

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Center, Inc.

Reisterstown Industrial Center, Inc., 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 that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an M.L. zone to an R.A. zone, for the following reasons:

1. Since adoption of the Zoning Map for the area, the character and conditions in the neighborhood of the subject property have so changed that a reclassification of the premises from an M.L. zone to an R.A. zone is justified, appropriate and, in fact, required under proper zoning standards and principles;
2. That there is ample property classified M.L. in the Reisterstown Road Corridor to satisfy the foreseeable demands and needs in the area, but there is insufficient land to satisfy the need and demand for apartment dwelling units, a circumstance neither anticipated nor provided for at the time of the adoption of the Zoning Map;
3. That the requested reclassification represents an up-grading and satisfies public need and convenience since the present classification thereof is, now, onerous and inconsistent with current development, while reclassification will provide housing demanded and required by the public generally without adversely affecting the character of value of other property in the neighborhood.

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.

REISTERSTOWN INDUSTRIAL CENTER, INC.

By: *Alvin Myerberg* Vice President Legal Owner

Address: c/o M. William Addison, Esq., 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202, Plaza 2-6682

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RE. PETITION FOR RECLASSIFICATION
from an M.L. zone to an R-A zone
SE 1/4 of Bond Avenue 1050'
SW of Central Avenue
4th District
Reisterstown Industrial Center, Inc.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 69-247-R

ORDER OF DISMISSAL

Petition of Reisterstown Industrial Center, Inc. for reclassification from an M.L. zone to an R-A zone on property located on the southeast side of Bond Avenue 1050 feet southwest of Central Avenue, in the Fourth Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on February 26, 1970 and prior to the taking of any testimony, the attorney for the protestant-appellant dismissed the appeal taken on behalf of the protestant-appellant in the above entitled matter.

It is hereby ORDERED this 25th day of February, 1970 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

RE: PETITION FOR RECLASSIFICATION
FROM M.L. ZONE TO R.A. ZONE,
SE 1/4 BOND AVENUE, SW 1/4 WESTERN
MARYLAND RAILROAD RIGHT OF WAY,
4TH DISTRICT, REISTERSTOWN
INDUSTRIAL CENTER, INC.-
PETITIONER

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
69-247-R
2-7-70

The Petitioner, Reisterstown Industrial Center, Inc., has requested that 15.012 acres of land located in the southwest corner of the intersection of Bond Avenue and the Western Maryland Railroad Right of Way, in the Fourth Election District of Baltimore County, Maryland, be reclassified from the M.L. (Manufacturing Light) Zone to the R.A. (Residential Apartment) Zone. The subject property has a frontage of approximately 590 feet on the south side of Bond Avenue and a depth of approximately 970 feet along the west line of the railroad.

There have been several zoning, and other changes, in the immediate area of the property since adoption of the Land Use Map. All of the land binding along the south and west lines of the property is classified for apartment use, under a zoning reclassification granted on December 14, 1964. The land lying to the east of the property, directly across the right of way of the Western Maryland Railroad, is also zoned for apartment use, by virtue of a zoning reclassification granted by the County Board of Appeals on October 5, 1966, and subsequently upheld by the Circuit Court for Baltimore County and the Court of Appeals of Maryland. Virtually all of the land binding along the north side of Bond Avenue, directly opposite the subject property, has been acquired by Baltimore County for construction of an elementary school. This is an important factor for consideration in

determining the most desirable use potential of the property sought to be reclassified.

The Petitioner proposes construction of a garden apartment project, with 240 air conditioned dwelling units and provision for 368 off-street parking spaces. This will afford ample parking facilities, fifty per cent in excess of the 240 parking spaces required by the County Zoning Regulations.

Adequate water and sanitary sewer facilities are available to service the subject property when developed for apartment use. The Bureau of Engineering, which made a thorough study of the proposed apartment development, noted that public water will be available when installation of the 8" water main in Bond Avenue is extended by the developer to the westernmost boundary of the subject property. The Bureau further noted that public sanitary sewer is available through a 15" sewer outfall already transversing the subject property. The Health Department concurred in these findings.

The Bureau of Traffic Engineering, which studied the reclassification sought by the Petitioner, advised that the change from a manufacturing to a residential apartment zone would not materially affect the trip generation of the property. Moreover, reclassification would obviously eliminate potential heavy truck traffic to a manufacturing area through residential streets in the neighborhood. The Board of Education pointed out that the Franklin Elementary School is approximately 150 pupils over its capacity. However, evidence in the case showed the completion of the new elementary school on Bond Avenue, directly across from the subject property, is scheduled for the fall of 1971, prior

- 2 -

to any possible occupancy of any apartments on the subject property. It was also shown that children in the area more logically attend Reisterstown or Timber Grove Elementary School, than Franklin. In addition, Mr. Alvin Myerberg, Vice President of the Petitioner, who had extensive experience in the construction and operation of apartment projects in Baltimore County, including this immediate area and in Baltimore City, testified that from this experience he knew that there would be relatively few children of elementary school age in the apartments, and they would have no adverse impact on the County school system.

All the evidence indicated that apartments would not be detrimental to the health, safety or general welfare of the community. The reclassification sought in this area represents an up-grading in the zoning of the subject area, eliminating the possibility of any commercial or industrial use which could be maintained on the property. Many such uses would obviously be detrimental and seriously objectionable to the nearby homes, apartments, and the new public elementary school to be erected on Bond Avenue. Granting of this Petition will eliminate all potential for commercial and industrial development of the subject property and assure protection of the entire neighborhood against objectionable uses. Prior zoning changes of abutting and nearby properties fully justify the requested reclassification, which will clearly provide a better land use for the community and its public facilities.

For the foregoing reasons, it is ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of May, 1969, that the herein described property or area should be and the same is hereby reclassified from an M.L. Zone to a R.A. Zone, from and after the date of this order.

ORDER RECEIVED FOR FILING

DATE 5/23/69

BY *John A. Slowik*

It is further ORDERED that the site plan for the development of said property is subject to approval of Bureau of Public Services and the Office of Planning and Zoning.

John A. Slowik
Zoning Commissioner of
Baltimore County

MCA
MATE, CHILTON & ASSOCIATES, INC.
CONSULTING
ENGINEERS
10200 Greenbridge Rd., Baltimore, Md. 21204 Tel. 301 824-1500

DESCRIPTION

15.012 ACRE PARCEL, SOUTHEAST SIDE OF BOND AVENUE AND SOUTHWEST SIDE OF THE WESTERN MARYLAND RAILROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "R-A" Zoning.

Beginning for the same at the point of intersection of the centerline of Bond Avenue and the southwest right-of-way line of the Western Maryland Railroad, said beginning point being at the distance of 1050 feet, more or less, as measured southwesterly along the centerline of said Bond Avenue from its intersection with the centerline of Central Avenue, running thence binding on the centerline of said Bond Avenue, two courses: (1) S 50° 48' 30" W - 109.31 feet and (2) S 74° 48' 21" W - 596.00 feet, thence two courses: (1) S 15° 11' 40" E - 800.00 feet and (2) N 84° 01' 41" E - 826.79 feet thence along the southwest right-of-way line herein referred to (S 22° 20' 30" W - 968.31 feet to the place of beginning.

Containing 15.012 acres of land, more or less.

PPB:3mb



1, 1/2, 3/4, 1/2, 1/4, 1/8, 1/16, 1/32, 1/64, 1/128, 1/256, 1/512, 1/1024, 1/2048, 1/4096, 1/8192, 1/16384, 1/32768, 1/65536, 1/131072, 1/262144, 1/524288, 1/1048576, 1/2097152, 1/4194304, 1/8388608, 1/16777216, 1/33554432, 1/67108864, 1/134217728, 1/268435456, 1/536870912, 1/1073741824, 1/2147483648, 1/4294967296, 1/8589934592, 1/17179869184, 1/34359738368, 1/68719476736, 1/137438953472, 1/274877906944, 1/549755813888, 1/1099511627776, 1/2199023255552, 1/4398046511104, 1/8796093022208, 1/17592186044416, 1/35184372088832, 1/70368744177664, 1/140737488355328, 1/281474976710656, 1/562949953421312, 1/1125899906842624, 1/2251799813685248, 1/4503599627370496, 1/9007199254740992, 1/18014398509481984, 1/36028797018963968, 1/72057594037927936, 1/144115188075855872, 1/288230376151711744, 1/576460752303423488, 1/1152921504606846976, 1/2305843009213693952, 1/4611686018427387904, 1/9223372036854775808, 1/18446744073709551616, 1/36893488147419103232, 1/73786976294838206464, 1/147573952589676412928, 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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner Date: April 8, 1969
 FROM: H. B. Staab - Industrial Development Commission
 SUBJECT: ZAC Meeting Agenda 4/1/69
 Item 232 - Bond Avenue
 Reisterstown Industrial Center
 4th Election District

This office has reviewed the subject petition and feels because the site adjoins the railroad and the limited amount of industrially zoned land with the necessary utilities in the area, it should remain in its present classification.

H. B. STAAB
 Director



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE
 TO: Zoning Commissioner Date: April 3, 1969
 FROM: PROJECT PLANNING DIVISION
 SUBJECT: Zoning Advisory Agenda Item #232

April 1, 1969
 Reisterstown Industrial Center, Inc.
 S/W 2 Bond Ave.
 S/W 2 Western Maryland R/R

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

RHW:vh

RICHARD E. WILLIAMS
 Planner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: 4/2/69
 ATT: Mr. Myers
 FROM: John Lilley, Inspector
 Fire Department
 SUBJECT: Property Owner: Reisterstown Industrial Center, Inc.

Item #232 April 1, 1969

Location: Bond Avenue S/W Western Maryland R/R
 4th District

#1 Owner shall be required to comply to all fire department regulations, when plans are submitted for approval.

Nearest fire hydrant is 1/2 mile away.

John Lilley
 John Lilley, Inspector

cc: Mr. Jay Hanna
 Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Moore Date: April 2, 1969
 FROM: William W. Greenwalt
 SUBJECT: Item 232 - Zoning Advisory Committee Meeting, April 1, 1969

Health Department Comments:

232. Property Owner: Reisterstown Industrial Center, Inc.
 Location: S/W 2 Bond Avenue, S/W 2 Western Maryland R/R
 District: 4th
 Present Zoning: ML
 Proposed Zoning: RA
 No. Acres: 15.012

Public water and sewers are available.

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.

Chief
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

WAG/ca

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
 OF APRIL 1, 1969

Petitioner: Reisterstown Industrial Center, Inc.
 Location: 516 1/2 Bond Ave. S/W 2 Western Maryland R/R
 District: 4
 Present Zoning: ML
 Proposed Zoning: RA
 No. of Acres: 15.012

Comments: THIS IS AN AREA OF HIGH DENSITY WITH CONSTRUCTION GOING ON AT THIS TIME & ALSO FOR SOME TIME TO COME. THE FRANKLIN ELEMENTARY SCHOOL WHICH SERVES THIS AREA IS APPROPRIATELY 150 PUPILS OVER ITS CAPACITY. WITH PRESENT ZONING, NO STUDENTS WOULD BE REJECTED WHILE A ZONING CHANGE TO RA COULD YIELD, ULTIMATELY, FROM 18 TO 165 PUPILS DEPENDENT ON THE TYPE OF APARTMENTS PUT ON. NEEDLESS TO SAY, ANY INCREASE IN STUDENT YIELD WOULD ONLY COMPOUND AN ALREADY SEVERE CONDITION.

BUREAU OF ENGINEERING

Zoning Plat - Comment

232. Property Owner: Reisterstown Industrial Center, Inc.
 Location: S/W 2 Bond Avenue, S/W 2 Western Maryland R/R
 District: 4th
 Present Zoning: ML
 Proposed Zoning: RA
 No. Acres: 15.012

Highways:

Access to this site shall be from Bond Avenue, an existing road which shall ultimately be improved with a 40-foot combination curb and gutter and macadam paving cross-section on a 40-foot right-of-way. Ultimately Bond Avenue shall be terminated near the west side of the Western Maryland Railroad with a cul-de-sac and any additional right-of-way to accommodate the cul-de-sac shall be established as the subject site progresses to a preliminary plan stage.

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration 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.

It appears that considerable storm drainage problems will be encountered to meet County requirements and standards. Therefore, a drainage study will be required.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water:

Public water will be available to serve this property when the proposed 8-inch water main extension in Bond Avenue is extended to meet the westernmost boundary of this tract of land. The Developer shall be required to extend the proposed 8-inch water main in Bond Avenue for the full frontage of the subject property.

Sewer:

Public sanitary sewerage is available to serve this property. There is an existing 15-inch sewer outfall traversing through this property.

RWD:ew

4" S.W. Key Sheet
 61 and 62 N.W. 37 Position Sheets
 N.W. 16 J 2001 Scale Topo

LAW OFFICES

W. LEE HARRISON

300 WEST JOFFA ROAD
 TOWSON, MARYLAND 21204

AREA CODE 301
 842-1200

June 5, 19 69

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

Re: Case No. 69 247 R

Dear Mr. Rose:

Please note an appeal to the County Board of Appeals from your decision and Order dated May 23, 1969 granting the reclassification in the above captioned matter, on behalf of my client, Ascanio S. Bocutti.

Very truly yours,

Charles E. Brooks

CEB:cc

Enclosure



LAW OFFICES

W. LEE HARRISON

300 WEST JOFFA ROAD
 TOWSON, MARYLAND 21204

AREA CODE 301
 842-1200

February 25, 1970

William S. Baldwin, Chairman
 County Board of Appeals
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Reisterstown Industrial Center, Inc. - ML zone to RA zone
 SE/S Bond Avenue 1050 feet SW of Central Avenue 4th District
 Case No. 69 247 R

Dear Mr. Baldwin:

Please dismiss the appeal in the above captioned matter taken on behalf of my client, Ascanio S. Bocutti.

Very truly yours,

Charles E. Brooks

CEB:cc

cc: M. William Adelson, Esquire
 Maryland National Bank Building
 Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Boes, Zoning Commissioner Date: May 2, 1969

FROM: George E. Cavellie, Director of Planning

SUBJECT: Petition 749-247-R. Reclassification from M.L. to R-A Zone. 5.012 acre site of Bond Avenue 1020 feet Southwest of Central Avenue. Bristlewood Industrial Center, Inc., Petitioners.

4th District

HEARING: Wednesday, May 14, 1969 (10:30 A.M.)

In light of the critical shortage of school facilities in this area as stated by the Board of Education in its Zoning Advisory Committee's comments, we believe that it is not timely to consider a change from non-residential to residential land usage here.

GEG:ams

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Boes, Zoning Commissioner Date: May 2, 1969

FROM: George E. Cavellie, Director of Planning

SUBJECT: Petition 749-247-R. Reclassification from M.L. to R-A Zone. 5.012 acre site of Bond Avenue 1020 feet Southwest of Central Avenue. Bristlewood Industrial Center, Inc., Petitioners.

John F. Boes (Jr.)

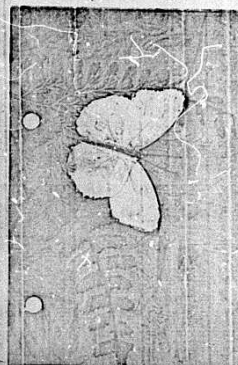
Baltimore, Maryland

Mr. John Boes,
Commissioner of Planning & Zoning,
Baltimore County,
Towson, Maryland 21204.

Dear Mr. Boes,

My husband and I would like to protect the granting of zoning for the proposed creation of apartment units on approximately 15 acres located on the south east of Bond Avenue immediately west of the Western Maryland Railroad between the Bristlewood - Elphinstown areas. This area is already subject to overcrowded filled to capacity schools and over-trafficked roads and streets. I would appreciate any consideration that can be given to us in this matter and respectfully request that the zoning be denied.

Sincerely,
Baltimore, Maryland
(Mrs. THURGOOD T. FORD)
305 Central Avenue, Towson, Md. 21204



The monarch butterfly is the symbol of the Baltimore County Zoning Commission. It is a symbol of hope and change. The monarch butterfly is a symbol of the future. It is a symbol of the hope that we have for the future. It is a symbol of the change that we need in our community. It is a symbol of the hope that we have for the future. It is a symbol of the change that we need in our community. It is a symbol of the hope that we have for the future. It is a symbol of the change that we need in our community.

MCA

MATZ, GUNDEL & ASSOCIATES, INC.
CONSULTING ENGINEERS
620 Cromwell Avenue, Baltimore, Md. 21204, Tel. 301-623-0900

DESCRIPTION

15.912 ACRE PARCEL, SOUTHEAST SIDE OF BOND AVENUE AND SOUTHWEST SIDE OF THE WESTERN MARYLAND RAILROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "R-A" Zoning.

Beginning for the same at the point of intersection of the centerline of Bond Avenue and the southwest right-of-way line of the Western Maryland Railroad, said beginning point being at the distance of 1050 feet, more or less, as measured southwest along the centerline of said Bond Avenue from its intersection with the centerline of Central Avenue, running thence binding on the centerline of said Bond Avenue, two courses: (1) S 39° 48' 4" W - 109.31 feet and (2) S 74° 48' 21" W - 596.00 feet, thence two courses: (3) S 15° 11' 39" E - 801.63 feet and (4) N 8° 01' 41" E - 826.79 feet thence along the southwest right-of-way line herein referred to (5) N 22° 20' 36" W - 968.31 feet to the place of beginning.

Containing 5.012 acres of land, more or less.

PP (3)mb

J.C. 58121

January 31, 1969



Webb • Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 4-24-69

Posted for: Reclassification

Petitioner: Bristlewood Industrial Center, Inc.

Location of property: 56 1/2' of Bond Ave. - 1/2 mile SW of Central Ave. on 5 1/2' of Bond Ave.

Location of Signs: (1) 1000' (2) 1500' SW of Central Ave. on 5 1/2' of Bond Ave.

Remarks:

Posted by: [Signature] Date of return:

Mr. John Boes,
Commissioner of Planning & Zoning,
Baltimore County,
Towson, Maryland 21204.

Dear Mr. Boes:

Once again - I would like to protect the granting of zoning for the proposed creation of apartment units on approximately 15 acres of land located on the south side of Bond Avenue, immediately west of the Western Maryland Railroad between the Bristlewood - Elphinstown areas. This area is already subject to overcrowded roads and streets, and our schools are filled to capacity - even now overcrowding the use of temporary units for additional classroom space. I would appreciate any consideration that can be given to the safety and welfare of the individual home owners and buyers, and their present families, in this matter - and respectfully request that the proposed apartment project be denied.

Thank you for your thoughtfulness in the past.
Sincerely,
Mrs. Thurgood T. Ford
305 Central Avenue
Towson, Md. 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 4-24-69

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Remarks:

Posted by: [Signature] Date of return:

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 4-30-69

Posted for: Appeal

Petitioner: Bristlewood Industrial Center, Inc.

Location of property: 56 1/2' of Bond Ave. - 1/2 mile SW of Central Ave.

Location of Signs: (1) 1000' (2) 1400' SW of Central Ave. on 56 1/2' of Bond Ave.

Remarks:

Posted by: [Signature] Date of return: 7-1-69

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 16, 1969

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

M. William Adelson, Esq.
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202

RE: Type of Hearing: Reclassification
from an M-2 zone to an RA zone
Location: SE/S Bond Avenue, SW/S
Western Maryland RR
4th District
Petitioner: Reisterstown Industrial
Center, Inc.
Committee Meeting of April 1, 1969
Item 232

Dear Sir:

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 unimproved with the present zoning being M-2 (Light Manufacturing). The properties to the north, south, east and west are presently unimproved. However, the properties to the south and west are part of the proposed Bentley Park at "Charlestown" apartments. The Western Maryland Railroad borders the property to the east with Bond Avenue bordering it on the north. At the present time Bond Avenue is not improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Access to this site shall be from Bond Avenue, an existing road which shall ultimately be improved with a 40 ft. combination curb and gutter and macadam paving cross-section on a 50 ft. right-of-way. Ultimately Bond Avenue shall be terminated near the west side of the Western Maryland Railroad with a cul-de-sac and any additional right-of-way to accommodate the cul-de-sac shall be established as the subject site progresses to a preliminary plan stage.

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration

M. William Adelson, Esq.
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202
Item 232

April 17, 1969

Storm Drain: (Continued)

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.

It appears that considerable storm drainage problems will be encountered to meet County requirements and standards. Therefore, a drainage study will be required.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary; to be reviewed and approved prior to the issuance of any grading or building permits.

Waters:

Public water will be available to serve this property when the proposed 8" water main extension in Bond Avenue is extended to meet the westernmost boundary of this tract of land. The Developer shall be required to extend the proposed 8" water main in Bond Avenue for the full frontage of the subject property.

Sewer:

Public sanitary sewerage is available to serve this property. There is an existing 15" sewer outfall traversing through this property.

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject site indicates a change from M-2 to R-2 zoning. This change should not greatly affect the trip generation of this area.

- Page 3 -

M. William Adelson, Esq.
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202
Item 232

April 17, 1969

INDUSTRIAL DEVELOPMENT COMMISSION:

This office has reviewed the subject petition and feels because the site adjoins the railroad and the limited amount of industrially zoned land with the necessary utilities in the area, it should remain in its present classification.

FIRE DEPARTMENT:

Owner shall be required to comply to all Fire Department regulations when plans are submitted for approval.

Nearest fire hydrant is one half mile away.

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code regulations.

BOARD OF EDUCATION:

This is an area of high density with construction going on at this time and also for some time to come. The Franklin Elementary School which services this area is approximately 150 pupils over its capacity. With present zoning, no students would be realized while a zoning change to RA could yield, ultimately, from 48 to 165 pupils, depending on the type of apartments just up. Needless to say, any increase in student yield would only compound an already severe condition.

HEALTH DEPARTMENT:

Public water and sewers are available.

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 Regulation. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

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,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLMJD

Enc.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4TH

Date of Posting: April 20, 1969

Posted for: APPEAL

Petitioner: Reisterstown Industrial Center, Inc.

Location of property: S.E. Bond Ave. 10.50 S.W. of Central Ave.

Location of Sign: S.E. Bond Ave. 10.50 S.W. of Central Ave.

Remarks: Rejected

Filed by: Charles P. Hall

Date of return: Sept. 11, 1969

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4TH

Date of Posting: April 22, 1969

Posted for: APPEAL

Petitioner: S.E. Bond Ave. 10.50 S.W. of Central Ave.

Location of property: S.E. Bond Ave. 10.50 S.W. of Central Ave.

Location of Sign: S.E. Bond Ave. 10.50 S.W. of Central Ave.

Remarks: Rejected

Filed by: Charles P. Hall

Date of return: April 22, 1969

ORIGINAL
OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 April 28, 1969

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 28th day of April 1969, that is to say, the same was inserted in the issue of April 28, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 62166
DATE: April 28, 1969
To: Reisterstown Industrial Center, Inc.
20. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Md. 21202
Billing Dept. of Baltimore County

QUANTITY	RETURN THIS PORTION WITH YOUR RECEIPT	TOTAL AMOUNT
1	Notice for Reclassification 60-247-R	\$0.00
1	Cost of appeal - S/E Bond Ave. S/W W.M. Railroad 60-247-R	\$70.00
1	No. 60-247-R	2 signs 10.00
		\$80.00

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 62219
DATE: May 16, 1969
To: Reisterstown Industrial Center, Inc.
20. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Md. 21202
Billing Dept. of Baltimore County

QUANTITY	RETURN THIS PORTION WITH YOUR RECEIPT	TOTAL AMOUNT
1	Notice for Reclassification 60-247-R	\$0.00
1	Cost of appeal - S/E Bond Ave. S/W W.M. Railroad 60-247-R	\$70.00
1	No. 60-247-R	2 signs 10.00
		\$80.00

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

8/29 - Land deal plat - file 60-247-R
to check signs to make sure it
is on right property

Reported 8/30/69

#60-247-R
Please check on signs at
S/E Bond Ave. 10.50'
SW of Central Ave.
Reisterstown Ind. Center
Tel. calling saying that sign not
visible

CERTIFICATE OF PUBLICATION

TOWSON, MD. APR 23 1969

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, successively before the 11th day of MAY, 1969, the 19th day of MAY, 1969, the 26th day of MAY, 1969, the 2nd day of JUNE, 1969, the 9th day of JUNE, 1969, the 16th day of JUNE, 1969, the 23rd day of JUNE, 1969, the 30th day of JUNE, 1969, the 7th day of JULY, 1969, the 14th day of JULY, 1969, the 21st day of JULY, 1969, the 28th day of JULY, 1969, the 4th day of AUGUST, 1969, the 11th day of AUGUST, 1969, the 18th day of AUGUST, 1969, the 25th day of AUGUST, 1969, the 1st day of SEPTEMBER, 1969, the 8th day of SEPTEMBER, 1969, the 15th day of SEPTEMBER, 1969, the 22nd day of SEPTEMBER, 1969, the 29th day of SEPTEMBER, 1969, the 6th day of OCTOBER, 1969, the 13th day of OCTOBER, 1969, the 20th day of OCTOBER, 1969, the 27th day of OCTOBER, 1969, the 3rd day of NOVEMBER, 1969, the 10th day of NOVEMBER, 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