

69-142A

LAND INVESTMENT CO., INC. #69-142-A
S/V/S of Reisterstown Rd. 259.11/ SE
of Western Md. R.R. 4th

hereby petition for a Variance from Section 255.1 (318.2) to permit a sideyard setback of 10 feet, instead of the required 30 feet.



I, or we, agree to pay expenses of above Variance 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 2nd day

Day of January 1962 at 2:30 o'clock
Zoning Commissioner of Baltimore County.

ORDER OF DISMISSAL


Zoning Commissioner of
Baltimore County

Date: June 3, 1969

LAND DESCRIPTION FOR ZONING VARIANCE

CONTAINING 1.272 acres of land more or less.

INTER-OFFICE CORRESPONDENCE

SUBJECT: Petition #69-142-A. Variance to permit a side yard of 10 feet instead of the required 30 feet. Southwest side of Reisterstown Road 269.11 feet southeast of Western Maryland Railroad. Land Investment Company, Inc.

4th District

HEARING: Tuesday, January 7, 1969 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the side yard requirements. It calls attention to the comments made by members of the Zoning Advisory Committee, particularly with respect to side distance difficulties inherent in the subject tract. It calls attention also to the fact that the subject property is part of a larger tract. Any variance granted here should be conditioned upon ultimate provision being made in the adjoining property to the south for connections to the parking complex at a point on Reisterstown Road where side distances are satisfactory.

GEG:bms



EUGENE CLIFFORD
Traffic Engineer

Since the original comments dated November 7, 1968, a detailed inspection of the sight distance in question has been made. Sight distance to the south from each entrance is 375 feet. Sight distance required for an automobile on a roadway with a speed limit of 40 miles per hour, is 450 feet. Sight distance for trucks is 650 feet.

C. Richard Moore
Engineer II

CRM-05

November 20, 1958

RE: Type of Hearing: Side yard Variance
Location: SW/S Reisterstown Rd.,
269.11' So. of center line
of Western Rd. RR
Petitioner: Land Investment Co., Inc.
District: 4th
Committee Meeting of Nov. 6th, 1968
Item 117

Gentle sign:

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 bounded on the north by an antique shop, and on the south by a vacant lot on the east or opposite side of Reisterstown Road by the Volunteer Fire Company property, and on the south by a Western Maryland team track. The property is unimproved and slopes from front to rear.

PROJECT PLANNING DIVISION:
From the maps and description available, it seems that the subject tract is, or was, part of a larger tract extending southeasterly along Reisterstown Road. This being the case, then land should be added to the site to preclude the need for the requested variance.

BUREAU OF TRAFFIC ENGINEERING:
On a field inspection of the subject site, it appears that there is some sight distance problem with proposed entrances.

It is recommended that the petitioners submit to this office a profile of Reisterstown Road 100' each side of the property so that the adequacy of the sight distance may be more definitely determined.

HEALTH DEPARTMENT:
Public water is available. Public sewer is not directly available to the site. Method of providing sewer should be indicated on revised plan.

BUREAU OF ENGINEERING:
Water - Water lines exist as shown
Sewer - An extension of approximately 550' would be required to provide sanitary to this site.

November 20, 1969

FIRE BUREAU:
No fire problems at this time.

STATE ROADS COMMISSION:

This office has reviewed the subject plot plan and the following comments are with respect thereto:

1. The proposed stopping sight distance at the property due to the over-vehicle is inadequate to the south. To compound the problem, the property is located on the down side of the over-vehicle's curve at which point there is a very steep grade. To provide a concrete access from Reisterstown Road to the property, a 100' radius curve is necessary for traffic access.

2. If the proposed variance is granted, the entrance curb to the eastern road must have to be constructed as follows: The entire fringeage of the site must be curbed with concrete. The roadside face of curb is to be 28" from the center line of the center line. The center line of the proposed right-of-way line must be indicated on the plan, 40' from the center line of Reisterstown Road and the parking lot and proposed building located accordingly. The proposed right-of-way line must also be curbed. The radius of the curb to the entrance of the property must be 50'.

3. The proposed right-of-way line must be a minimum of 5' from the northeast property line to the beginning of the radius return into the northeast entrance.

Access from Reisterstown Road would be subject to State Roads Commission DECISION.

ZONING ADMINISTRATION DIVISION:
Any further processing will be withheld until such time as revised plans are received complying with the above comments.

Very truly yours,

JAMES E. DYER, Chairman

JED:J
Enc.

EUGENE CLIFFORD
Traffic Engineer

November 7, 1964

To: Mr. John G. Rose

From: C. Richard Moore

Subject: Item 117 ZAC - Wednesday, November 6, 1968
Southwest side of Reisterstown Road 269'
south of Western Maryland Railroad

On a field inspection of the subject site, it appears that there is some sight distance problem with proposed entrances.

It is recommended that the petitioners submit to this office a profile of Reisterstown Road 400' each side of the property, so that the adequacy of the sight distance may be more definitely determined.

C. Richard Moore
Engineer II

CBM:rr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE
To Zoning Commissioner Date November 8, 1968
FROM PROJECT PLANNING DIVISION
SUBJECT ZONING ADVISORY AGENDA ITEM NO. 117

November 6, 1968
Land Investment Co., Inc.
S/W/S Reisterstown Road,
269.1' south of Western Maryland R.R.

From the maps and description available, it seems that the subject tract is, or was, part of a large tract extending southeasterly along Reisterstown Road. This being the case, then land should be added to the site to preclude the need for the requested variance.

AVQ:vh

ALBERT V. QUINBY, Chief

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John Rose Date November 7, 1968
FROM William M. Greenwalt
SUBJECT Property Owner: Land Investment Co., Inc.
Location: S/W/S Reisterstown Rd., 269.11' So. of
center line of Western Md. RR
District: 4th
Present Zoning: RR & ML
Proposed Zoning: Var. from Sec. 255.1 (236.2)
No. Acres: 1.272 ±

Health Department comments:

117. Public water is available. Public sewer is not directly available to the site. Method of providing sewer should be indicated on revised plan.

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

WNG/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Date November 8, 1968
FROM Captain Charles F. Morris, Jr.
Fire Bureau
SUBJECT Item 117 - Wednesday, November 6, 1968
Property owner: Land Investment Co., Inc.
Location: S/W/S Reisterstown Road, 269.11' S. of Center line of
Western Maryland R.R.
District: 4th

1. No fire problems at this time.

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRAIRIE STREET
BALTIMORE, MD. 21201

November 12, 1968

Mr. John G. Rose
Zoning Commission
Co. Off. Bldg.
Towson, Md. 21204

Re: Zoning Advisory Committee Meeting Nov. 6, 1968
Land Investment Co., Inc.
Location: S/W/S Reisterstown Rd., Rt. 140, 269.11
So. of center line of Western Md. RR
District: 4th Present Zoning: RR & ML
Proposed Zoning: Var. from Sec. 255.1 (236.2)
No. Acres: 1.272 ±

Dear Mr. Rose:

This office has reviewed the subject plot plan and the following comments are with respect thereto:
There is inadequate stopping sight distance at the property due to the over vertical curve to the southeast. To compound the problem, the property is located on the down side of the over-vertical curve at which point there is a very steep grade. In provide commercial access from Reisterstown Road to the property would constitute a serious traffic hazard.
If the proposed variance is granted, the entrance channelization would have to be constructed as follows: The entire frontage of the site must be curbed with concrete. The roadside face of curb is to be 28' from and parallel to the centerline of Reisterstown Road. The proposed right of way line must be indicated on the plan, 40' from the centerline of Reisterstown Road and the parking lot and proposed building located accordingly. The proposed right of way line must also be curbed. The radius returns of the entrances must have a minimum radius of 5'. There must be a minimum of 5' from the northwest property line to the beginning of the radius return into the northwest entrance.
Access from Reisterstown Road would be subject to State Roads Commission approval and permits.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

By: John E. Meyers
Asst. Development Engineer

JEH/dcw

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Land Investment Co., Inc.
County Office Building
111 M. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

day of November, 1968.

JOHN G. ROSE,
Zoning Commissioner

Petitioner: Land Investment Co., Inc.

Petitioner's Attorney: Reviewed by: Chairman of Advisory Committee

cc: Charles L. Fitzpatrick, Real Estate Officer
cc: Edward Finance Branch
cc: Edward Finance Branch
Towson, Md. 21204

TELEPHONE
823-3000
EXT. 387

INVOICE

No. 56365

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

DATE: Oct. 25, 1968

To: Mr. Charles L. Fitzpatrick
Real Estate Officer
c/o Edward Finance Branch
1287 E-don Shopping Plaza
Towson, Maryland 21204

FILED
Office of Planning and
Zoning
Baltimore County Office
Building
Towson, Maryland 21204

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY: 1

Petition for Variance for Land Investment Company, Incorporated \$25.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-3000
EXT. 387BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 60822

DATE: Feb. 3, 1969

To: Rosalyn M. Shuster
Charles Fitzpatrick
Shutterstock Finance Branch
1287 E-don Shopping Plaza
Towson, Md. 21204 61-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY: 1

Advertising and posting of property for Land Investment Co., Inc. \$4.75

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

DATE: 12-19-68

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY: 1

Petition for Variance for Land Investment Company, Incorporated \$25.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR A VARIANCE
IN DISTRICT
ZONING: Petition for Variance for a Single Unit
LOCATION: Southwest side of Reisterstown Road 269.11 feet south of Western Maryland Railroad
DATE & TIME: TUESDAY, JANUARY 7, 1969 at 10:30 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 M. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance from the Zoning Regulations of Baltimore County for parcel 108-000, which is located on the southwest side of Reisterstown Road, 269.11 feet south of the center line of Western Maryland Railroad. The Zoning Regulation to be varied is Section 255.1 (236.2) and the proposed variance is to be used as a Four Unit District of Baltimore County. The petition is being filed with the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, on or before the date of the public hearing. The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance from the Zoning Regulations of Baltimore County for parcel 108-000, which is located on the southwest side of Reisterstown Road, 269.11 feet south of the center line of Western Maryland Railroad. The Zoning Regulation to be varied is Section 255.1 (236.2) and the proposed variance is to be used as a Four Unit District of Baltimore County. The petition is being filed with the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, on or before the date of the public hearing.

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Dec. 25, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John W. 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 25th day of Dec., 1968 that is to say, the same was inserted in the issue of December 19, 1968.

STROMBERG PUBLICATIONS, Inc.

By: *Robert Morgan*

PETITION FOR A VARIANCE

IN DISTRICT

ZONING: Petition for Variance for a Single Unit

LOCATION: Southwest side of Reisterstown Road 269.11 feet south of Western Maryland Railroad

DATE & TIME: TUESDAY, JANUARY 7, 1969 at 10:30 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 M. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance from the Zoning Regulations of Baltimore County for parcel 108-000, which is located on the southwest side of Reisterstown Road, 269.11 feet south of the center line of Western Maryland Railroad. The Zoning Regulation to be varied is Section 255.1 (236.2) and the proposed variance is to be used as a Four Unit District of Baltimore County. The petition is being filed with the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, on or before the date of the public hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD. DEC. 25, 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 one time, to-wit: December 19, 1968, the 19th publication appearing on the 19th day of December, 1968.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Land Investment Co., Inc.
County Office Building
111 M. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

day of November, 1968.

JOHN G. ROSE,
Zoning Commissioner

Petitioner: Land Investment Co., Inc.

Petitioner's Attorney: Reviewed by: Chairman of Advisory Committee

175



SECTION 175
REGISTERED ROAD

SHARP TURN AND ELEVATION



Walter D. Galt

SECTION 175 - TOWNSHIP 10 N. RANGE 10 E. SECTION 175
MUSKOGEE COUNTY, ALABAMA
TOWNSHIP 10 N. RANGE 10 E. SECTION 175
SCALE: 1" = 1 MILE

NOTES:
1. AS SHOWN ON SECTION 175
2. AS SHOWN ON SECTION 175
3. AS SHOWN ON SECTION 175
4. AS SHOWN ON SECTION 175

SECTION 175
MUSKOGEE COUNTY, ALABAMA
TOWNSHIP 10 N. RANGE 10 E. SECTION 175
SCALE: 1" = 1 MILE