

- 11/6/68 Petition for Reclassificaton from R-10 to B.L. for Golden Plough of Baltimore, Inc.
98.25 cost paid.
- 11/6/68 Hearing date set for 10:00 A.M. 12/9/68
- 11/21/68 Certificate of publication filed
- 11/22/68 Certificate of posting filed
- 12/10/68 Order for the reclassification granted by the Deputy Zoning Commissioner.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, GOLDEN PLOUGH OF BALTIMORE, INC., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an BL zone, for the following reasons:

Changes in character of neighborhood.

See attached description

PROPERTY 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

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

Address: 408 Jefferson Building, Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of November, 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 12th day of December, 1968, at 10:00 o'clock A.M.

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DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

309 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

July 19, 1968

Zoning Description

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the end of the two following courses and distances from a point on the northeast side of Reisterstown Road, 56 feet wide, which point is located 1190 feet measured northwesterly along the northeast side of Reisterstown Road from the center of Montrose Avenue viz: North 57 degrees 23 minutes East 13.65 feet and North 51 degrees 03 minutes 40 seconds East 286.35 feet and running thence from said place of beginning the four following courses and distances viz: North 51 degrees 03 minutes 40 seconds East 154.65 feet, North 25 degrees 52 minutes East 133.77 feet, South 51 degrees 31 minutes 50 seconds East 184.40 feet and South 38 degrees 45 minutes East, running parallel with and distant 300 feet measured northwesterly from the northeast side of Reisterstown Road, 131.22 feet to the place of beginning.

Containing 0.51 of an Acre of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 29, 1968

FROM: George E. Gavell, Director of Planning

SUBJECT: Petition #69-121-R. Reclassification from R-10 to B.L. Zone, Northeast side of Reisterstown Road 1190 feet north of Montrose Avenue, Golden Plough of Baltimore, Inc., Petitioners.

3rd District

HEARING: Monday, December 9, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B.L. zoning and has the following advisory comment to make with respect to pertinent planning factors:

1. The planning staff would much prefer retention of residential zoning here and continue to allow parking in connection with a use permit.

GEG:bms

STATE OF MARYLAND STATE ROADS COMMISSION

300 WEST PRATON STREET
BALTIMORE, MD. 21201

November 8, 1968

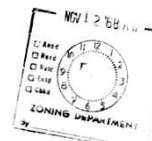
Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Rose:

This office has reviewed the subject plot plan and finds that the existing entrance is acceptable to the State Roads Commission.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Mayers
Asst. Development Engineer

JEM/dcw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 21, 1968

E. Scott Moore, Esq.,
408 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearings: Reclassification from an R-10 zone to an BL zone. Location: NW/4 Reisterstown Road, 1190' north of center line of Montrose Avenue. Petitioners: Golden Plough of Baltimore, Inc. District: 3rd. Committee Meeting of Nov. 6th, 1968. Item 116.

Dear Sirs:

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

The subject property is presently improved with two buildings: one being a building utilized as a restaurant, the other being a smaller building apparently utilized for storage. The parking lot for the subject property is improved with a dustless, durable surface to a point approximately 150 ft. to the rear of the main structure.

The site is bounded on the north by Garrison Farms Elementary School property. This portion of the property is utilized for an athletic field on the south by a car agency, service garage and a junk car operation to the rear. The property to the east is also utilized as a ball field for the Garrison Elementary School.

PROJECT PLANNING DIVISION:
The above noted plan has been reviewed and there are no problems of a site planning nature. It should be noted that the site is capable of accommodating an additional 30 parking spaces, at least, without change in the plan as shown.

FIRE BUREAU:
No fire problems at this time.

BUREAU OF TRAFFIC ENGINEERING:
The petitioner is requesting rezoning to BL or .5 acres to be used for additional parking for a restaurant on the subject site.

Page 2

E. Scott Moore, Esq.,
408 Jefferson Building
Towson, Maryland 21204
Re: Golden Plough of Baltimore, Inc.
Item 116

November 21, 1968

BUREAU OF TRAFFIC ENGINEERING:
It would appear, from a field inspection of the site, this additional parking is needed. However, a special exception for parking in a residential zone would be more acceptable, since BL land could ultimately generate more traffic.

HEALTH DEPARTMENT:
Since this proposed zoning is only for parking lot extension, this office does not anticipate any health problems.

STATE ROADS COMMISSION:
This office has reviewed the subject plot plan and finds that the existing entrance is acceptable to the State Roads Commission.

ZONING ADMINISTRATION DIVISION:
The parking plan appears to meet all zoning requirements.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES E. DYER, Chairman

JED:JP
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: November 7, 1968

FROM: William M. Greenwalt

SUBJECT: Property Owner: Golden Plough of Baltimore, Inc. Location: NW/4 Reisterstown Rd., 1190' north of center line of Montrose Ave. District: 3rd Present Zoning: R-10 Proposed Zoning: BL Acreage: 0.51 ±

Health Department comments:

116. Since this proposed zoning is only for parking lot extension, this office does not anticipate any health problems.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMG/a

Baltimore County, Maryland BUREAU OF TRAFFIC ENGINEERING

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

EUGENE CLIFFORD
Traffic Engineer

To: Mr. John G. Rose
From: C. Richard Moore
Subject: Item 116 ZAC - Wednesday, November 6, 1968
Northeast side of Reisterstown Road 1190' north of Montrose Avenue

The petitioner is requesting re-zoning to BL for .5 acres to be used for additional parking for a restaurant on the subject site. It would appear, from a field inspection of the site, this additional parking is needed. However, a special exception for parking in a residential zone would be more acceptable, since BL land could ultimately generate more traffic.

C. Richard Moore
Engineer II

CRM:nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning
Date: November 8, 1968

FROM: Captain Charles F. Morris, Sr.
Fire Bureau

SUBJECT: Item 116 - Wednesday, November 6, 1968
Property owner: Golden Plough of Baltimore, Inc.
Location: N/E/S Reisterstown Road, 1190' North of Center
line of Montrose Ave.
District: 2nd

1. No fire problems at this time.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE
Zoning Commissioner
Date: November 8, 1968

FROM: PROJECT PLANNING DIVISION

SUBJECT: ZONING ADVISORY ACENDA ITEM NO. 116

November 6, 1968
Golden Plough of Baltimore, Inc.
N/E/S Reisterstown Road,
1190' north of Montrose Ave.

The above noted plan has been reviewed and there are no problems of a site-planning nature. It should be noted that the site is capable of accommodating an additional 30 parking spaces, at least, without change in the plan as shown.

AVQ:vh



Albert V. Quimby, Chief

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
Date of Posting: 11-22-68

Posted for: Reclassification
Petitioner: Golden Plough of Baltimore
Location of property: N.E.S. of Reisterstown Rd. - 1190' N. of Montrose Ave.
Location of Signs: On 1200' N. of Montrose Ave. on N.E.S. of Reisterstown Rd.
On 390' N.E. of Reisterstown Rd. - 1200' N. of Montrose Ave.
Remarks: [Signature]
Posted by: [Signature] Date of return:

REASON FOR RECLASSIFICATION
3rd DISTRICT
ZONING: From R-10 to R-1
LOCATION: Northeast side of Reisterstown Road, 1190' feet north of Montrose Avenue.
DATE & TIME: MONDAY, DECEMBER 9, 1968 at 10:00 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 Regulations of Baltimore County, will hold a public hearing on Monday, December 9, 1968 at 10:00 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, to receive and consider all petitions for the reclassification of the property located at the northeast side of Reisterstown Road, 1190' feet north of Montrose Avenue, to R-1 zoning. The property is located on the northeast side of Reisterstown Road, 1190' feet north of Montrose Avenue, and is bounded by Reisterstown Road to the north, Montrose Avenue to the south, and the railroad tracks to the east and west. The property is currently zoned R-10 and is being petitioned for reclassification to R-1 zoning. The property is owned by Golden Plough of Baltimore, Inc. and is being used for commercial purposes. The petition for reclassification was filed with the Zoning Department on November 6, 1968. The public hearing will be held on Monday, December 9, 1968 at 10:00 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. All interested parties are invited to attend the hearing and present their views on the petition. The Zoning Commissioner will consider all petitions and make a decision on the reclassification of the property. The decision will be final and binding on all parties. The Zoning Department will post a notice of the hearing on the property and in the local newspaper. The notice will contain the date, time, and location of the hearing and the name of the petitioner. The notice will also contain a brief description of the property and the petition for reclassification. The notice will be posted on November 13, 1968. The public hearing will be held on Monday, December 9, 1968 at 10:00 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. All interested parties are invited to attend the hearing and present their views on the petition. The Zoning Commissioner will consider all petitions and make a decision on the reclassification of the property. The decision will be final and binding on all parties. The Zoning Department will post a notice of the hearing on the property and in the local newspaper. The notice will contain the date, time, and location of the hearing and the name of the petitioner. The notice will also contain a brief description of the property and the petition for reclassification. The notice will be posted on November 13, 1968.

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 November 27, 1968

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 newspaper published in Baltimore County, Maryland, once a week for ONE WEEK before the 27th day of Nov., 1968 that is to say, the same was inserted in the issue of Nov. 21, 1968.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR RECLASSIFICATION
TOWSON, MARYLAND
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CERTIFICATE OF PUBLICATION

TOWSON, MD. November 21, 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 1000 1122 consecutive weeks before the 21st day of December, 1968, the first publication appearing on the 21st day of November, 1968.

THE JEFFERSONIAN

Cost of Advertisement, \$

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

No. 60728

DATE: Nov. 9, 1968

TO: E. Scott Morris, Esq.
400 Jefferson Building
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT
QUANTITY	DESCRIPTION	DEBIT	COST	
1	Advertising and posting of property for Golden Plough of Baltimore, Inc. 669-121-2	48.75		48.75
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

E. Scott Morris, Esq.
400 Jefferson Building
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this
8th day of November, 1968.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Golden Plough of Baltimore, Inc.

Petitioner's Attorney: E. Scott Morris, Esq. Reviewed by: [Signature]
Chairman of Advisory Committee

TELEPHONE
833-3000
EXT. 387

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

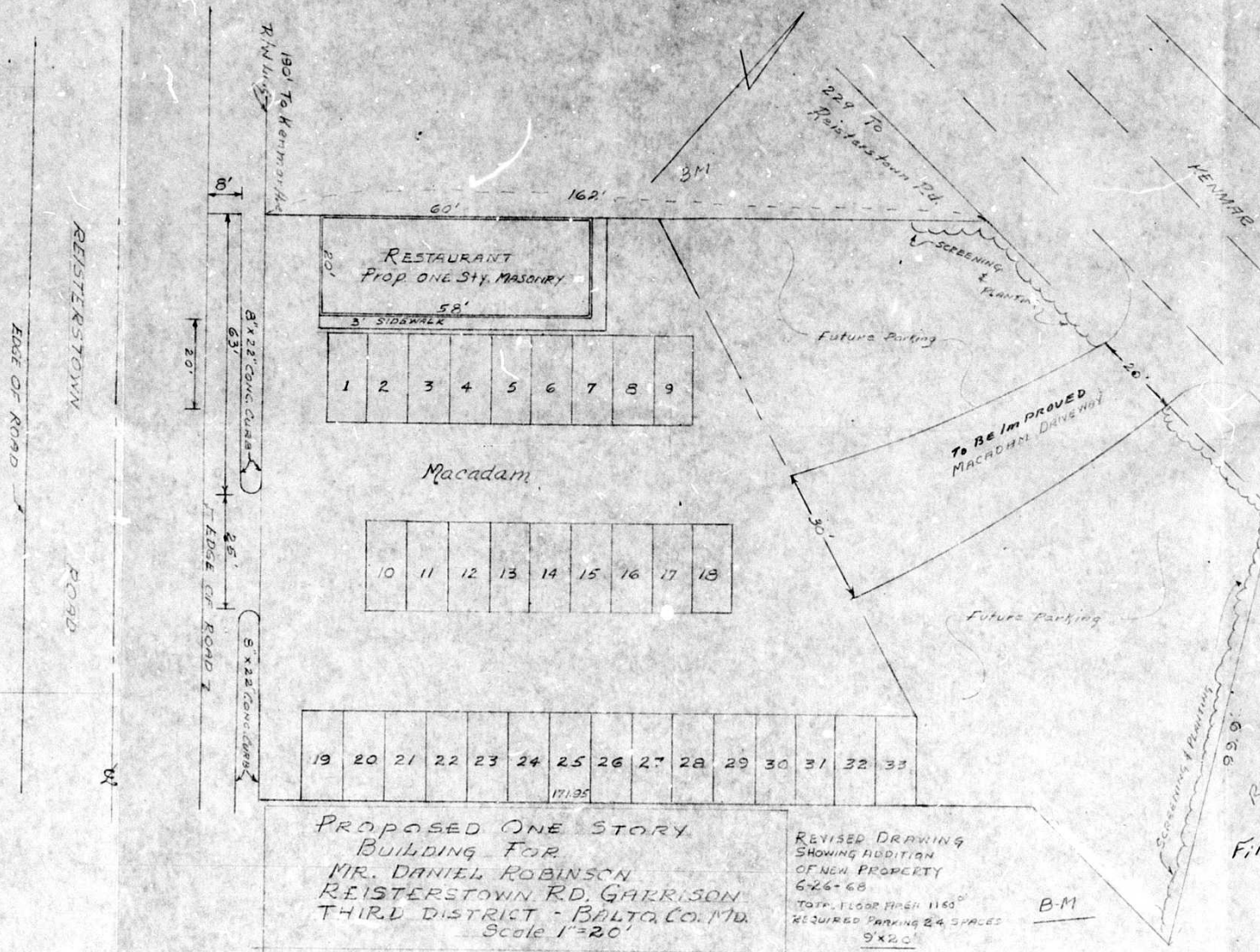
No. 56393

DATE: Nov. 18, 1968

TO: E. Scott Morris, Esq.
400 Jefferson Building
Towson, Md. 21204

Zoning Dept. of Baltimore, Co.

DEBIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT
QUANTITY	DESCRIPTION	DEBIT	COST	
1	Petition for Reclassification for Golden Plough of Baltimore, Inc. 669-121-2	50.00		50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204				



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY Gregory H. Geyer
DATE 7/11/68
Subject to screen planting
being 4' High and Compact
File No. 69-121 R