

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, MARIANNA DI PIETRO, 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-1 zone, for the following reasons:

Character of the neighborhood has changed since the original zoning of R-10

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.

Marianna Di Pietro

Contract purchaser: Joseph V. Di Pietro
Address: 4017 Raleigh Road, Baltimore, Maryland 21208
Protestant's Attorney: Joseph V. Di Pietro

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of February, 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 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 March, 1969, at 10:30 clock A.M.

John G. Rose
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

February 19, 1969

Joseph V. Di Pietro, Esq.,
4017 Raleigh Road
Baltimore, Maryland 21208

Type of Hearing: Reclassification from an R-10 zone to an R-1 zone. Locations: NE/4 of Reisterstown Rd., 118.5' x 36' of SE/4 of Montrose Ave., 3rd District. Petitioner: Marianna Di Pietro. Committee Meeting of Feb. 4th, 1969. Item 178.

Dear Sir:

The Zoning Advisory Committee has reviewed the plan 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 lies on the northeast side of Reisterstown Road and is presently unimproved. Immediately to the north it contains a two-story frame dwelling with a post office in it. The property to the southeast is presently vacant, however, it is zoned BL. The subject property lies halfway between Montrose Avenue and Harden Avenue. There is no curb and gutter at the present time along this section of Reisterstown Road. In order to construct a parking lot and provide for adequate access to Reisterstown Road, it appears that quite a filling will be necessary from the right of way line of Reisterstown Road toward the rear of the subject property. Immediately to the southwest of the site exists a funeral home and a drive-in theatre. The section in front of these two uses are improved with concrete curb and gutter. However, the rest of the properties are not.

BUREAU OF ENGINEERING:

Highways: Access to this property is from Reisterstown Road, which is a State Road. All improvements are subject to State Roads Commission requirements and approval.

Storm Drains: The site drains generally away from Reisterstown Road toward Montrose Avenue. Some provision must be made to convey the water across the rear of this property northerly toward Montrose Avenue.

Mr. Joseph V. Di Pietro
4017 Raleigh Road
Baltimore, Maryland 21208
Item 178

February 19, 1969

BUREAU OF ENGINEERING: (Continued)

Water and Sanitary Sewer: Both public water and sanitary sewer are available in Reisterstown Road along the frontage of this property. A sanitary sewer connection is currently being provided along with a contract for a sewer extension in Reisterstown Road.

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

This property must have a considerable amount of fill in order for egress to Reisterstown Road.

BOARD OF EDUCATION:

Acresage too small to have an effect on school population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE DEPARTMENT:

Any use that petitioner would propose for this site shall meet all Fire Department regulations.

STATE ROADS COMMISSION:

This office has reviewed the subject plot plan and finds that the entrance channelization as indicated on the plan is acceptable to the State Roads Commission. However, there is a considerable difference in grade between the site and Reisterstown Road. It would take a large amount of fill to provide an entrance grade of not more than 3%.

The entrance will be subject to the Commission's approval and entrance permit.

ZONING ADMINISTRATION DIVISION:

The petitioner does not indicate the use that the subject property

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 7, 1969
FROM: George E. Gavett, Director of Planning
SUBJECT: Petition #69-189-R, Reclassification from R-10 to B.L. East side of Reisterstown Road 118.5 feet southeast of Montrose Avenue. Marianna DiPietro, Petitioner.

3rd District

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

In light of changes in zoning potentials, the Planning staff voices no objection to the requested reclassification to commercial zoning.

GEG:bms

BEGINNING for the same on the center of Reisterstown Road at the distance of 118.5 feet more or less southeasterly from the point where said centerline would be intersected by the southeast side of Montrose Avenue if said said were extended southwesterly; and, at the beginning of the lot of ground secondly described in a deed from John G. Pogora to Charles H. Faustich dated January 25, 1893, and recorded among the land records of Baltimore County in Liber L. M. B. No. 196 folio 90, etc., thence binding on the center of Reisterstown Road South 41° East 94.00 feet; thence leaving said center of road and binding on the outlines of said lot the three following courses and distances: North 49° East 33.00 feet to intersect the westerly line of Reisterstown Road said point being 65.05 feet measured along said easterly line from the intersection of the easterly line of Reisterstown Road and the northerly line of Harden Avenue; thence continuing along the outline of said lot North 49° East 113.00 feet to the first outline of the land described in a deed from Thomas Craddock and wife to Lawrence Tobin, dated May 11, 1868, and recorded among the aforesaid land records in Liber L. M. B. No. 58, folio 369, etc., and thence North 26° 23' West 97.00 feet and thence South 49° West 170 feet to the place of beginning. Containing 14,852 Square Feet. Being the lot of ground which by deed dated August 17, 1951, and recorded among the land records of Baltimore County in Liber 2009, folio 542, was conveyed by Clara L. R. Faustich unmarried, et al. to Marianna DiPietro widow, in fee simple.



Joseph V. Di Pietro, Esq.,
4017 Raleigh Road
Baltimore, Maryland 21208

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 4th day of February, 1969.

Petitioner: Marianna Di Pietro

Petitioner's Attorney: Joseph V. Di Pietro Reviewed by: John G. Rose
Chairman of Advisory Committee

Mr. Joseph V. Di Pietro
4017 Raleigh Road
Baltimore, Maryland 21208
Item 178

February 19, 1969

ZONING ADMINISTRATION DIVISION: (Continued)

will be used for, therefore, he must submit revised plans to this office prior to the hearing indicating the use.

Very truly yours,

OLIVER L. MYERS, Chairman.

OLM:ld
Enc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Post: Feb. 27, 1969
Posted for: Reclassification
Petitioner: Mr. DiPietro
Location of property: 4017 Reisterstown Rd. NE/4 of SE/4 of Montrose Ave.
Location of Signs: 135' x 36' Montrose Ave. on SE/4 of Reisterstown Rd.
Remarks: None
Posted by: John G. Rose Date of return: Mar. 6, 1969

TELEPHONE BES-3000 EXT. 367	WISCHICE	No. 60891
BALTIMORE COUNTY, MARYLAND		
OFFICE OF FINANCE		DATE March 17, 1960
Division of Collections and Receipts COURT HOUSE TOWSON, MARYLAND 21204		FILED
TO:	Cash:	Zoning Dept. of Baltimore County
01-622		TOTAL AMOUNT \$55.35
PAYMENT TO ACCOUNT NO.	REFUND THIS PORTION WITH YOUR REMITTANCE	COUNT
QUANTITY	DETAILS ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS	
Advertising and posting of property for Marianna DiPietro		55.35
4		

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

[illegible]

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 March 5, 1969

This IS TO CERTIFY, that the annexed advertisement of
John G. Hoyer, Zoning Commissioner of
Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for ~~one~~ ~~XXXXXXXXXX~~
week before the 5th day of March, 1969, that is to say, the same
was inserted in the issue of ~~Feb. 27, 1969.~~

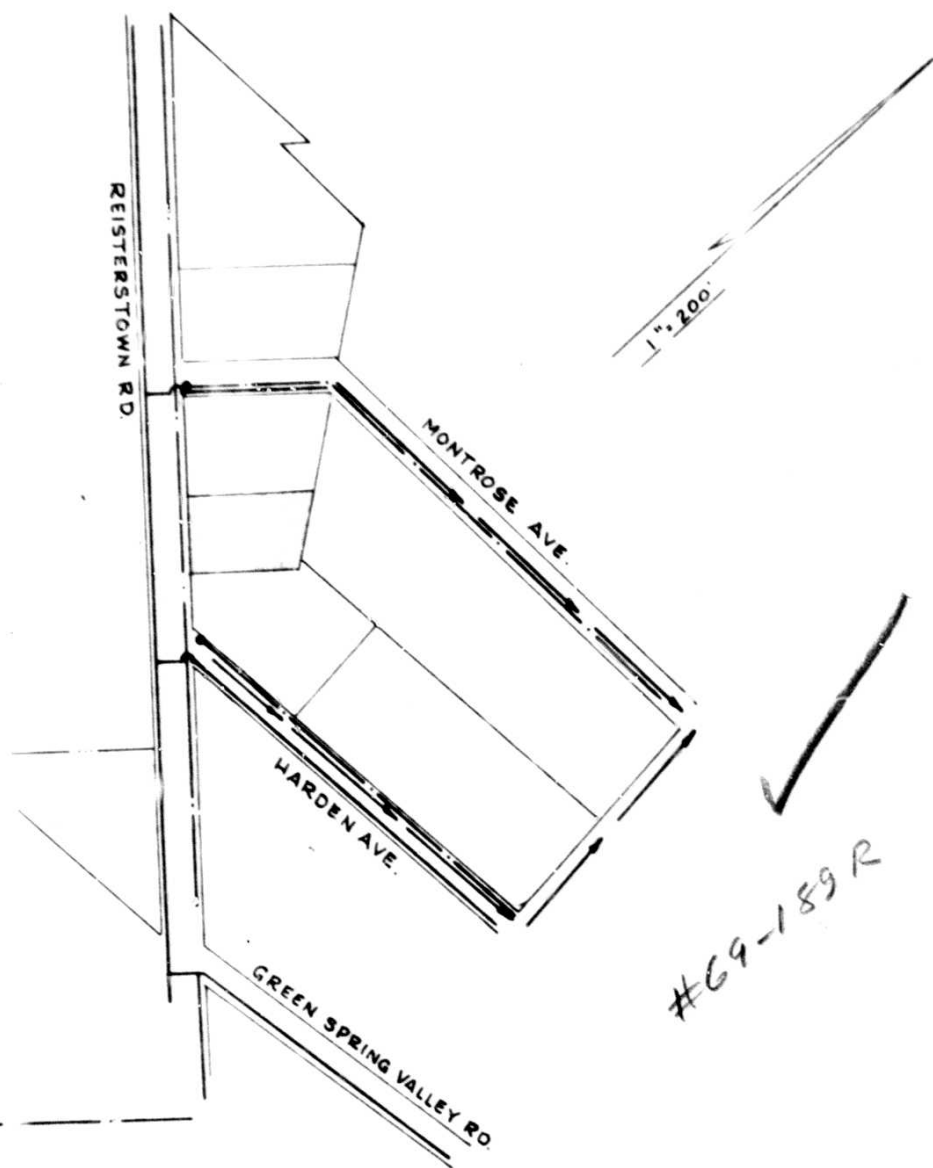
STROMBERG PUBLICATIONS, Inc.

By *Richard Morgan*

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 ~~xxxxxx~~
week before the 5th day of March, 1969, that is to say, the same
was inserted in the issue of Feb. 27, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan



WATER SERVICE
DRAWING NO. 36-277
VALVES -

SEWER SERVICE
DRAWING NO. 66-853, 66-857, 66-858

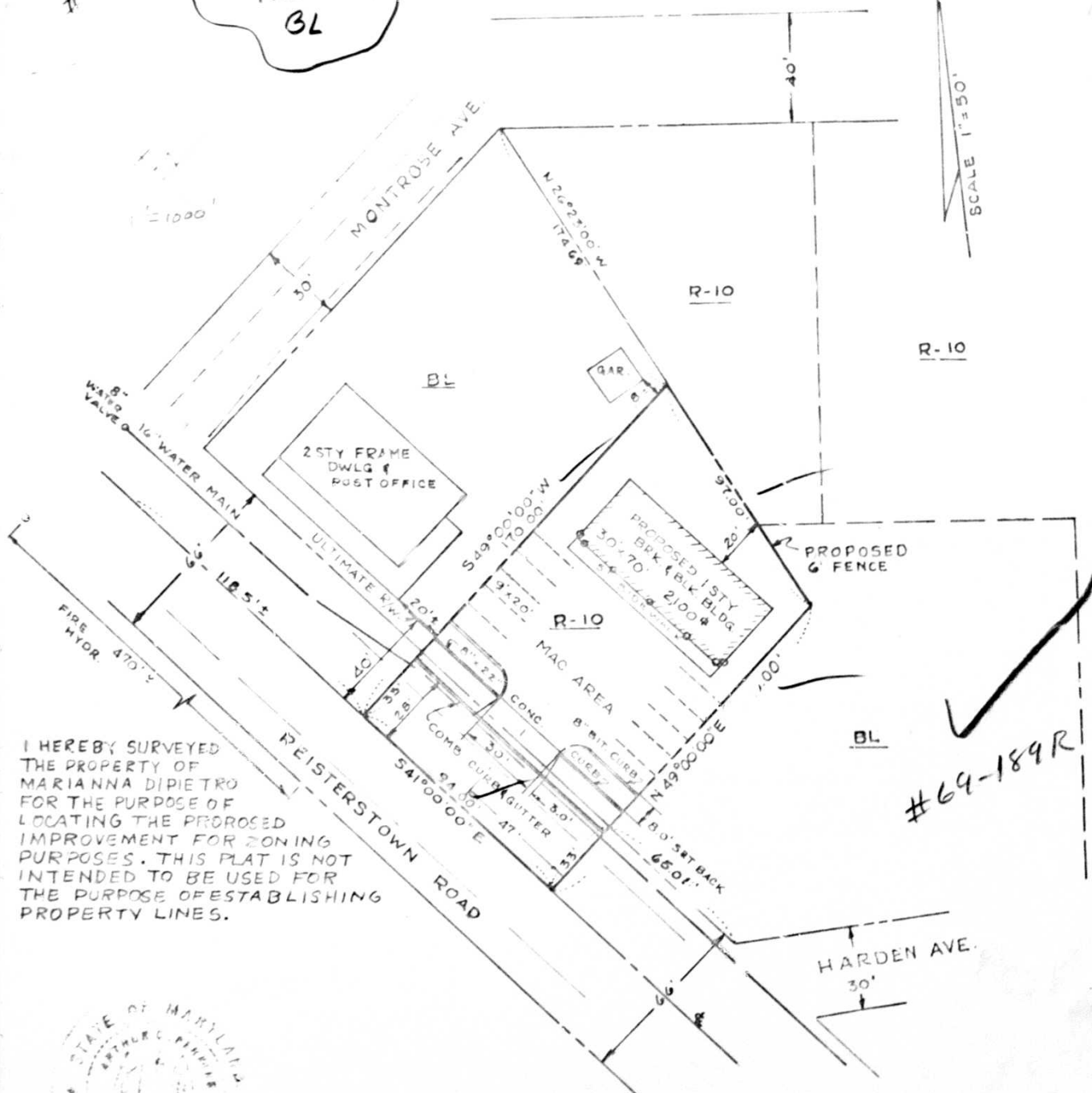
GAS SERVICE
G&E DRAWING NO. 96-1-72

LOCATION PLAN
PROPERTY OF MARIANNA DIPIETRO, WIDOW

#69-189R

Map # 3
Sec 2c
NW-10 G
BL

OFFICE COPY



I HEREBY SURVEYED
THE PROPERTY OF
MARIANNA DIPIETRO
FOR THE PURPOSE OF
LOCATING THE PROPOSED
IMPROVEMENT FOR ZONING
PURPOSES. THIS PLAT IS NOT
INTENDED TO BE USED FOR
THE PURPOSE OF ESTABLISHING
PROPERTY LINES.



Arthur L. Perkins 1/8/69

NO. 2602

PARKING 7 REQ. - 10 PROVIDED
LIGHTING 7 FLOOD TYPE 0
ENTRANCE 1- 30' CONC.
CURB & GUTTER AS REQUIRED
BY MD. S.R.C.

PROPERTY OWNER - MARIANNA DIPIETRO, WIDOW
LOCATED IN - BALTIMORE CO. MD. - 3rd ELECTION DIST.