## PETITION FC. ZONING RE-CLASS. ICATION #69-79R AND/OR SPECIAL EXCEPTION

County and which is described in the description and plat attached hereto and made a part hereof, #3 County and which is described in the description and matter an extended property be re-classified, pursuant hereby petition (1) that the zoning status of the here's described property be re-classified, pursuant SEC.2-Cto the Zoning Law of Baltimore County, fron an R-10 zone to an NW-9-F BR \_\_\_\_zone; for the following reasons

1. Error in the original zoning map.

Changes in the character of the neighborsince the adoption of the Land Use Map

Con attached description

and (2) for a Special Exception, under the said Zoni	ig Law and Z	oning 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 re-classification and/or Special Exception 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

Contract numbaser

3807 Barbery Court, Siftmore, Maryland Grasty Rd., Baltimore, Legal Cwners Address 3607 Barbery Court Balto med

Address 11 W. Pennsylvania Ave. Towson, Md.

Rayle Ma Lean 102 W. Pennsylvania du

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SW/cor. of

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and 169

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ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of. August ....., 196\_8\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimor County, on the age 1.3 18 18: 7 day of October 196 8 at 10:00 o'clock

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Pare, Zoning Commissioner Date, September 20, 1968 FROM George E. Gavrelis, Director of Francing

Petition #62-79-R. Southwest corner of Reisterstown Road and Mit. Wilson Lane. Petition for Reclassification from R-10 to B.R. Benton J. Pumpian, et al. - Petitioners

3rd District

HEARING: Tuesday, October 1, 1968 (10:00 A.M.)

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

With respect to a petition for commercial zoning of a nearby property on Reisterstown Road (No. 65-8-RX), we commented as follows:

- The subject property is situated along a portion of Reisterstown Road whose character is residential and whose zoning is exclusively residential. Special Exceptions have been granted within the context of residential.
- Creation of commercial zoning here would establish land use potentials for the subject property which would be grossly out of character with those of adjacet properties. Creation of commercial zoning here would not be in accordance with the Comprehensive Zoning Map or the Moster Plan. Commercial zoning here would serve as an entering wedge for subsequent zoning changes which could have the effect of establishing ribbon commercial development and abouting the comprehensive plan. From a planning viewpoint, creation of commercial zoning here would constitute spot zoning.

We believe that the above comments are quite relevant to the subject case. We oppose the subject petition.

Re: Petition for Reclassification e: Petition for Reclassification from R-10 Zone to B-R Zone S/W Cor. Reisterstown Road and Mt. Wilson Lane, 3rd Dist., Benton J. Pumpian and Philip S. Aitfeld, Petitioners

Baltimore County No. 49 70 D

The petitioners requested reclassification, from an R-19 Zone to B-R Zone at the southwest corner of Reisterstown Road and Mt. Wilson Lane, in the Third District of Baltimore County.

The petitioners and protestants were in agreement that the area between the Balaimore County Beltway, McDonogh Lane and Resisterstown Road, is presently consel residential. 3rr. Aub.ev Pearre testified that his mother and two some fresidential. 3rr. Aub.ev Pearre testified that his mother and two some for the property immediately adjacent to the subject property compassed of macked may change in the subject property and has no knowledge any change in the immediate vicinity except the construction of a public way substation and the ure of some of the properties for religious purposes which is instead that he and his family do not consider their property which is druker at the substantial of the properties of the properties of the properties of the property which is a received as a reservoir zone. To the contrary they expect that some day the property with the developed in acre lots. Several protestants complained shout the traffic condition.

In Case No. 5818 before the County Board of Appeals of In Case No. 5818 before the County Board of Appeals of Baltimore Country, the matter of zoning property on the south side of the Wessern Maryland Railrord and the west side of the Baltimore Country Beltway from R. 40-Zone to M. L. Zone was considered. At that time the maintr of traffic was considered. In that case Jerome B. Wolff, who is newChairman of the Maryland State Road Sommission,

"The testime ay of Mr. Jerome B. Wolff, an expert witness testifying on behalf of the protestants, pointed to the dangerous traffic conditions that exist en Mr. Wilson Lane, both of its eastern origin at the intersection of Reisterstown Road and for its entire length to the gales of Mr. Wilson State Hospital. He pointed out that the radii of the curves on Mr. Wilson Lane are such that it would be impossible for two tractor trailers to pass each other on the curves of Mr. Wilson Lane, Mr. Wilson Lane is a 14 foot concrete paved right-of-way with 2 foot bituminous shoulders and there are no sidewalks, curbs or gutters. Mr. Wolff also testify that the water supply in the general area is inadequate at the present time and that any increase demands on the water supply wald cause a serious problem in the Mr. Wilson State Hospital, It was also Mr. Wolff's opinion that in case of a fire in this institution that there would be insufficient water pressure available for adequate fire protection". "The testimeay of Mr. Jerome B. Wolff, an expert witness

The Director of Planning had the following comment:

"The subject property is situated along a portion of Reisterstown Road whose character is residential and whose zoning is exclusively residential. Special Exceptions have been grant-1 within the contect of residential zoning."

creation of commercial zoning here would establish land use potentials for the subject property which would be grossily out of character with those of adject properties. Creation of commercial zoning here would not be ten properties. Creation of commercial zoning Map or the Master Plan. Commercials may be a compared to the compared as an entering wedge for subsequent zoning changes have the effect of establishing ribbon commercial development and aborting the comprehensive plan. From a planning viewpoint, creation of commercial zoning here would constitute spot zoning. Creation of commercial zoning here would establish

Mr. Philip K. Kraus, Supervisor of the Soil Testing Division of the Baltimore County Health Department testified as follow

A representative of this office attempted to conduct a percolation test on the subject property. High ground water between and 10 feet precluded the test.

The soil was a tight impervious clay with an aggregate

Based on the above data, approval cannot be granted

Mr. Kraus emphasized that this property could not be used for residential or commercial uses

For the above reasons the reclassification should

The State of Cotoler, 1968, by State of October, 1968, by State of Cotoler, 1968, by State of Cotoler,

MCA DOD

DATE

DESCRIPTION

1.99 ACRE PARCEL

SOUTHWEST CORNER REISTERSTOWN RD. & MT. WILSON LA.

EXISTING ZONING "R-10"

PROPOSED ZONING "B-R"

Beginning for the same at the intersection of the south side of Wilson Lane and the southwest side of Reisterstown Rd.; thence alone the southwest side of Reisterstown Road S 36° 30' E 172'; thence S 46° 15' W 410' to a point, thence northwesterly binding on the land owned by the Baltimore Gas & Electric Company 363' to intersect the south side of Mt. Wilson Lane; thence along the south side of Mt. Wilson Lane N 75\* 30' E 285'2 to the point of beginning

Containing 1, 99 Acres of land, more or le

OFFICE OF FINANCE Division of Collection and Receipt COURT HOUSE TOWSON, MARYLAND 21200 Ave. 823 3000 EXT. 387 BALTIS ORE COUNTY, MARY AND OFFICE OF FINANCE Ne. 56275 Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21206 \$50.00 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWNON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

3rd District (Item 41, August 13, 1968) The Zoning Advisory Committee has reviewed the subject petition and has the FIRE numerous must must all fire Reportment regulations. ING ABUNISTRA) ION DIVISION: If the petition is granted, no occupancy may be made until such time as plans as submitted and approved and the property impacted for commitance to the Project Planning Sivision Board of Education Industrial Bowniesunt Sureau of Traffic Engineering Very truly yours, No. 56316

Petition has been received and accepted for filling this

Petitio

Patitioner's Attorney No Bordon Booms, draging Reviewed

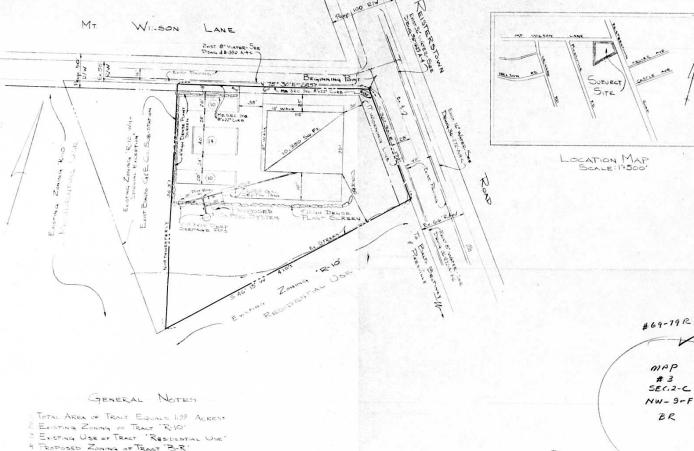
2 Signs

	CERTIFICATE OF PUSTING	
MING	DEPARTMENT OF BALTIMORE COUNTY	
	Toursen, Moryland	

3 tol	Date of Posting 9-11-68
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for Reclassitice	tie.x
mer Bist Pempy	FA 7 7 016 24/1 4 . /
on of property: 5w/Cor. 4.	Restortour Rd & MUSOCK LAND

Location of Signas (T) 100' left Westerstone Aden 36 of Mt Wilson Lone (1) 30 - Set MHabonbone on W/s of Heistertown Rd

Suggesture Date of return 9-19-68



5 PROPOSED USE OF TRACT RETAIL SALES & WAREHOUSE USE"

RETAL SALES! 2000 Sq. FT - 15 UNITS

WAREHOUSE: 5,350 54 FT. 3 Durs

6 TOTAL FLOOR AREA EQUALS 10,350 SO FE 7 Total NUMBER OF EMPLOYEES EQUALS 10

8 REQUIRED PARKING EQUALS: 25 Duits

PROPOSED PARKING EQUALS 34 DUIS 10 EXISTING STRUCTURES ON SITE TO BE REMOVED

SEC,2-C NW-9-F

PLAT TO AGEOMPANY BETITION

RECLASSIFICATION OF ROPERTY

SOUTHWEST CORNER OF REISTERSTOWN RD. & MT. WILSON LANE FLECT DET. 3 BALTO. CO. MO. SCALE : 1'=50' JULY 10, 1968



PATITION FOR RECLASSIF

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the \_\_\_\_12th \_\_\_day of \_\_\_\_September \_\_\_\_\_

THE JEFFERSONIAN,

Cost of Advertisement, \$\_\_\_\_

O COMMUNITE DIMES

RANDALLSTOWN, MD. 21133 Sept. 16, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John . Mose, Moning Commissioner of Daltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for Cine EXXENCE weeks before the 23rd day of Sept., 19 68 that is to say, the same was inserted in the issues of Sept. 12, 1968.

STROMBERG PUBLICATIONS, Inc.

By Buth margare