PETITION FOR ZONING RE-CL. SSIFICATION #69-172R AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we, Robert S. Knatz, Jr. legal owner S. of the property situate in Baltimor County and which is described in the description and plat attached hereto and made a part bereof. hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant

BL zone for 'me following reasons 1. Changes in neighborhood.

44 Mop Sec 1D 2. Error in original zoning NW 145 BL

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 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 Baltim

> M. Fred-leooper Robert & Kriet Legal Owner Contract purchaser

Beisterstown, Maryland Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this. 16th of January 196. 2., 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 17th day of February 196.9 at 10; 30 clock on it fre

JAN 1 = 189 AM -

otm

COUNTY OFFICE BLDG. HILV Company Ave.

MUNEAU OF

TRANSPIC SUCCESSOR

STATE BOXES CO. NUMBER OF

HEALTH SERVICE

SUPERING DEPARTMENT

ZONING ADMINISTRAT

DEVELOPMENT

Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION NE/S of Reisterstown Road and the NW/S of Virginia Avenue - 4th District : oper, et al - Petitioner

*** *** ***

2

DEPUTY ZONING MAG COMMISSIONER #4 SEC. H BALTIMORE COUNTY

#69-1721

... NW-14 BL

The Petitioners seek a Reclassification of their property, consisting of . 465 acre, from a R-10 zone to a BL zone. Plans call for the one ation of a gift-florist shop,

This property is bounded on the north by a one and one-half story frame dwelling; on the west by a Gino's Restaurant; on the east on the opposite side of Virginia Avenue by a two story brick dwelling (in the \$35 000 price range) in good repair; on the south or opposite side of Reisterstown Road with a two story shingle dwelling in poor repair, and a motel.

The dwelling on the subject property will not be torn down. Instead, an addition will be placed on the existing home, and the finished structure will be orientated toward Reisterstown Road. All parking will be restricted to the front of the property. Appropriate screening will be erected on the east property line in order to shield the proposed business from the homes located on Virginia Avenue.

Numerous zoning changes were offered into evidence. Water and sewer facilities are available and adequate. The Petitioners have recently advised that a firm commitment has been obtained to use their property as a gift-florist shop, as previously mentioned.

Without further reviewing the evidence, the Deputy Zoning Commissioner feels that the request for a change in zoning is reasonable, and the proposed use should not have an adverse affect on neighborhood residen-

For the aforegoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this ______ day of March, 1969, that the herein described property or area should be and the same is hereby reclassified; from a R-10 zone to a BL zone, from and after the date of this Order, subject to approval of the site plan by the State Roads Commision, the Bureau of Public Services and the Office of Planning and Zoning.

Much D. Hardet

Sec 10 NW 195 DESCRIPTION OF PROPERTY AT THE HORTHWEST CORNE REISTERSTONN GAME & VIRGINIA AVENUE FOR RECLASSIFICATION PROM B- 10 ZONE TO BUSINESS LOCAL ZONE

REGINNING for the came at the corner formed by the intersection of the Northeast side of Heisterstown Road, 66 feet wide, with the Northwest side of Wirginia Avenue, 30 feet wide, thence leaving said point of beginning and running and binding on said Northwest side of Virginia Avenue, North 48 degrees 56 minutes, East 203.20 feet, thence leaving said Northwest side of Virginia Avenue the two following courses and distances, wiz, North 37 degrees 4 minutes West 100,00 feet and thence South 48 degrees 56 minutes West 203,20 feet to said Northeast side of Beisterstown Road, thence running and binding on said Northeast side of Reistorstown Road, South 37 degrees 4 minutes East 100,00 feet to the point of beginning.

Containing 0.465 Acres of land more or lesse

This description has been prepared for zoning purposes only, and is not intended to be used for conveyance

JCH/mut



#69-1726

169-172R

Map # 4

BL

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 23, 1968

12P

69-

Frank E. Cicone, Esq., First National Bank Towson, Maryland 21204

RE: Type of Mouring: Reclassification from an R-10 zene to an D1 zone Location FW/Cor. Poisterstom Rd. 6 Winglah Ave. Districts thi Patitioner: M. Fred Cooper Committee Meeting of Occ. 10, 1968 Item 137

Door Sire

The Zening Advisory Condittee has reviewed the plans submitted with the whove referenced potition and has made as an site field inspection of the preventy. The following accounts are a result of this review and inspection.

This presently is bounded on the morth by a life tary frems desifings on the west by a fine's Restourning on the east on the occasion side of the 155,000 price energile good reselfer on the south or opposite side of finishing the start of the south or opposite side of finishing the start of the south or opposite side of finisheration, and with a tar stary thingle desifing in most reself, and a motel.

The property is invroved with a one story studed dealling. The tapage-by is lead and the ground cover is great. Meglad Annua is a deal and store sopraintably one block long language-by-realizable dealings a both side. The under a review appearance to be representedly 21 fs. There are no curbs and gatters.

BURTAU DE ENSINEERING:

Highways: Access to this site will be from Reisterstown Road and from Virginia Avenue. Virginia Avenue

Frank E. Cicone, Esq., First National Bank Towson, Maryland 21204 RE: M. Fred Couper Item 137

December 23, 1968

BUREAU OF ENGINEEPING: (Continued)

shall be improved with 30 ft. combination curb and gutter and macadam paving on a 50 ft. right-of-way.

Storm Drain: Storm water from this site shall be directed to a suitable outfall.

The Developer rust provide necessary drainage facilities Removary or etherwise) to present creating any nationness of endings to effect a requester, executing any nationness of endings to effect a requester, executing any nationness of endings to effect a result of execution of early order of early endings of earlier execution of earlier executions of earlier executions of earlier executions of earlier executions of earlier executions.

or is available to serve this property from the G-inch seter roin in Winginia Avenue or the 16-inch seter main in Reisterstown Road. Water: 1

Senitor, Sowers There is existing 8-inch senitory sower within the 10-feet willity exerent located along Relaterations Read just west of this site; however, an underground electric cable exists in the path of any planned extension to serve thin site.

Gr 'ing Permit: A grading permit may be required for this site.

BUREAU OF TRAFFIC ENGINEERING:

The parking pien as shown appears to provide sufficient spaces for the processed use.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no size planning factors requiring compant. BEALTH DEPARTMENT:

Public water and sewers are available, therefore, this office does not enticipate any health problems.

FIRE DEPARTMENT: Owner shall be required to meet all Fire Department requirements when construction plans are submitted for approval. Frank E. Cicone, Esq.,

First National Benk Towson, Naryland 21204 RE: M. Fred Cooper

STATE ROADS CONMISSION:

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

December 23, 1958

The entrance from Reisterstown Road must have a minimum width of 25 ft.

The entire frontage of the site must be curbed with combination curb and gutter. The residite face of curb is to be 20 ft, from and parallel to the center line of Reisterstoom Read. The curb must return into Wiginia Acumue on a 30 ft, radius.

Either the right of may line of Reisterstown Road or the frontage of the Parking Lat must be curbed with 8" x 22" concrete curb.

The plan must be revised prior to a hearing date being assigned.

The entrance will be subject to State Roads Commission approved and

ZONING ADMINISTRATION DIVISION:

A hearing date will be withheld until such time as the plans have been revised in compliance with the Bureau of Engineering and the State Roads Commission comments.

Very truly yours.

JAMES E. DYER, Chairman

BALTIMORE COUNTY, MARYLAND

Mr. John G. Rose, Zoning Commissioner Date February 7, 1969

PROM George E. Garnells, Director of Planning

Petition #69-172-A. Reclassification from R-10 to S.L. Zone. Northwest side of Reisterstown Road and the Northwest side of Virginia Avenue. M. Fred Cooper, et al., Petitioners

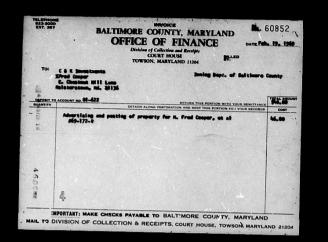
4th District

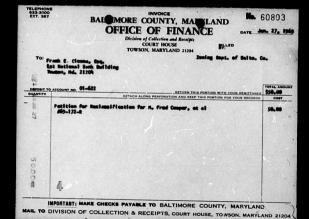
HEARING:

Monday, February 17, 1969 (10:30 A.M.)

The Planning staff notes that commercial zoning about the subject property but that It does not occur on the other side of Virginia Avenue. The Planning staff less that the only reclastification warmed would be in the nature of a new zone which would provide treatition and at the same time respect the residential or set of of the intertown Read. We would recommend R.A. zoning - possibly with a Special Exception for offices.

GEG-han





BROOMLITTHORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesaperke Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing this Zoning Commissioner Petitioner M. Fred Course Petitioner's Attorney Fresh & Classo See. Reviewed by Advisory Committee

69-172-R CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting 1-30-69 Reclassification Petitioner N. F. S. S. S. C. Reistertown Rd & NW/s.f. Digunaline Location of Sugar 100' NEST Respectived Loton Nulset Linguages Are 30' NWest Virgina Hoe on NESSET RESERVENCE Ned

2-6-69

Posted by

Jone.
LOCATION: Numbered side of Restreatown Road and the Nesthwest side of Virginia Avenue DATE & TIME: MONDAY, PEBRUARY 17, 1969 at 10:10

FEIBUARY 17, 190A.M.

PUBLIC HEARING: Abom 108,
County Office Building, 111 W.
Chespeake Actual, 111 W.
The Zoning Commissioner of
Ballimore County, by authority of
the Zoning Act and Regulations of
Ballimore County, will hold a public
Tabling.

The state of the s

CERTIFICATE OF PUBLICATION

TOWSON, MD. JAN 3 0 1969 19

THIS IS TO CERTIFY, that the sanexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and publishes, in Towson, Baltimore County, Md., once in each of one time secondary sends before the 17th

day of ___ February _______ 19_69_, the same publication appearing on the 30th day of January

THE JEFFERSONIAN,

Cost of Advertisement, #

O COMMUNITE DATES

RANDALLSTOWN, MD. 21133 Feb. 5,

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

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One

week/ before the 5th day of Feb., 1969, that is to say, the same was inserted in the issue of January 30, 1969.

STROMBERG PUBLICATIONS, Inc.

B. Buth margan

