I HEREBY CERTIFY, that on this 21 day of May, 1970, a copy of the foregoing Order for Appeal was mailed to Mr. William Adelson, Esq., 1035 Maryland National Bank Building, Baltimore, Maryland 21202 and the County Board of Appeals, County Office Building, Towson, Maryland 21204.

Fred E. Waldrop

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

STATE OF MARYLAND : SCT.
COUNTY OF BALTIMORE :

I, ORVILLE F. GONNELL, Clerk of the Circuit Court for Baltimore County, do hereby certify that the foregoing is a true photostatic copy of the original DEED

taken from the Records of the said

Circuit Court for Baltimore County, as recorded in Liber GLS No. 2866

Folio 563, one of the LAND

Records of Baltimore County

IN TESTIMONY WHEREOF, I hereto set my hand and affix the seal of said Court this 28th day of September A.D., 1969.

Clerk of the Circuit Court for Baltimore County



This Deed, Made this 6th day of March
in the year one thousand nine hundred and fifty-six, by and between LOUISE T. GOLDMAN (also known as Rose T. Goldman) and ROBERT GOLDMAN, her husband, of Baltimore County, in the State of Maryland, parties of the first part, and THOMAS WEINBERG and HODA P. WEINBERG, his wife, of Baltimore County, in the State of Maryland, parties of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her --

heirs and assigns, in fee simple, all that certain lot -- of County, part of "PILL BOX", ground situate in the Third Election District of Baltimore in the State of Maryland, and described according to a survey prepared by S. J. Martmet & Co., Surveyors, dated February 24, 1956, as follows, that is to-wit:

BEGINNING for the one at the intersection of the center line of Hooks Lane, 20 feet wide, with the center line of a Road 30 feet wide, which intersection is at the end of the first line of the land described in a deed from William A. Tuerke and wife to Milton L. Halle dated May 8, 1945 and recorded among the Land Records of Baltimore County in Liber R.L.S. No. 1387, Folio 129, etc.; and the beginning of the land described in a deed from Shirley Egerlieb, unmarried, to Rose T. Halle dated May 29, 1951 and recorded among said Land Records in Liber G.L.S. No. 2300, Folio 89, etc.; and running thence, with and binding on the first line of the land described in said first mentioned deed and part of the second line of the land described in said first mentioned deed, along the center of said Road 30 feet wide, South 77 degrees and 30 minutes East 263.41 feet; thence, running with and binding on the second line of the land described in said first mentioned deed to the end thereof and continuing the same direction, in all, North 65 degrees and 30 minutes East 461.00 feet; thence, parallel with said Road 30 feet wide, North 27 degrees and 30 minutes West 259.62 feet to a point in the first line of the land described in the deed to Milton L. Halle first herein referred to and the center of an Avenue herebefore sold out 30 feet wide running Northeasterly to Park Heights Avenue; thence, running with and binding on the remainder of said first line and along the center of said Avenue 30 feet wide, as now surveyed, South 69 degrees and 14 minutes East 31.52 feet to the beginning of the land described in said first mentioned deed at the center line of Hooks Lane, 20 feet wide, and thence, running with and binding on the first line of the land described in said first mentioned deed, along the center line of Hooks Lane, South 62 degrees and 30 minutes West 429.30 feet to the place of beginning.

CONTAINING 2.78 acres of land, more or less.
SUBJECT to keeping open Hooks Lane, the Road 30 feet wide and the Avenue 30 feet wide for use in common with others entitled thereto.

TOGETHER with the right to use in common with others entitled thereto, Hooks Lane extending Southwesterly to Reisterstown Road and the Avenue 30 feet wide extending Northeasterly to Park Heights Avenue.

FOR TITLE OF GRANTORS, see Deed from Shirley Egerlieb, Unmarried, to Rose T. Halle dated May 29, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.S. No. 2300, Folio 89.

February 16, 1968
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

RECLASSIFICATION FROM R-10 AND B-1, to B-1, for William Keir, et al., located 26 1/2 Hooks Lane, N/E of Reisterstown Rd., 3rd District (Item 101, February 13, 1968)

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

BUREAU OF ENGINEERING:
Water - Existing 12" & 16" water in Reisterstown Road.
Sewer - An extension of approximately 4700' would be required to serve this site with sanitary sewer. In addition, this line would require tunneling under Reisterstown Road.
Road - Hooks Lane is to be developed as a minimum 40' road on a 60' R/W.

BUREAU OF TRAFFIC ENGINEERING:
This office will review and make any necessary comments at a later date.

STATE ROADS COMMISSION:
The site will be seriously affected by the State Roads Commission's proposed highway improvements. A large site of the property will be required for the aforementioned improvements. All access to the remainder of the site must be by Hooks Lane. Plans indicating the effects to the site will follow.

HEALTH DEPARTMENT:
Method of providing sewer to the property must be indicated on revised plans. Prior to approval of a building application for the swimming pool and food service facility complete plans and specifications must be submitted to the Department of Health for approval.

PLANNING DIVISION:
This office will review and make any necessary comment at a later date.

ZONING ADMINISTRATION DIVISION:
A distance of 60' must be maintained between buildings. Revised plans must be received in this office showing a connection between the buildings or a redesign of the location of the structure. 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 comments to offer:

Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

cc: Carlyle Brown-Bur, of Engr.;
C. Richard Moore-Traffic Engr.;
John Meyers-State Roads
Wm. Greenwell-Health Dept.
Jedidiah Albert W. Gentry-Project Planning
Very truly yours,
James E. Allen
JES: L. 578, Acting Supervisor

1968 2886 564
THE said Rose T. Halle since has divorced David M. Halle, and is now known as Louise T. Goldman and married to Robert M. Goldman.
SEE ALSO Deed from Milton L. Halle and Rachel M. Halle, his wife, to Louise T. Goldman, one of the Grantors herein, dated the 7th day of March, 1956, and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto.

And the said -- Grantors -- hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said land as may be requisite.

Witness: the hands and seals of the within named Grantors

WITNESSES:
Edward C. Golder
EDWARD C. GOLDER
Louise T. Goldman
Louise T. Goldman
(also known as Rose T. Goldman)
Robert Goldman
Robert Goldman

State of Maryland, Baltimore City, to-wit:
I HEREBY CERTIFY, that on this 6th day of March, in the year one thousand nine hundred and -- fifty-six -- before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared LOUISE T. GOLDMAN (also known as Rose T. Goldman) and ROBERT GOLDMAN, her husband, known to me for satisfaction (being sworn) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in full compliance with and under the terms of the same.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my notarial seal.

Notary Public
Edward C. Golder
EDWARD C. GOLDER
Notary Public

Filed for Record MAR 7 1968
For Charles L. Byerly, Clerk
My Commission Expires: March 6, 1971

M. WILLIAM ADELSON
ATTORNEY AND COUNSELLOR AT LAW
105 MARYLAND NATIONAL BANK BUILDING
BALTIMORE, MARYLAND 21202
October 7, 1968
ZONING DEPARTMENT

Hon. John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No. 68-215-R
Petition of William Gladstone Keir, et al., for Reclassification from R-10 and B-1, Zoned to B-1, N/E side of Reisterstown Road, 295' S. of Hooks Lane (Parcel A), N/E side of Hooks Lane, 338' N/E of Reisterstown Road (Parcel B)

Dear Mr. Rose:
Please enter an appeal to the County Board of Appeals from the Order and Decision of the Zoning Commissioner, dated September 26, 1968, denying the reclassification requested by the Petition filed in the above entitled case. This appeal is taken pursuant to Section 23-26, Title 23, of the Baltimore County Code.

A check for \$70.00 is enclosed herewith to cover the cost of the instant appeal.

Respectfully,
M. William Adelson
M. William Adelson
Attorney for Petitioners,
William Gladstone Keir,
Margaret V. Keir,
Elizabeth Ruth Cooper,
Marion F. Cooper,
Wilfred Grenfell Keir, and
Blanche S. Keir,
Legal Owners, and
The Drew Company,
Contract Purchaser

MWA:DH
MWA:DH

Be hereunto by both, the said lot -- of ground and premises, unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever.

And the said -- Grantors -- hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said land as may be requisite.

Witness: the hands and seals of the within named Grantors

WITNESSES:
Edward C. Golder
EDWARD C. GOLDER
Louise T. Goldman
Louise T. Goldman
(also known as Rose T. Goldman)
Robert Goldman
Robert Goldman

State of Maryland, Baltimore City, to-wit:
I HEREBY CERTIFY, that on this 6th day of March, in the year one thousand nine hundred and -- fifty-six -- before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared LOUISE T. GOLDMAN (also known as Rose T. Goldman) and ROBERT GOLDMAN, her husband, known to me for satisfaction (being sworn) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in full compliance with and under the terms of the same.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my notarial seal.

Notary Public
Edward C. Golder
EDWARD C. GOLDER
Notary Public

Filed for Record MAR 7 1968
For Charles L. Byerly, Clerk
My Commission Expires: March 6, 1971

State of Maryland, Baltimore City, to-wit:
I HEREBY CERTIFY, that on this 6th day of March, in the year one thousand nine hundred and -- fifty-six -- before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared LOUISE T. GOLDMAN (also known as Rose T. Goldman) and ROBERT GOLDMAN, her husband, known to me for satisfaction (being sworn) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in full compliance with and under the terms of the same.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my notarial seal.

Notary Public
Edward C. Golder
EDWARD C. GOLDER
Notary Public

Filed for Record MAR 7 1968
For Charles L. Byerly, Clerk
My Commission Expires: March 6, 1971

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
October 23, 1968

Mr. William S. Baldwin
County Board of Appeals
County Office Bldg.
Towson, Maryland 21204

Re: Reclassification from R-10 and B-1 Zoned to B-1 Zone - N. E. side of Reisterstown Road (Parcel B) 100, GLADSTONE KEIR, et al. Petition No. 68-215-R Baltimore Beltway

Dear Mr. Baldwin:
It is our understanding that subsequent to the denial of the subject petition by the Zoning Commissioner, an appeal has been made by the petitioner to the County Board of Appeals.

The State Roads Commission proposes an improvement to the interchange of the Baltimore Beltway with Reisterstown Road. The improvement will affect the site, as indicated on the plan. All access to the remainder of the property would be by way of Hooks Lane.

The existing interchange design causes traffic congestion to the already heavily traveled Reisterstown Road. The proposed improvement would greatly alleviate the traffic problem.

It is requested that the Board of Zoning Appeals give consideration to the State Roads Commission's plans in making its decision in regard to the subject petition.

Thank you for your cooperation.
Very truly yours,
Charles L. Byerly, Chief
Development Engineering Section
by John E. Meyers
Asst. Development Engineer

cc: Mr. Harry McCullough
Rec'd 10-24-68
9:36 AM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 8, 1968
FROM: George F. Goyette, Director of Planning

SUBJECT: Petition 68-215-R Northeast side of Reisterstown Road 295 feet Southeast of Hooks Lane
Petition for Reclassification from R-10 & B-1, to B-1, Zone William G. Keir, et al - Petitioners

3rd District
HEARING: Wednesday, March 20, 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:

1. It is now the objective of this office to discourage intensive land usage of property adjacent to interchanges. The experience in Baltimore County and over the nation has clearly shown that the efficiency of a freeway system is severely impaired by intensive development near interchanges, since major traffic movements are disrupted by the traffic congestion thus generated.
2. While the reason stated above is in itself sufficient to require that the present zoning of the subject property be retained, the particular traffic conditions on Reisterstown Road, especially at the Beltway interchange, constitute even more compelling reason. The Reisterstown Road-Beltway interchange is notoriously the least efficient of all the Beltway interchanges, and may be the most congested.
3. We see no reason that the residential portion of the subject property cannot be used under the R-10 classification. Cottage development is just as feasible, from a planning viewpoint, as is the development shown on the petitioner's plat.
4. The Beltway corridor was established at the time of the adoption of the comprehensive zoning map for the 3rd district, and the fact that there would be an interchange with Reisterstown Road was known. The commercial reclassification that have occurred since adoption of the map only serve to indicate that, from a planning viewpoint, the general absence of commercial zoning in this vicinity was justified and correct.

to sell the hereinafter described fee simple property and

State of Maryland Baltimore City to wit
I hereby certify that on this 14th day of August in the year one thousand nine hundred and forty five before me the undersigned a Notary Public of the State of Maryland to wit for Baltimore City personally appeared William A. Turner and Catherine E. Turner his wife the within named grantors and they acknowledged the foregoing deed to be their respective deed
In testimony whereof I hereunto set my hand and affix my notarial seal
George C. Wieseman Notary Public
Subscribed Aug 17 1945 at 3:30 P.M. and per
Robert J. Spittel Clerk
Also by H.M.D. Examiners (267)

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
STATE OF MARYLAND : SCT.
COUNTY OF BALTIMORE :
I, ORVILLE T. GORNELL, Clerk of the Circuit Court for Baltimore County, do hereby certify that the foregoing is a true photostatic copy of the original DEED taken from the Records of the said Circuit Court for Baltimore County as recorded in Liber RJS No. 1387, Folio 129, one of the LAND Records of Baltimore County



IN TESTIMONY WHEREOF, I hereto set my hand and affix the seal of said Court this 8th day of September A.D., 1969.
Orville T. Gornell
Clerk of the Circuit Court for Baltimore County

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
STATE OF MARYLAND : SCT.
COUNTY OF BALTIMORE :
I, ORVILLE T. GORNELL, Clerk of the Circuit Court for Baltimore County, do hereby certify that the foregoing is a true photostatic copy of the original DEED taken from the Records of the said Circuit Court for Baltimore County as recorded in Liber RJS No. 1314, Folio 72, one of the LAND Records of Baltimore County



IN TESTIMONY WHEREOF, I hereto set my hand and affix the seal of said Court this 8th day of September A.D., 1969.
Orville T. Gornell
Clerk of the Circuit Court for Baltimore County



September 15, 1969
Mr. William G. Baldwin
County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland, 21204
Dear Mr. Baldwin:
As stated in previous correspondence, the State Roads Commission has an interest in the subject case. We request that a representative of the Bureau of Traffic Safety be permitted to testify at the continued hearing September 17, 1969, to present the effects that the proposed development will have on the State Highways.
Thank you for your cooperation.
Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer

JEM/nto
CC: Mr. Woodford
Mr. Pines
Mr. Irab
Mr. Mick

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE 11/18/68
No. 56392
To: Mr. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Md. 21202
Office of Planning & Zoning
149 County Office Bldg.,
Towson, Md. 21204
REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
COST \$15.00
Posting Keir property for appeal hearing
No. 68-215-R
TOTAL AMOUNT \$15.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



Mr. William G. Baldwin, Chairman,
County Board of Appeals
County Office Building
Towson, Maryland 21204
Re: Zoning File No. 68-215-R
Wm. Gladstone Keir
N.E. side of Reisterstown
Road at the North side of
the Baltimore Beltway

We acknowledge receipt of your letter of October 29, 1968.
We have a considerable interest in the subject matter and wish to take an official position; therefore, wish to receive a Notice of Assignment.
Thank you for your cooperation.

Very truly yours,
Charles Lee, Chief
Development Engineering
Section
by: John E. Meyers
Asst. Development Engineer

CLJ:mdk

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Mr. William Adelson, Esq., County Office Building
1035 Maryland National Bank Bldg., 111 W. Chesapeake Avenue
Baltimore, Maryland 21202 Towson, Maryland 21204
Your Petition has been received and accepted for filing this 13th day of February, 1969.

Petitioner William Keir, et al
Petitioner's Attorney Mr. William Adelson, Esq.
Reviewed by John C. Rose
Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE Feb. 11, 1969
No. 56336
To: Mr. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Md. 21202
Office of Planning & Zoning
149 County Office Bldg.,
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
COST \$79.00
Cost of appeal - property of Wm. G. Keir, et al
No. 68-215-R
TOTAL AMOUNT \$79.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE Feb. 21, 1969
No. 53055
To: Morris H. Wolf
749 Equitable Building
Baltimore, Md. 21202
Zoning Dept. of Balto. Co.
REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
COST \$106.50
Advertising and posting of property for William Gladstone Keir, et al
#68-215-R
TOTAL AMOUNT \$106.50
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE Feb. 27, 1969
No. 53009
To: Morris H. Wolf
The William Adelson
1035 Maryland National Bank Building
Baltimore, Md. 21202
Zoning Dept. of Balto. Co.
REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
COST \$50.00
Petition for Reclassification for William Gladstone Keir, et al
#68-215-R
TOTAL AMOUNT \$50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3
Date of Posting 2/27/69
Posted for William Gladstone Keir, et al
Petitioner William Gladstone Keir, et al
Location of property 149 County Office Bldg., Towson, Md. 21204
Location of Signs 149 County Office Bldg., Towson, Md. 21204
Remarks 2 signs posted on building
Posted by Charles Lee
Date of return 3/3/69

PETITION FOR RECLASSIFICATION

3rd DISTRICT

LOCATION: From R-10 and R-11 to R-12 Zone.

LOCATION: Northeast side of Intersecting Road 255 feet.

Southeast of Hooks Lane.

(Parcel A)

Southeast side of Hooks Lane

328 feet from the Northeast side

of Intersecting Road. (Parcel B)

DATE & TIME: WEDNESDAY, MARCH 20, 1968 at 2:00 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 Act and Regulations of Baltimore County, may will hold a public hearing.

Present: Judges R-10 and R-11.

Proposed Zoning: R-12.

All that parcel of land in the Third District of Baltimore County.

Existing Zoning: R-1.

Proposed Zoning: R-12.

PARCEL "A"

Beginning for the same at a point on the northeast side of Intersecting Road, as shown on State Roads Commission of Maryland Plat 22205, at the distance of 255 feet, more or less, as measured southeasterly along the northeast side of said Intersecting Road from its intersection with the center line of Hooks Lane, and running thence, bearing on said northeast side of Intersecting Road, (1) southeasterly 283 feet, more or less, thence along a part of the northeast line of the 8.86 acre parcel shown on State Roads Commission of Maryland Plat 24750, (2) northeasterly 245 feet, more or less, thence binding on parts of the third and fourth lines of the more County Zoning Description 2-BL-12, (3) northeasterly 257 feet, more or less, and (4) southeasterly 120 feet, more or less, thence running along a part of the second line of Baltimore County Zoning Description 2-BL-5, (5) northeasterly 8.5 feet, more or less, thence along the southeast outline of the land now or formerly owned by Albert L. McGuire and wife, (6) southeasterly 120 feet, more or less, in the place of beginning.

Containing 1.52 acres of land, more or less.

Existing Zoning: R-10

Proposed Zoning: R-12

PARCEL "B"

Beginning for the same at a point on the southeast side of Hooks Lane, at the distance of 255 feet, more or less, as measured northeasterly along said southeast side of Hooks Lane from its intersection with the northeast side of Intersecting Road, and running thence, bearing on the southeast side of Hooks Lane, (1) northeasterly 99 feet, more or less, thence, (2) northeasterly 110 feet, thence binding on the center line of said Hooks Lane, (3) northeasterly 40 feet, more or less, thence along the southeast line of the land owned by William G. Keir and wife, (4) southeasterly 215 feet, thence along the southeast line of said land and along the private line of other properties laid out along the southeast side of Hooks Lane, in all, (5) northeasterly 475.50 feet, thence along the northeast outline of the land formerly owned by William G. Keir and wife, (6) southeasterly 372 feet, more or less, thence along the northwest Right of Way Line of the Baltimore Beltway, as shown on State Roads Commission of Maryland Plats 22225 and 22304, (7) southeasterly 335 feet, more or less, thence along the outline of the 0.86 acre parcel shown on State Roads Commission of Maryland Plat 24750, (8) northeasterly 105 feet, more or less, and (9) southeasterly 140 feet, more or less, thence binding on parts of the third and fourth lines of Baltimore County Zoning Description 2-BL-12, (10) northeasterly 257 feet, more or less, and (11) southeasterly 150 feet, more or less, thence along part of the sixth line of Baltimore County Zoning Description 2-BL-10-3, (12) northeasterly 8.5 feet, more or less, thence along the outline of the land now or formerly owned by Albert L. McGuire and wife, (13) northeasterly 38 feet, more or less, (14) northeasterly 114.4 feet, and (15) northeasterly 151.1 feet, thence along the outline of the land now or formerly owned by W. Richard Sperry and wife, (16) northeasterly 66.07 feet, and (17) northeasterly 64.7 feet to the place of beginning.

Containing 8.24 acres of land, more or less.

Being the property of William Gladstone Keir, as shown on plat 24750 with the Zoning Department.

Hearing Dates: Wednesday, March 20, 1968 at 2:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY.

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS

Baltimore, Md.

THE HERALD - ARGUS

Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

March 4, 1968

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 day of March, 19 68, that is to say the same was inserted in the issue of

February 29, 1968,

THE BALTIMORE COUNTY

By Paul J. Morgan

Manager

271.

ORIGINAL

PETITION FOR RECLASSIFICATION

1st DISTRICT

LOCATION: From R-10 and R-11 to R-12 Zone.

LOCATION: Northeast side of Intersecting Road 255 feet.

Southeast of Hooks Lane.

(Parcel A)

Southeast side of Hooks Lane

328 feet from the Northeast side

of Intersecting Road. (Parcel B)

DATE & TIME: WEDNESDAY, MARCH 20, 1968 at 2:00 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 Act and Regulations of Baltimore County, may will hold a public hearing.

Present: Judges R-10 and R-11.

Proposed Zoning: R-12.

All that parcel of land in the Third District of Baltimore County.

Existing Zoning: R-1.

Proposed Zoning: R-12.

PARCEL "A"

Beginning for the same at a point on the northeast side of Intersecting Road, as shown on State Roads Commission of Maryland Plat 22205, at the distance of 255 feet, more or less, as measured southeasterly along the northeast side of said Intersecting Road from its intersection with the center line of Hooks Lane, and running thence, bearing on said northeast side of Intersecting Road, (1) southeasterly 283 feet, more or less, thence along a part of the northeast line of the 8.86 acre parcel shown on State Roads Commission of Maryland Plat 24750, (2) northeasterly 245 feet, more or less, thence binding on parts of the third and fourth lines of the more County Zoning Description 2-BL-12, (3) northeasterly 257 feet, more or less, and (4) southeasterly 120 feet, more or less, thence running along a part of the second line of Baltimore County Zoning Description 2-BL-5, (5) northeasterly 8.5 feet, more or less, thence along the southeast outline of the land now or formerly owned by Albert L. McGuire and wife, (6) southeasterly 120 feet, more or less, in the place of beginning.

Containing 1.52 acres of land, more or less.

Existing Zoning: R-10

Proposed Zoning: R-12

PARCEL "B"

Beginning for the same at a point on the southeast side of Hooks Lane, at the distance of 255 feet, more or less, as measured northeasterly along said southeast side of Hooks Lane from its intersection with the northeast side of Intersecting Road, and running thence, bearing on the southeast side of Hooks Lane, (1) northeasterly 99 feet, more or less, thence, (2) northeasterly 110 feet, thence binding on the center line of said Hooks Lane, (3) northeasterly 40 feet, more or less, thence along the southeast line of the land owned by William G. Keir and wife, (4) southeasterly 215 feet, thence along the southeast line of said land and along the private line of other properties laid out along the southeast side of Hooks Lane, in all, (5) northeasterly 475.50 feet, thence along the northeast outline of the land formerly owned by William G. Keir and wife, (6) southeasterly 372 feet, more or less, thence along the northwest Right of Way Line of the Baltimore Beltway, as shown on State Roads Commission of Maryland Plats 22225 and 22304, (7) southeasterly 335 feet, more or less, thence along the outline of the 0.86 acre parcel shown on State Roads Commission of Maryland Plat 24750, (8) northeasterly 105 feet, more or less, and (9) southeasterly 140 feet, more or less, thence binding on parts of the third and fourth lines of Baltimore County Zoning Description 2-BL-12, (10) northeasterly 257 feet, more or less, and (11) southeasterly 150 feet, more or less, thence along part of the sixth line of Baltimore County Zoning Description 2-BL-10-3, (12) northeasterly 8.5 feet, more or less, thence along the outline of the land now or formerly owned by Albert L. McGuire and wife, (13) northeasterly 38 feet, more or less, (14) northeasterly 114.4 feet, and (15) northeasterly 151.1 feet, thence along the outline of the land now or formerly owned by W. Richard Sperry and wife, (16) northeasterly 66.07 feet, and (17) northeasterly 64.7 feet to the place of beginning.

Containing 8.24 acres of land, more or less.

Being the property of William Gladstone Keir, as shown on plat 24750 with the Zoning Department.

Hearing Dates: Wednesday, March 20, 1968 at 2:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY.

Feb. 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEB. 29, 1968, 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 1968, before the 20th day of March, 19 68, the first publication appearing on the 29th day of February 19--68.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement \$.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd
Date of Posting 10-19-68
Appeal
Postioner W. J. Keir
Location of property NE 1/4 of Reisterstown Rd. 255' SE 1/4 Hooks Lane (B)
SE 1/4 Hooks Lane 335' from NE 1/4 of Reisterstown Rd. (B)
Location of Signs 0.300' SE of Hooks Lane NE 1/4 of Reisterstown Rd. 255' SE of Reisterstown Rd. on N 1/4 of Baltimore Hwy. 400' E of Reisterstown Rd. on N 1/4 of Baltimore Hwy.
Remarks
Posted by W. J. Keir
Date of return 10-24-68

PLAT

4/136

PILL BOX

Part of the Estate of

William Devries, deceased

located in the 11 Election District

Baltimore County

Maryland

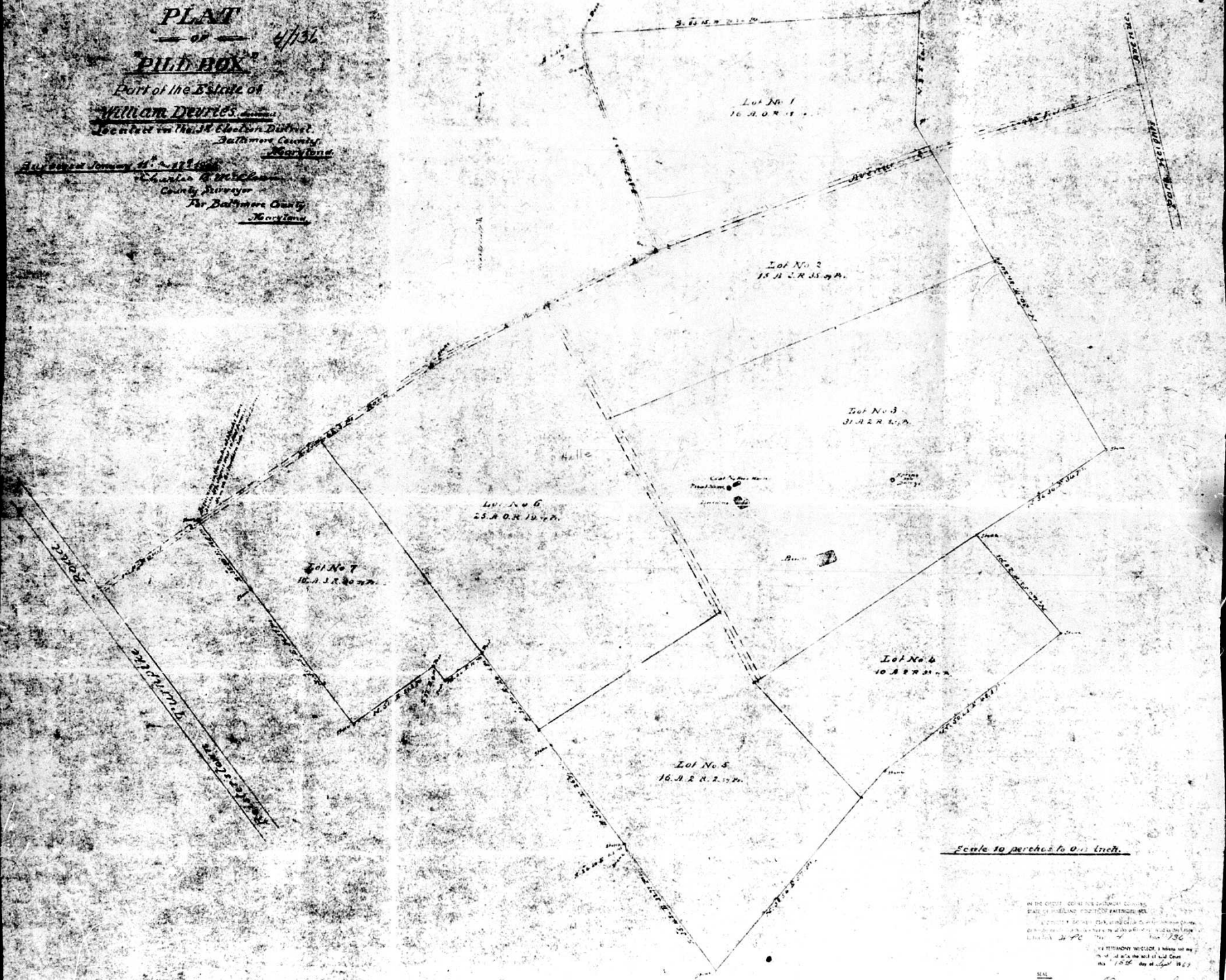
Surveyed January 11, 1886

Charles H. McClellan

County Surveyor

for Baltimore County

Maryland



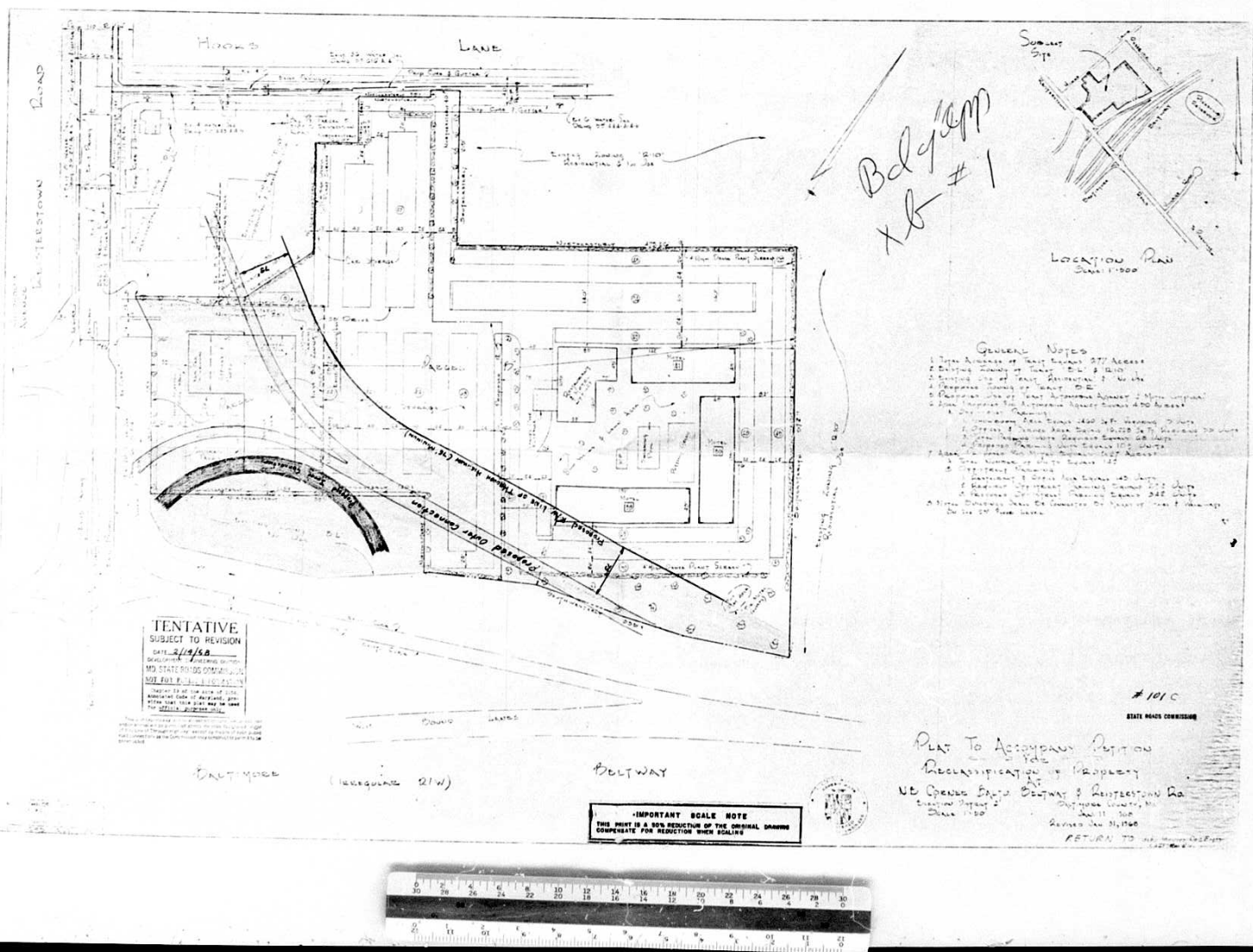
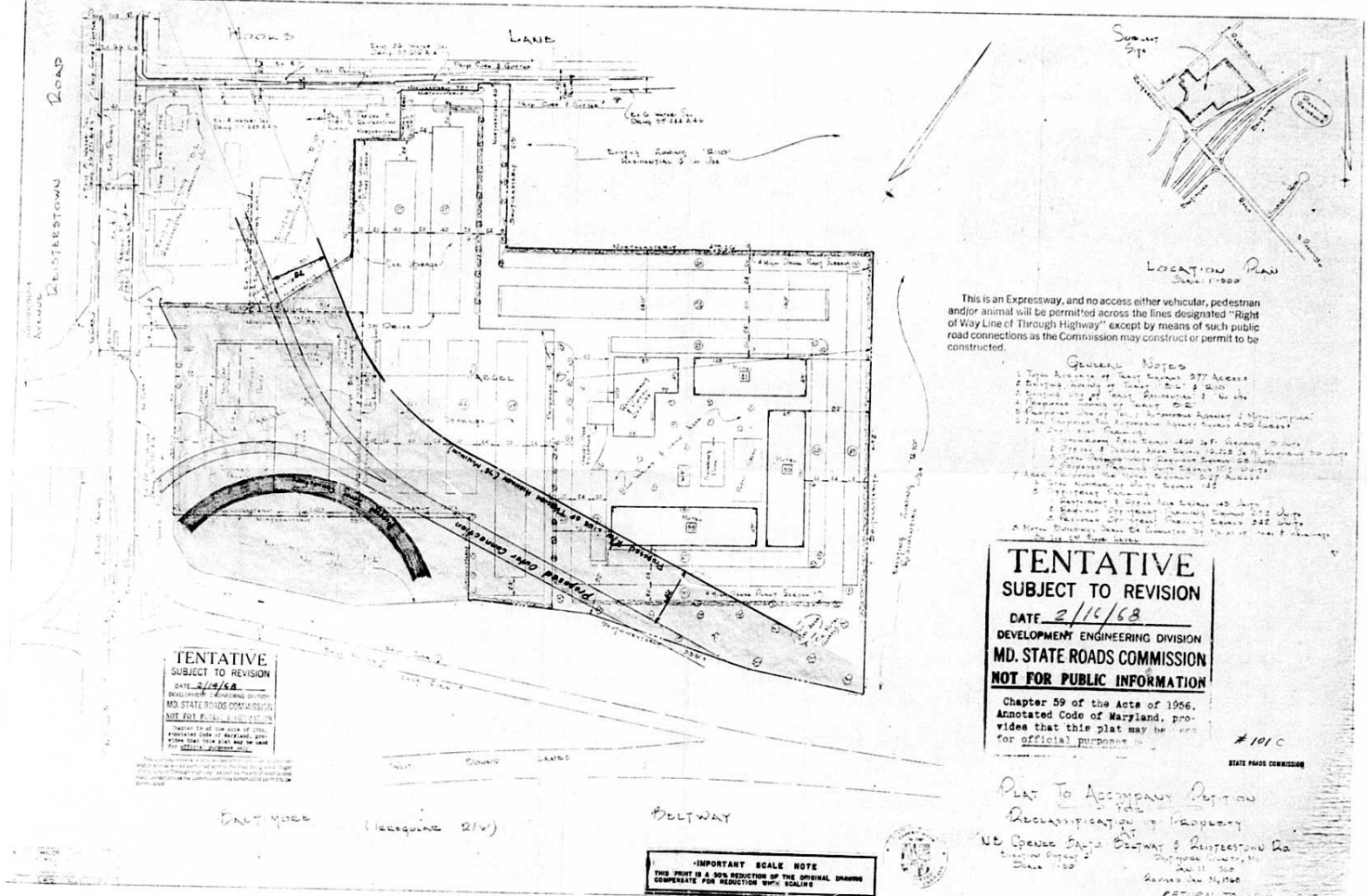
Scale 10 perches to 1 inch.

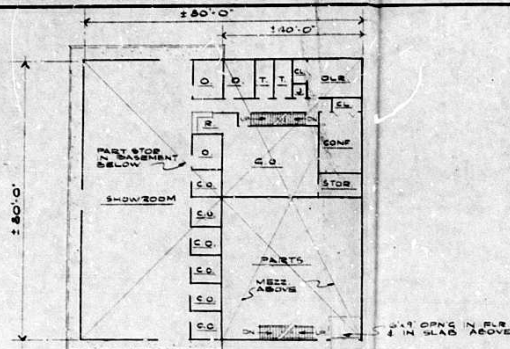
IN THE COURT OF THE COMMONS OF THE CITY OF BALTIMORE, COUNTY OF BALTIMORE, STATE OF MARYLAND, I, the Clerk of the Court, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in the office of the County Surveyor, and that the same was duly filed for record on the 11th day of January, 1886, at 10 o'clock, A.M.

WITNESSED my hand and the seal of said Court this 11th day of January, 1886.

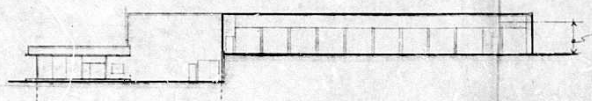
Charles H. McClellan
Clerk of the Court for Baltimore County

Keir, et al
68-215-B

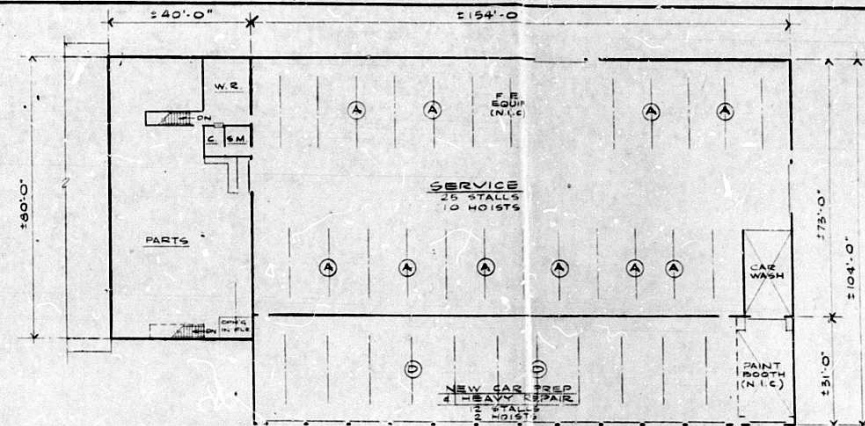




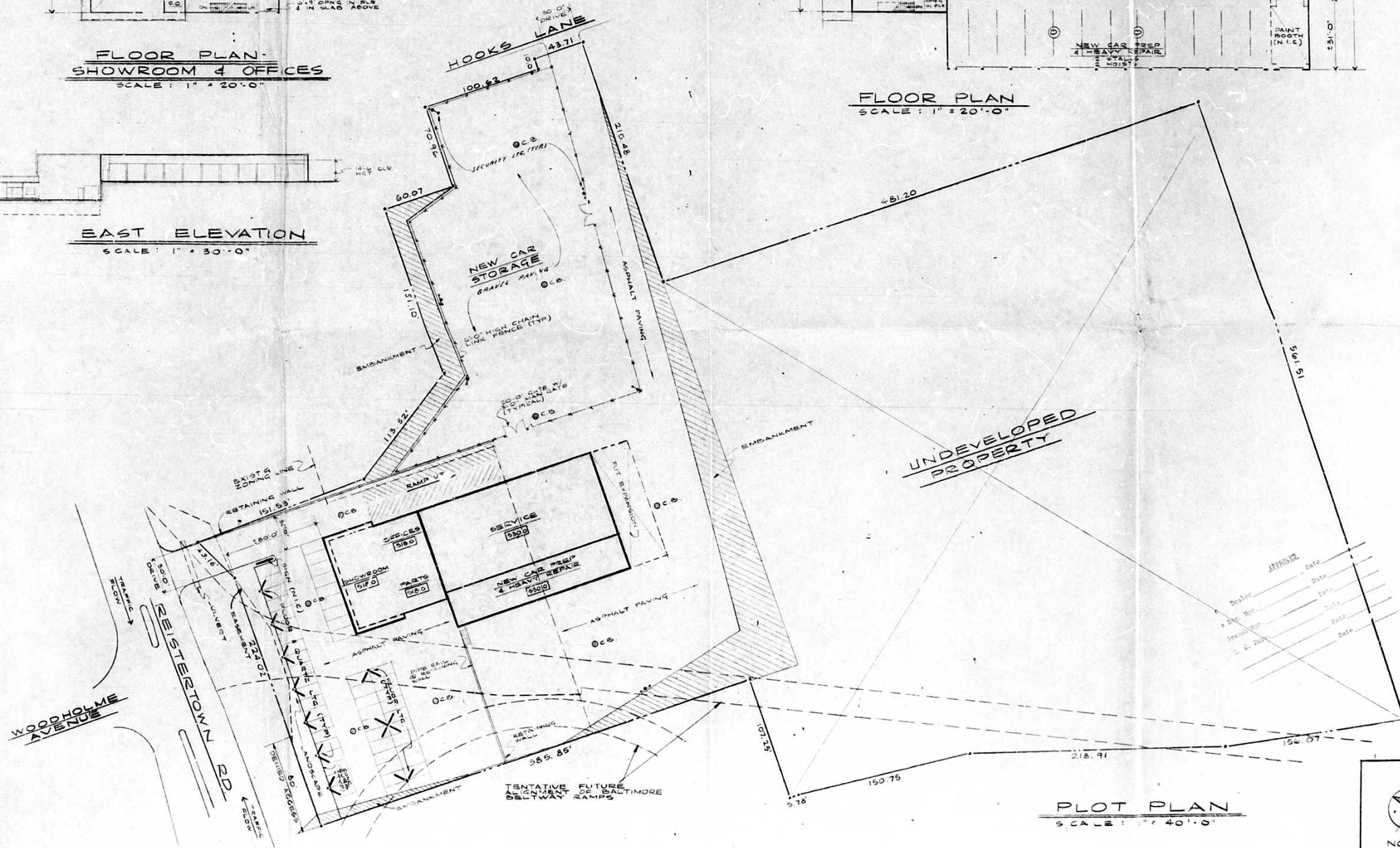
**FLOOR PLAN -
SHOWROOM & OFFICES**
SCALE: 1" = 20'-0"



EAST ELEVATION
SCALE: 1" = 30'-0"



FLOOR PLAN
SCALE: 1" = 20'-0"



PLOT PLAN
SCALE: 1" = 40'-0"

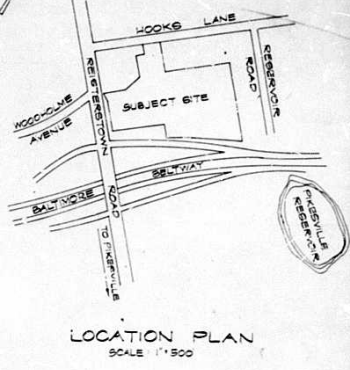
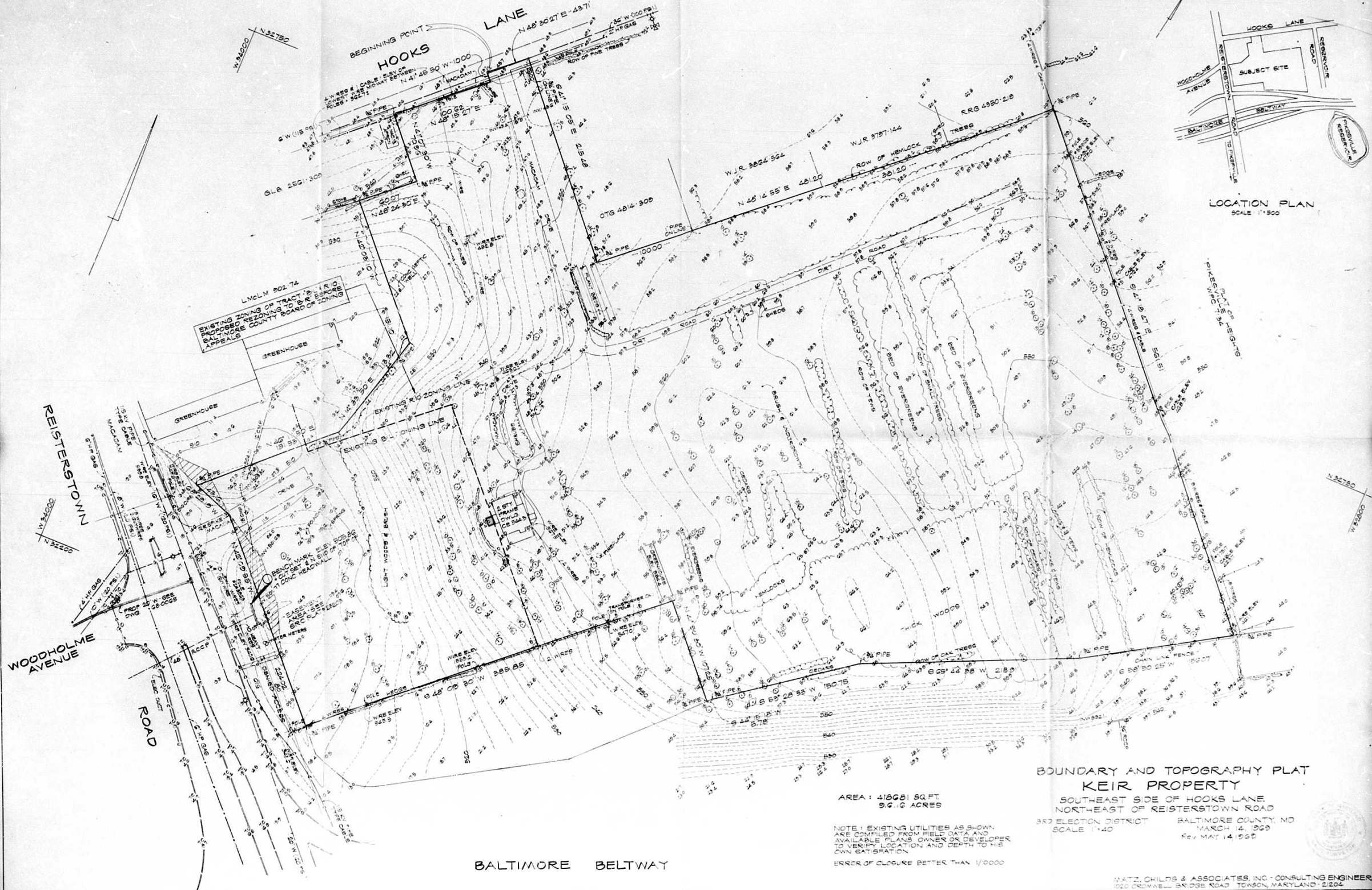
JOB TITLE CHRYSLER REALTY CORPORATION	DRAWN BY A.S.J.	CHECKED BY	DATE 4-15-69	REVISION
JOB TITLE DODGE DEALERSHIP	DRAWN BY A.S.J.	CHECKED BY	DATE 4-15-69	REVISION
JOB TITLE BALT. DRE, MARYLAND	DRAWN BY A.S.J.	CHECKED BY	DATE 4-15-69	REVISION
JOB TITLE PLOT PLAN, FLOOR 2	DRAWN BY A.S.J.	CHECKED BY	DATE 4-15-69	REVISION
JOB TITLE PLANS & ELEVATIONS	DRAWN BY A.S.J.	CHECKED BY	DATE 4-15-69	REVISION

CHRYSLER REALTY CORPORATION
FACILITY DESIGN & CONSTRUCTION
DETROIT, MICHIGAN

JOB NO. **6815**
SHEET NO. **SK-1**



APR 16 1969



BOUNDARY AND TOPOGRAPHY PLAT KEIR PROPERTY

SOUTHEAST SIDE OF HOOKS LANE,
NORTHEAST OF REISTERSTOWN ROAD
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=40' MARCH 14, 1968
REV MAY 14, 1968

AREA: 418681 SQ. FT.
9.57 ACRES

NOTE: EXISTING UTILITIES AS SHOWN
ARE COMPILED FROM FIELD DATA AND
AVAILABLE PLANS. OWNER OR DEVELOPER
TO VERIFY LOCATION AND DEPTH TO HIS
OWN SATISFACTION.
ERROR OF CLOSURE BETTER THAN 1/10000

MATZ, CHILDS & ASSOCIATES, INC. - CONSULTING ENGINEERS
1025 CHESAPEAKE BLVD. - BALTIMORE, MARYLAND 21204

