

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **OSBORNE P. BEALL and**
1. or we, **HARRY DREYER, JR.**, 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,
herby 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 "R-1" zone;
"BR" zone; for the following reasons:

1. Error in the original zoning map; and
2. Changes in the neighborhood since the approval of the original zoning map.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for

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

I, or we, agree to pay the expenses of above re-classification and/or Special Exception advertising,
posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
County.

Contract purchaser _____ Legal Owner _____
Address _____ Address _____

Petitioner's Attorney _____ Protester's Attorney _____

Address 212 Washington Avenue
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day
of April, 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 through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore
County, on the _____ day of May, 1968, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR
DATE 5/16/68

OSBORNE P. BEALL
212 WASHINGTON AVE.
TOWSON, MD. 21204

68-264-R

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 should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day

of May, 1968, that the herein described property or area should be and

the same is hereby reclassified; from an "R-10" zone to an "R-1" zone;

and 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 the expenses of above re-classification and/or Special Exception advertising,

posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

County.

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day

of April, 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 through-
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Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore

County, on the _____ day of May, 1968, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

68-264-R

MICROFILMED

DATE 5/16/68

OSBORNE P. BEALL

212 WASHINGTON AVE.

TOWSON, MD. 21204

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JAMES R. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

BY MCL
DATE 2/12/68

Reall Ford - Zoning Description

68-264-R
FILE 1-1222-9

For application for change of zoning
from present R-10 to R-1.

RESISTING for the same at a point on the northeast side of Reisterstown
Road (66 feet wide) at the distance of 201 feet northwesterly from the northwest
side of Kingsley Road, and running thence blinding on the northeast side of Reist-
erstown Road, (1) North 1/4 07' 20" West 347.40 feet, thence with lines of the
property of Osborne P. Beall and wife, (2) North 1/4 07' 20" East 537.11 feet to
an iron pipe, (3) South 66° 01' 20" East 48.13 feet, (4) South 1/4 01' 20" West
317.75 feet, (5) North 1/4 01' 20" West 5.50 feet to an iron pipe and (6) South
1/4 01' 20" West 339.38 feet to the place of beginning.

SAVING and excepting all that portion of the above property presently
zoned R-10, as shown in the Zoning Records of Baltimore County on Map No. 13-1 and
lying southwest of a line drawn parallel to and 325 feet northeasterly at a right
angle from the center line of Reisterstown Road.

CONTAINING 2.33 net acres of land more or less.

BALTIMORE COUNTY, MARYLA D

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 3, 1968

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-264-R, Reclassification from R-10 to R-1. Northeast side of
Reisterstown Road 201 feet from the northwest side of Kingsley Road, Being
the property of Osborne P. Beall.

4th District

HEARING: Thursday, May 16, 1968 (11:00 A.M.)

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

1. Changes in the requirements of automobile dealerships include the need for
trucks of greater depth than was needed a few years ago. For this reason -
although R-10 zoning was and is intended to accommodate such uses as
automobile dealerships - much of the R-10 zoning in Baltimore County was
not applied to an adequate distance back from the road. We believe this
to be the case with the subject property.
2. Despite the need for greater depth, however, we do not favor granting the
additional R-10 zoning precisely as requested; a residentially zoned buffer
strip 60 feet in width would provide for transitional controls not afforded
under the R-10 zone regulations, while allowing parking under a use permit.



April 11, 1968

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

David D. Downes, Esq.,
212 Washington Avenue
Towson, Maryland 21204

SUBJECT: Reclassification from an R-10 zone to an
R-1 zone, for Osborne P. Beall, located
on the NE/4 of Reisterstown Road 201'
4th District
(Item 149, April 9, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING

Water - Existing 8" and 16" water in Reisterstown Rd.
Sewer - Existing 8" sanitary sewer in Highfalcon Road. An extension of approximately
\$50' will be required to serve this site from that system.
Adequacy of existing utilities to be determined by developer or his engineer.

STATE ROADS COMMISSION

Due to the inadequate site distance to the southeast of this property, the entrance
which is located between the showroom and the southernmost property line should be
closed and curbed with State Roads Commission standard curb and gutter. The entrance
on the north side of the subject property between the existing building located
on this property and the Colonial Inn should be opened and utilized.

PROJECT PLANNING DIVISION

This office will review and make any necessary comments 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
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James S. Allen
JAMES S. ALLEN
Zoning Supervisor

JES:jd
cc: Carlyle Brown-Dur. of Engr.; John Meyers-Stats Roads Comm.; Albert V. Gumbay-Project
Planning Division

TELEPHONE
523-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 54316

DATE April 22, 1968

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

TO:

Downes, Downes & Dantz
212 Washington Ave.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622	QUANTITY	REMITTANCE	TOTAL
Position for Reclassification for Osborne Beall	68-264-R	\$50.00	\$50.00

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

David D. Downes, Esq.,
212 Washington Avenue
Towson, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

9th day of April, 1968.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner: Osborne P. Beall

Petitioner's Attorney: David D. Downes, Esq.

Reviewed by: James S. Allen
Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204

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 _____ days before the _____ day of _____, 1968,
the first publication
appearing on the _____ day of _____, 1968.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$ _____

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 54365.

DATE May 16, 1968

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

TO: Downes, Downes & Dantz
212 Washington Ave.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622	QUANTITY	REMITTANCE	TOTAL
Advertising and posting of property for Osborne P. Beall	68-264-R	\$50.00	\$50.00

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

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ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

BALTIMORE, MD.

May 2, 1968

PETITION FOR
RECLASSIFICATION
4th DISTRICT
ZONING: From R-10 to R.R.
Zone.

LOCATION: Northeast side
of Heisterstown Road 201 feet
from the Northwest side of
Kingsley Road.

DATE & TIME: THURSDAY,
MAY 16, 1968 at 11:00 A.M.
PUBLIC HEARING: Room
106, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing:

Present Zoning: R-10

Proposed Zoning: R.R.
All that parcel of land in the
Fourth District of Baltimore
County.

BEGINNING for the same at a
point on the northeast side of
Heisterstown Road (66 feet
wide) at the distance of 201
feet northwesterly from the
northwest side of Kingsley
Road, and running thence blind-
ing on the northeast side of
Heisterstown Road, (1) North
41 degrees 07' 20" West 349.60
feet, thence with lines of the
property of Osborne P. Beall
and wife, (2) North 46 degrees
21' 10" East 537.14 feet to an
iron pipe, (3) South 66 degrees
54' 20" East 364.13 feet, (4)
South 43 degrees 54' 20" West
347.73 feet, (5) South 46 de-
grees 25' West 5.50 feet to an
iron pipe and (6) South 45 de-
grees 22' West 330.38 feet to the
place of beginning.

SAYING and excepting all
that portion of the above prop-
erty presently zoned R.R., as
shown in the Zoning Records of
Baltimore County on Map NW
13-4 and lying southeast of a
line drawn parallel to and 325
feet northwesterly at a right
angle from the center line of
Heisterstown Road.

CONTAINING 2.33 net acres
of land more or less.

Being the property of Osborne
P. Beall and Mary Dee F. Beall,
as shown on plat plan filed with
the Zoning Department.

Hearing Date: Thursday, May
16, 1968 at 11:00 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

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

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

was inserted in THE COMMUNITY TIMES, a weekly news-
paper published in Baltimore County, Maryland, once a week
for One ~~announced~~ week before the
2nd day of May, 1968, that is to say,
the same was inserted in the issue of

April 25, 1968.

STROMBERG PUBLICATIONS, Inc.

Publisher.

By Ruth Morgan

2 Signs
CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4th

Date of Posting: 4-25-68

Posted for: Reclassification

Petitioner: O. P. Beall

Location of property: NE 1/4 of Heisterstown Rd - 201' from NW 1/4 of Kingsley Rd

Location of Signs: Show room Windows of Beall Ford Co.

② 642 1/2' from NE 1/4 of Heisterstown Rd - 225' from NW 1/4 of Kingsley Rd

Remarks:

Posted by: H. Clark

Date of return: 5-2-68

Beall Ford Property-

4th Elect. Dist

Scale: 1" = 30'

Baltimore County, Maryland.
March 21, 1968

March 21, 1968

TRUE MEDICIAN

Zoning Data

Total Site Area - 5.05 Acres.

Exist. Zoned B.R. - 2.72 Ac.

East lined R-10 - 2.33 Ad

Proposed ZONE B.R. — 2.33 Ac

See Young Advisory Committee Comments:

Water Available. A.C.C.—
Sanitary Available. A.C.C.—
Preston Rd improvements as required
By State Roads Commission

To be Zoned
2.33⁺ Ag
Open Storage for Auto Cars
and Future expansion

NOTES:-

Elevations shown herein are referred to mean low
 water established by Baltimore County and reported
 in P.M. No. Y 2190 -- Elev. 652.82
 Water mains are the property of Baltimore Co.
 Electricity and Gas are Property of Baltimore
 Gas & Electric Company
 Telephone Cables are property of Chesapeake &
 Potomac Telephone Company

