

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William Bloom and his wife, legal owner of the property situate in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to a BL zone, for the following reasons:

There was a mistake in the original zoning and/or the character of the neighborhood has changed to such an extent that the reclassification requested is proper.

See attached description

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

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: William Bloom, Blanche C. Bloom, Legal Owners. Address: 720 Reisterstown Rd., Baltimore, Md. 21208. Petitioner's Attorney: James D. Nolan. Protestant's Attorney: _____.

Address: 204 W. Penna. Ave., Towson, Md. 21204.

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd day of October, 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 4th day of November, 1968, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

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

a Special Exception for _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of November, 1968, that the herein described property or area should be and the same is hereby reclassified, from a R-10 zone to a BL zone, and/or a Special Exception for _____ should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County.

MCA
RAY, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-929-7999

DESCRIPTION

1.02 ACRE PARCEL, SOUTHWEST SIDE OF REISTERSTOWN ROAD, 500 FEET NORTHWEST OF CARAWAY ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-L" Zoning.

Beginning from the same at a point on the southwest side of Reisterstown Road, 66 feet wide, at the distance of 500 feet, more or less, as measured northwesterly along the southwest side of said Reisterstown Road at its intersection with the northwest side of Caraway Road, 60 feet wide, running thence binding on the southwest side of said Reisterstown Road (1) N 44° 20' 36" W - 196 feet, more or less, thence three courses: (2) S 46° 06' 55" W - 210 feet, more or less, (3) S 34° 20' 07" E - 198 feet, more or less, and (4) N 46° 09' 53" E - 244 feet, more or less to the place of beginning.

Containing 1.02 acres of land, more or less.

PPK:bmb

Job Order 68150

September 12, 1968



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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 25, 1968
FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #69-101-R, Southwest side of Reisterstown Road 500 feet Northwest of Caraway Road. Petition for Reclassification from R-10 to B.L. Zone. William Bloom - Petitioner

4th District

HEARING: Monday, November 4, 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:

- From a planning viewpoint, application of residential zoning to the subject property was dictated by the small size of the property and its limited residential potential in relation to surrounding and nearby existing and anticipated residential development. Thus, commercial zoning of this tract would, in our view, be spot zoning, and we believe that the residential classification applied through adoption of the Comprehensive Zoning Map for the Fourth District implicitly affirmed this.
- It is our opinion that the present commercial use of the subject property does not in itself justify rezoning by any means; we believe that sufficient protection of non-conforming uses is provided within the zoning regulations, and that it is neither in the public interest nor incumbent upon the County to establish illogical patterns of land use when relief is already afforded.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this _____ day of October, 1968.

Petitioner: William Bloom

Petitioner's Attorney: James D. Nolan, Esq.

Reviewed by: Chairman of Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

October 17, 1968

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

SUBJECT: Item 91
Type of Hearing: Reclassification
From R-10 to a BL zone
Location: SW of Reisterstown Road, SW of Caraway Road
District: 4th
Petitioner: William Bloom
Committee Meeting of Oct. 8th, 1968

Dear Mr. Nolan:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made on site field inspection of the property. The following comments are a result of this review and inspection:

The subject site consists of one acre. It is bounded on the north, south and west by Reisterstown Rd. The property fronts on Reisterstown Road - the opposite side of which is developed with residential dwellings and one church.

The site is presently improved with a grocery store in very bad repair. Two distinct gasoline pumps exist in front of the store at the present time. The store is currently in use as it was described on the day the Committee reviewed the site. A portion of the property is also improved with a residential driveway, which is in good repair.

The site plan as prepared presents no development problems. However, the frontage of the site must be curbed with combination curb and gutter, rather than the 24" concrete curb as indicated on the plan. The driveway will be subject to State Road Commission approval and permit.

This petition is accepted for filing as of the date of the enclosed filing certificate. Notice of hearing is hereby given, which will be held on the 4th day of November, 1968, at 11:00 o'clock A.M. on the 4th day of November, 1968, at 11:00 o'clock A.M.

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 91

October 17, 1968

forwarded to you in the near future.

Very truly yours,

James D. Nolan, Chairman

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th
Posted for: Reclassification
Petitioner: Wm. Bloom
Location of property: SW of Reisterstown Rd. SW of Caraway Rd.
Location of Signs: 720 Reisterstown Rd.
Remarks: _____
Posted by: A.C. Cook
Date of return: 10-24-68

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 17, 1968

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 _____ consecutive weeks before the _____ day of _____, 1968, the _____ publication appearing on the _____ day of _____, 1968.

THE JEFFERSONIAN

Cost of Advertisement \$ _____

TELEPHONE 825-3000 EXT. 367

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

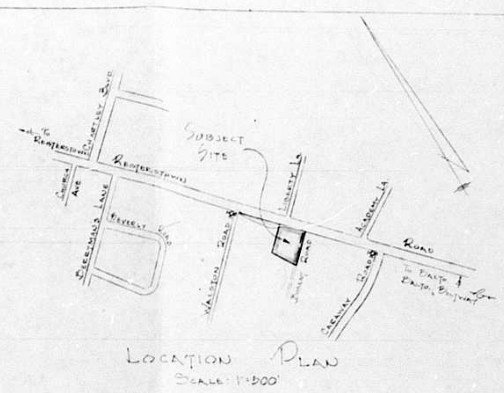
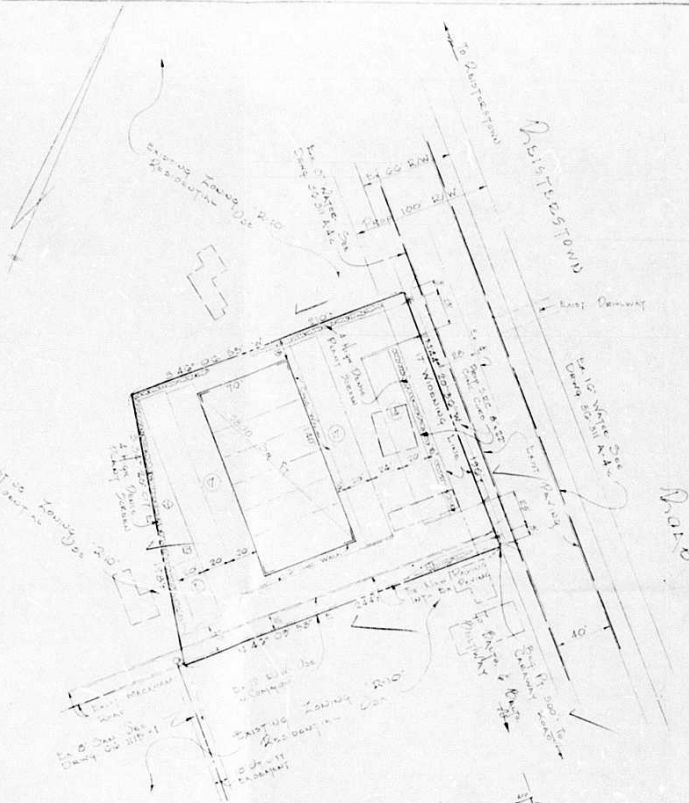
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Harold Goldsmith
3065 Fallspring Manor Court, Apt. 81
Baltimore, Md. 21209

REPORT TO ACCOUNT NO. 91-622
QUANTITY: _____
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG "EXPIRATION DATE" KEEP THIS PORTION FOR YOUR RECORDS
COST: \$58.00

Petition for Reclassification for William Bloom
#69-101-R

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



- GENERAL NOTES**
1. AREA OF TRACT EQUALS 1.02 ACRES
 2. EXISTING ZONING OF TRACT "R10"
 3. EXISTING USE OF TRACT "RESIDENTIAL & COMMERCIAL USE"
 4. PROPOSED ZONING OF TRACT "R10"
 5. PROPOSED USE OF TRACT "BETTER STORES"
 6. PROPOSED FLOOR AREA EQUALS 3800 SQ. FT.
 7. REQUIRED PARKING EQUALS 40 UNITS
 8. PROPOSED PARKING EQUALS 20 UNITS
 9. EXISTING STRUCTURES ON SITE SHALL BE REMOVED
 10. EXIST 12 R/W SHALL BE MAINTAINED THROUGH SITE FOR INGRESS & EGRESS OF PROPERTIES TO REAR OF SITE, AS PROVIDED IN DEED
 11. EXISTING 12 R/W ALONG CORNER OF R. TO A PRIVATE R/W KNOWN LOCALLY AS "DOOLEY LANE"
 12. SEE LOCATION PLAN FOR THE FIRE HYDRANT LOCATIONS

#69-1012

OFFICE
COPY
MAP
#4
SEC. 1-D
NW-15-J
ZL

PLAT TO ACCOMPANY PETITION
FOR
DECLASSIFICATION OF PROPERTY
VICINITY
180 REISTERSTOWN RD, REISTERSTOWN, MD.
DISTRICT OF MARYLAND
SCALE 1"=50'



MATZ, CHILDS & ASSOCIATES
1020 CHORWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
TELEPHONE 243-1111
FAX 243-1111

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

No. 56380
DATE: Nov. 6, 1968

TO:
James G. Helms, Esq.
205 N. Penna. Ave.
Towson, Md. 21204

FROM:
Zoning Dept. of Balto. Co.

QUANTITY:
1. Advertisements and posting of property for William Sloan
25-101-4

TOTAL AMOUNT:
\$3.75

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

PETITION FOR RECLASSIFICATION OF ZONING
ZONING: From R-10 to B-1
LOCATION: 180 Reisterstown Rd., Reisterstown, Md.
DATE & TIME: MONDAY, NOVEMBER 11, 1968 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chestnut Avenue, Baltimore, Maryland.
The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for reclassification of zoning from R-10 to B-1, at the County Office Building, 111 W. Chestnut Avenue, Baltimore, Maryland, on Monday, November 11, 1968, at 11:00 A.M.
The property of William Sloan and Blanche C. Sloan, as shown on plat filed with the Zoning Department, is located at 180 Reisterstown Rd., Reisterstown, Maryland, and is zoned R-10. The property is 1.02 acres in area, and is bounded on the north by Reisterstown Rd., on the south by a 12-foot right-of-way, on the east by a 12-foot right-of-way, and on the west by a 12-foot right-of-way. The property is currently used as a residential lot, and is proposed to be used as a commercial lot. The petition for reclassification of zoning from R-10 to B-1 is based on the fact that the property is currently used as a commercial lot, and is proposed to be used as a commercial lot. The petition for reclassification of zoning from R-10 to B-1 is based on the fact that the property is currently used as a commercial lot, and is proposed to be used as a commercial lot.

OFFICE OF THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 October 31, 19 68

THIS IS TO CERTIFY, that the annexed advertisement of John G. Helms, Zoning Commissioner of Baltimore County, was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ONE SEVEN (7) weeks before the 31st day of Oct., 1968, that is to say, the same was inserted in the issue of October 17, 1968.

STROMBERG PUBLICATIONS, Inc.
By: Ruth Morgan