

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

M. Fred Cooper and
I or we, Robert S. Knatz, Jr., 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 an R-10 zone, for the following reasons:

1. Changes in neighborhood.
2. Error in original zoning.

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 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 Baltimore County.

Contract purchaser: M. Fred Cooper
Address: Main Street, Reisterstown, Maryland
Protestant's Attorney: J. Carroll Hagan
Address: 1000 N. Broadway, Baltimore, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of January, 1969, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of February, 1969, at 10:30 o'clock A.M.



(over)

Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION
NE/S of Reisterstown Road and the
NW/S of Virginia Avenue - 4th District
M. Fred Cooper, et al - Petitioner
NO. 69-172-R

BEFORE THE

DEPUTY ZONING COMMISSIONER
COMMISSIONER #4
OF
BALTIMORE COUNTY

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 operation 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 residential properties.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14 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 Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

DESCRIPTION OF PROPERTY AT THE NORTHWEST CORNER OF REISTERSTOWN ROAD & VIRGINIA AVENUE FOR RECLASSIFICATION FROM R-10 ZONE TO BUSINESS LOCAL ZONE

BEGINNING for the same at the corner formed by the intersection of the Northeast side of Reisterstown Road, 66 feet wide, with the Northwest side of Virginia 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, viz, 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 Reisterstown Road, thence running and binding on said Northeast side of Reisterstown Road, South 37 degrees 4 minutes East 100.00 feet to the point of beginning.

Containing 0.465 Acres of land more or less.

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

JCH/mpt



J. Carroll Hagan
J. Carroll Hagan

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 23, 1968

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

RE: Type of Hearings: Reclassification from R-10 zone to an R-10 zone. Locations: 1000 N. Broadway, Baltimore, Maryland. District: 4th. Petitioners: M. Fred Cooper. Committee Meeting of Dec. 10, 1968. Item 137.

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.

This property is bounded on the north by a 1 1/2 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 property is improved with a one story stone dwelling. The topography is level and the ground cover is grass. Virginia Avenue is a hard street approximately 30 feet wide. There are no electric lines on both sides. The width of zoning easement is approximately 30 ft. There are no easements and gutters.

BUREAU OF ENGINEERING

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

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

December 23, 1968

BUREAU OF ENGINEERING (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 must provide necessary drainage facilities (temporary or otherwise) to prevent flooding of adjacent properties, especially by the construction of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Water: Water is available to serve this property from the 6-inch water main in Virginia Avenue or the 16-inch water main in Reisterstown Road.

Sanitary Sewers: There is existing 8-inch sanitary sewer within the 10-foot utility easement located along Reisterstown Road just west of this site; however, an underground electric cable exists in the path of any planned extension to serve this site.

Grading: A grading permit may be required for this site.

BUREAU OF TRAFFIC ENGINEERING

The parking plan as shown appears to provide sufficient spaces for the proposed use.

PUBLIC PLANNING DIVISION

This plan has been reviewed and there are no site planning factors requiring comment.

HEALTH DEPARTMENT

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

FIRE DEPARTMENT

Owner shall be required to meet all Fire Department requirements when construction plans are submitted for approval.

Frank E. Clonow, Esq.,
First National Bank
Towson, Maryland 21204
RE: M. Fred Cooper

December 23, 1968

STATE ROADS COMMISSION

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

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 roadside face of curb is to be 20 ft. from and parallel to the center line of Reisterstown Road. The curb must return into Virginia Avenue on a 30 ft. radius.

Either the right of way line of Reisterstown Road or the frontage of the Parking Lot must be curbed with 24" x 24" concrete curb.

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

The entrance will be subject to State Roads Commission approval and permit.

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

JED:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gonnelli, Director of Planning

SUBJECT: Petition 69-172-A. Reclassification from R-10 to S.L. Zone. Northeast 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 feels that the only reclassification warranted would be in the nature of a new zone which would provide transition and at the same time respect the residential area off of Reisterstown Road. We would recommend R.A. zoning - possibly with a Special Exception for offices.

CEG:bms

TELEPHONE 823-9000 EXT. 287

INVOICE No. 60852

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

DATE Feb. 19, 1969

TO: C & E Investments
3700 Cooper
E. Chasapeake Mill Lane
Baltimore, Md. 21136

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETAILS ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property for M. Fred Cooper, et al	95-172-2	64.00

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

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this
16th day of January, 1969.

John G. Rode
 Zoning Commissioner

Petitioner M. Fred Cooper

Petitioner's Attorney Frank E. Stamm, Esq. Reviewed by John G. Rode
 Chairman of Advisory Committee

PETITION FOR RECLASSIFICATION AND DISTRICT

ZONING: From R-10 to R-1. Name: LOCATION: Northeast side of Chasapeake Road and the Northwest side of Virginia Avenue, near 111 W. Chasapeake Avenue, January 17, 1969 at 10:30 A.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JAN 30 1969, 19...

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 day of one time successive weeks before the 17th day of February, 1969, the annexed publication appearing on the 31st day of January, 1969.

THE JEFFERSONIAN,
John G. Rode
 Manager

Cost of Advertisement, \$

TELEPHONE 823-9000 EXT. 287

INVOICE No. 60803

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

DATE Jan. 27, 1969

TO: Frank E. Stamm, Esq.
1st National Bank Building
Towson, Md. 21204

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETAILS ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Petition for Reclassification for M. Fred Cooper, et al	95-172-2	50.00

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

2 Signs 69-172-R

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 4th

Posted for: Reclassification

Petitioner: M.F. Cooper

Location of property: NE 1/4 of Reisterstown Rd. & NW 1/4 of Virginia Ave

Location of Signs: 100' ± NE 1/4 of Reisterstown Rd. on NW 1/4 of Virginia Ave
30' ± NW 1/4 of Virginia Ave on NE 1/4 of Reisterstown Rd.

Remarks: See sketch

Posted by: W. G. Rode

Date of return: 2.6.69

PETITION FOR RECLASSIFICATION AND DISTRICT

ZONING: From R-10 to R-1. Name: LOCATION: Northeast side of Chasapeake Road and the Northwest side of Virginia Avenue, near 111 W. Chasapeake Avenue, January 17, 1969 at 10:30 A.M.

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Feb. 5, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rode, 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 5th day of Feb., 1969, that is to say, the same was inserted in the issue of January 30, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

