TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

niap HAROLD GOLDSMITH legal owner... of the property situate in Bal mean owner. of the property situate in Baltidgord """
unity and which is described in the description and plat attached before and made a part heiright ereby petition (1) that the zoning status of the herein described property be re-classified, pursuant SEC 1-D ing Law of Baltimore County, from an..... to an W-15-J

....zone; for the following reasons

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for rotail tire store and automobile service center in a business local zone

Property is to be posted and advertised as prescribed by Zonine Regulation L, 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 tions of Baltimore County adopted pursuant to the Zoning Law for Baltime

By: Wilton Wine
Milton Erine, Contract purchaser Milton Ezrine, Contract purchaser
partner 5727 Reisterstown Road 21215

Harold Goldsmith Legal Owner Address 3006 Fallstaff Manor Court 21215

WARTZMAN, ROMBRO, RUDD & OMANSKY

Petitioner i Attorney

Helican Attorney 44 Equitable Building 21202

of Aura!, 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 ner of Baltimore County in Room 106, County Office Building in Towson, Baltin inty on the 26th

196.9 # 11:00 o'clock 199 26 '69 AM -₹

11:00 A 5/269 1 organ

"XA

#69-25811

NEGINING for the same at a spike as set in the top of a store wall stinate on the southwest side of Relateration Mond (U. S. Route \$150) said epike being at a spelled in a desid dated July 26, 1133 and recorded agreement at a period in a desid dated July 26, 1133 and recorded agreement and Recorde of Baitimore County in 133 and recorded agreement and the street of the state of the street of ginning.
Containing 44,577 square feet or 1.0233 Acres of land more or



Engineers, Dated February 19, 1969 RE: PETITION FOR SPECIAL EXCEPTION for Retail Tire Store and Automobile Service Center in B.L. zone Southwest Side of Reisterstown Road 695.56 feet NW of Caraway Road

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

BEFORE

No. 69-258-XA

Horold Goldwith Ezrine Brothers

> ORDER OF DISMISSAL

Petition of Harold Goldsmith (Ezrine Brothers, contract purchaser) for Special Exception for Retail Tire Store and Automobile Service Center, on property located on the southwest side of Reisterstown Road 695.56' northwest of Caraway Road, in t'e 4th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed February 24, 1970 (a copy of which is attached hereto and made a part herecf), from the attorney representing the Protestants-Appellants in the above entitled matter.

WHEREAS, the said attorney for the soid Protestants-Appellants requests that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of February 24, 1970.

IT IS HEREBY ORDERED, this 24th day of February, 1970, that said appeal be and the same is Dismissed.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chair

February 9, 1970

William S. Baldwin, Chairman County Board of Zoning Appeals Baltimore County Office Building Towson, Meryland 21204

RE: Patition for Spacial Exception SW/S of Relateratown Rd, 695,36' NW of Cerrany Rd. - 4th District Herold Goldsmith, et ux, Petitioners No. 69-258 X (Item No. 220)

ORDER OF DISMISSAL

Please enter the appeal in the above subject case "Dismissed".

W. V. Vingling

Trank E. Cicone
Attorney for Protestants

BALTIMORE COUNTY ZONING / DVISGIY CONTAINTSE

April 7, 1959

5

Joseph H. Comsky, Esq. 44 Equitable Duilding Baltimore, Maryland 21202 PARK CO.

TRAFFIC INCOME. RD STATE MINES CONSIST PERFECT COLUMN PEALTH DEVICE DELL BEILDING PROTECTED

ZONDSE ALERS IN MAL

RET Type of Heart up: Special Execution for card time star and determined as combined as a second combined as a second for the second for the

The Zoning Advisory Committee has recined the plans substituted with the above reference in medition and has ware on a site filth inspection of the property. The following commission are result of this relieve and imagestion.

The subject property is presently improved with a unsectory store approximately 60 years of age. The property surrounding the subject areas is improved with two story frame sufflings, 40 and 50 years of age in fair repair. The frontage of the case of the areas of time is not recovered with two story frame and nutter. The 12 ft. right-of-way shall not the partitioner's site plan is on in cost on right-of-way serving closure (11) properties.

BUREAU OF ENGINEERING:

Highways:

Reisterstown Road is a State Road.

Any storm drains required are the Developer's full responsibility.

(temperature must provide measuring grantom tactities (temperature or district) in provent creating any missioners or dissipate the majorat properties, especially by the consentration of surface surfaces. Lorrections of any performance of surface surfaces, consentration of surface surfaces and the surface of the surface surfaces. The surface surface surfaces are surfaced to the surface surface surfaces and surfaces are surfaced to the surface surfaces.

- Page 2 -

Baltimoro, Paryland 21202 Ikon 220

- 00

April 3, 1959

\$5.56' HE OF

There is an existing $8^{\prime\prime}$ water line in Reisterstean Road. (See Drawing #36-311, A-4-c).

Sanitary Schort

There is an existing θ^n senttary somer thru casements to the rear of this property. (See drawing (65-11)s (1),

PROJECT FLY WHEN DIVISION:

Widening and increasement should be made along the 12. R/M known as Bosley Ruse, as it serves five or via houses to the coar.

BUREAU OF TRAFFIC ENGINEERING:

The 12' right of raw on the south and the 13' driveway on the north does not provide proper circulation. The driveways must be at least 24 ft. BOARD OF EDUCATION:

No bearing on Student population.

BUILDING ENGINEER'S OFFICE:

Hust meet all requirements of the Haltimore County Building Code.

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

Air Pallutine Comments: The building or buildings on this site may be subject to emistiate, and compliance with the Payland State health of Pallutine Control Resultance. Additional information may be obtained from the Division of Air Pallutine, Bullivare County Agrancement of Health.

STATE POADS COMMISSION

The treatage of the site each be curbed with conductive curb and nutter. The rendrice tame of curb is the $t=10^{\circ}$ tree and consistent of the curber line of Reitterston thoch, fifter the additional M right of way line or the M parking settlack line each be curbed with M x 22° concrete curb.

Joseph H. Georsky, E-q. 44 Equitable building Balkimore, Maryland :1202 Item 220

April 3, 1969

STATE ROADS COMMISSION: (Continued)

There is a real bounding on the souteast property lies which serves eleven properties, a real which are immoved with the liftings. Taken requirities not existence by the country, there were because on the maken of distilling served by the read, it is considered or while read by the State Board. Commission and it must be treated accordingly. We feel that it would be extremely undestrable to how this values of residential treaffic using a commercial entrance, as proposed on the audject plan.

The road is approximately 12% wide at present. We feel that the road dibe widehed to a minimum of 14 ft.

The roadside curb must return into Bosley Accounce a 30° radius. There must be a minimum of 10° from the F.C. of the radius return to the begin ing of the depression transition of the southeast entrans.

The plan must be revised in accordance with the aforementioned comments prior to a hearing date being assigned.

The entrances will be subject to State Rooks Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

But to the currents by the State Means (comission and Bur ou of Ir file Engineering, this attice is Outbroking a bearing date until Such thick gravised places are received in sectorscape with time recentals. It would appear that the proposed building for this offer could be too large. If at all possible, It is suggested that the petitioner receive again that the companies of the superior of the such as the

Very truly yours,

BLIVE I. DV. NA. Challenge

OLM:JO Enc.

FRANK E. CICONE July 18, 1969

Mr. John G. Rose Zoning Commissioner Baltimore County Office of Planning and Zoning County Office Building Towson, Maryland 21204

RE: Petition for Special Exception SW/S of Reisterstown Road,695,56' NW of Caraway Road - 4th District Harold Goldsmith, et ux Petitioner, NO. 69-258 X (Item No. 220)

1 18 69

Dear Mr. Rose:

We hereby take an appeal to the County Soard of Appeals on behalf of Mr. and Mrs. Charles E. N. Murrey, South Lake Court, Reisterstown, Knyland, 21136, and Mr. M. V. Yinglian, Court, Seisterstown, Swyland, 21136, and Mr. M. V. Yinglian, to the Order tendered in the above-entitled case on June 19, 1969.

I am enclosing herewith a check to cover the cost of this appeal.

Very truly yours, cont Frank E. Cicone Attorney for Protestants

FEC:kc Encli

6-24-70

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date May 16, 1969

FROM George E. Gavrelis, Director of Flanning

SUBJECT Petition 169-258-XA. Special Exception for a Retail Tire Store and Automobile Service Conter. Southwest side of Reisterstown Road 695.56 feet northwest of Caraway Road, Harold Goldsmith, Petitioner

HEARING: Monday, May 26, 1969 (11:00 A.M.)

The Planning staff opposed the commercial zoning request (Petition *69-101-R) embracing the subject property at an earlier date. Business Local zoning was created with some indication on the petitioner's site plan that the property would be used for neighborhood shopping needs. From a Planning viewpoint, the Special Exception for an outcombive service center seems inconsistent with the objectives of the cuttler petition and not compatible with the general character of the neighborhood.

If granted, the granting should be conditioned upon final approval of site plans including details of screening and lighting by the appropriate County agencies, We note that significant protinos of the proposed facilities are indicated on the site plan for stratege purposes. If these cream change, there will be insufficient parking on the fract for the degree of improvement being proposed.

GEG:tums

RUREAU OF ENGINEERING

Zoning Plat - Consent

220. Property Owner: Harold Goldsmith
Location: S/S Reisterstown Rd., 300 **
S/E of Walstan Road

District: Lth
Present Zoning: RL
Proceed Zoning: BL with S.E. for retail tire
store and automobile service center

Highways:

Reisterstown Read is a State Road.

Storm Drains:

Any sterm drains required are the Developer's full responsibility.

The Developer Lust provide necessary drainage facilities (temperary or etherdies) to prevent creating any missances or damages to adjacent preparaties, especially by the concentration of surface waters. Correction of any problem which may result, due to impreper grading or other drainage facilities, would be the full responsibility of the Developer.

There is an existing 8" water line in Reisterstown Road. (See Drawing #36-311, 4-4-c)

Sanitary Sewer:

There is an existing 8" sanitary sever thru easements to the rear of this property. (See Drawing #66-1115 (1))

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE TO Zoning Commissioner

Date March 27, 1969

FROM PROJECT PLANNING DIVISION

SURJECT Zoning Advisory Agenda Item #220

March 25, 1969 Harold Goldsmith S/S Reisterstown Rd., 300'± S/E of Walstan Rd.

Widening and improvement should be made along the 12' R/W known as Bosley Road, as it serves five or six houses to the rear.

RICHARD B. WILLIAMS

INTER-OFFICE CORRESPONDENCE Baltimore County, Maryland

Date April 3, 1969

FROM: C. Richard Moore

SUBJECT: Item 220 - ZAC - March 18, 1969 Property Owner: Harold Goldmith 5/5 Reisterstown Rd, SE 5/ Walstan Road BL with 5,E, for retail tire store and automobile service center

The 12' right of way on the south and the 15' driveway on the north does not provide proper circulation. The driveways must be at least 24 feet.

C. Alchard More

CRH: nr

BALTIMORE COURTY BOAT OF EDUCATION

ZOMENU ADVISORY CONTENTER MERTING OF MAKEN 18, 1968

Petitioner: Secasare Incation: Revarense. ~ Ro.

Proposed Zoning: B₁ /5€

No. of Acres: 20233

Committee No READING ON STRUCKT PROPERTIES

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

220

Hr. John Rose Attention: Hr. U. L. Heyers Date Haren 19, 1969

SUBJECT 220 - Rurali Goldanith

chast most all requirements of the Biltimore County

John France

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To Mr. John G. Rose, Koning Commissioner Date 3/20/69

FROM Captain Charles Horris, Sr.

SURJECT Property Owner - Darold Goldsmith

Item # 220 Zoning Agenda, March 18, 1969

Location: S/S Reisterstown Road, 300 ft. and SE of Walston Rd.

1 - Owner shall be required to comply to all fire department regulations, when class are subsitted for approval.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

10 Mr. Oliver L. Myers Date ... March 19, 1969 ...

FROM William M. Greenwelt

SUBJECT Item 220 - Zoning Advisory Committee Meeting, March 18, 1969

Health Department Comments:

220. Property Owner: Marold Goldsmith Location: S/S Reisterstown Rd., 300' ± SE of

Walstan Rd. District: 4th

Present Zoning: BL
Proposed Zoning: BL with S.E. for retail tire store
and automobile service center
No. Acres: 1.0233

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 collution, Saltimore County Department of Health.

William Wy freewalt Water and Sewer Section BURBAU OF ENVIRONMENTAL HEALTH

WMG/ca

ec: Mr. Jay Hanna Fire Protection on Incom

6-24-70



STATE OF MARYLAND STATE ROADS COMMISSION

BALTIMORE MO EIZOI

March 24, 1969

Mr. John G. Rose, Loning Commissioner County Office Bldg. Towson, Maryland 21204

Re: Item 220 - 4oning ddvisory Committee Meeting 3/25/69 Property Dwner: Marold Goldsmith Location: S/S Reisterstown down AttiMr. O. L. Myers

Location: S/S Reisterstown Toak (Route 140) 3001 * St of Walstan Road - 4th District Fresent Zoning: BL Proposed Zoning: BL with S.E. for ratail tire store and automobile service center

The frontage of the site must be carbed with combination curb and gutter. The roadside face of curb is to be 31 from and parallel to the center-line of Meistersteam Moad. Either the ultimate 80' right of way line or the 8' parking set-back line must be curbed with 8" x 22" concrete curb.

There is a road bounding on the southeast property line which serves eleven properties, most of which are improved with dwell lings. Seem properties have no seem properties are not seem of the properties have no seem properties are not seem of the properties are not maintained by the County. However, because of the number of dwellings served by the road, it is considered a public road by the Pitach roads Countission and it must be treated accordingly. We feel that it would be extremely undestrable to have this volume of residential traffic using a commercial entrance, as pro-

The road is approximately 12' wide at present. We feel that the road should be widened to a minimum of $24\ {\rm ft}$,

The roadside curb must return into Bosley Avenue on a 30' radius. There must be a milinum of 10' from the P. C. of the radius return to the beginning of the depression transition of the southeast entrance.

1.4 plan must be revised in accordance with the oforementioned commants prior to a hearing date being assigned.

The entrances will be subject to State Moads Commission approval and

Very truly yours,

Loarles Lee, Chief Development Angineering Section by: John E. Meyers
Asst. Development Engineer

1 515KI

69-258-44

ESTIFICATE OF POSTING

District 4 TH.	Date of Posting Aug. 2 - 1169
Posted for APPEAL	
Petitioner: H. Coldsmith. Location of property: SW/5 REISTE.	RSTOWN Rd 695 5C MW DF CHRANNY Rd
Location of Signa: # 720	REISTEDSTOWN Bd.
Nemarks	Date of seture 4 = 7 1969

SETTHONE COUNTY OFFICE OF PLANNING AND ZONING Your Petition has been received and accepted for filing this

69-258-X

CERTWICATE OF POSTING MENT OF BALTIMORE COUNTY

District 4 th Debt of Posting 5-8-69
Posted for Special Casterfised Date of Posting S. S. L. Prosted for Special Casterfised Location of property Suffs of Respections Rd - 185 NH of Carrispy Rd Location of property Suffs of Respections Rd - 185 NH of Carrispy Rd
Location of Signer 720 Restrictioner Red
Remarks: Posted by Afficial Date of return: 5.12.65

BUCKLESON .	_ 40 DOTEN	
CATION: Relations of the Cations of	ion for Special a Metall Tire i also Service Co Seatthwest side Bood St. M. d Carresty Ro E Menday, Ma 11 A.M.	A M.
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Coraway Re Caraway Re Relatorstows running the southwest st (06 feet w 26 minutes 174.16 fee southeast st may there	Ened (46 feet was and the self-self-self-self-self-self-self-self-	() () () () () () () () () ()
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Being Goldeniu Goldeniu Filed wit Hearte 1963 at Public Office B	the pergitty on the Ecolog E of Date: Monday 11:00 A M. Bearing Roses building, 111 W. Tourse, Mr.	plot pi plot pi mperime r. May 168, Con Champs

CERTIFICATE OF PUBLICATION

MAY 8 1969 19

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed 19.69... the face publication

	INVOICE	No. 62196
	COUNTY, MA YLAND	DAYE Noy 5, 1969
	OF FINANCE	DAYE ST TANK
	COURT HOUSE BULLI	10
	Juniog Sept. of	Beltiagre County
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d, 21216		
ai, 21210	BETURN THIS POSTION WITH	TOTAL ANGUNT
422 DETACH A	BETURN THIS PORTION WITH ALONG PERFORATION AND KEEP THIS PORTION FO	YOUR REMITTANCE \$60.00
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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND No. 64529 OFFICE OF FINANCE Division of Collection and Receipts
COURT HCUSE
TOWSON, MARYLAND 21204

DEPOSIT TO	ACCOUNT NO. 91-622 DETACH ALONG PERFORM	RETURN THIS FORTION WITH YOUR REMITTAL	75. 00
200			
7 23	Cost of appent - property of Harry Gol	demish \$70,00 /	
	No. 69-200-X	10- 10	875.00
7			
75.00%			

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON MARYLAND 21304 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

54.50

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

OFFICE OF OCOMMUNITE IMES RANDALLSTOWN, MD. 21133 May L4,

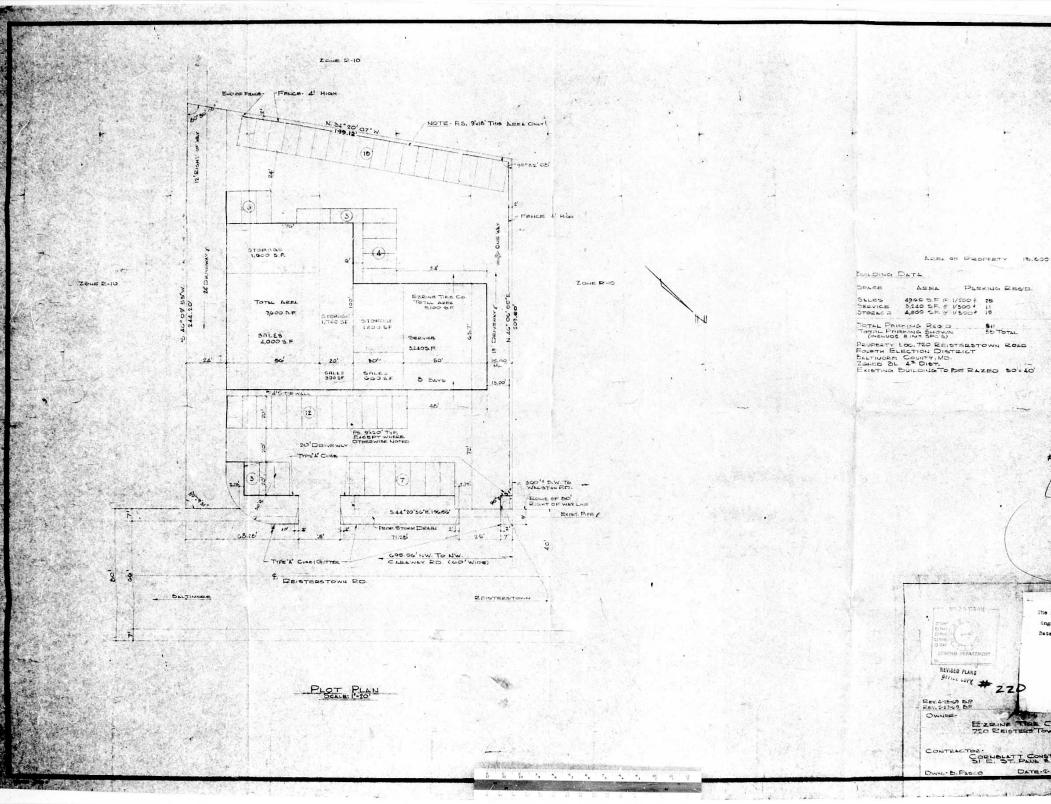
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Department of Baltimore County

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

week before the 11th day of May, 1959, that is to say, the same was inserted in the issues of May 8, 1969.

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan



#69-258XA

OFFICE

COPY

map

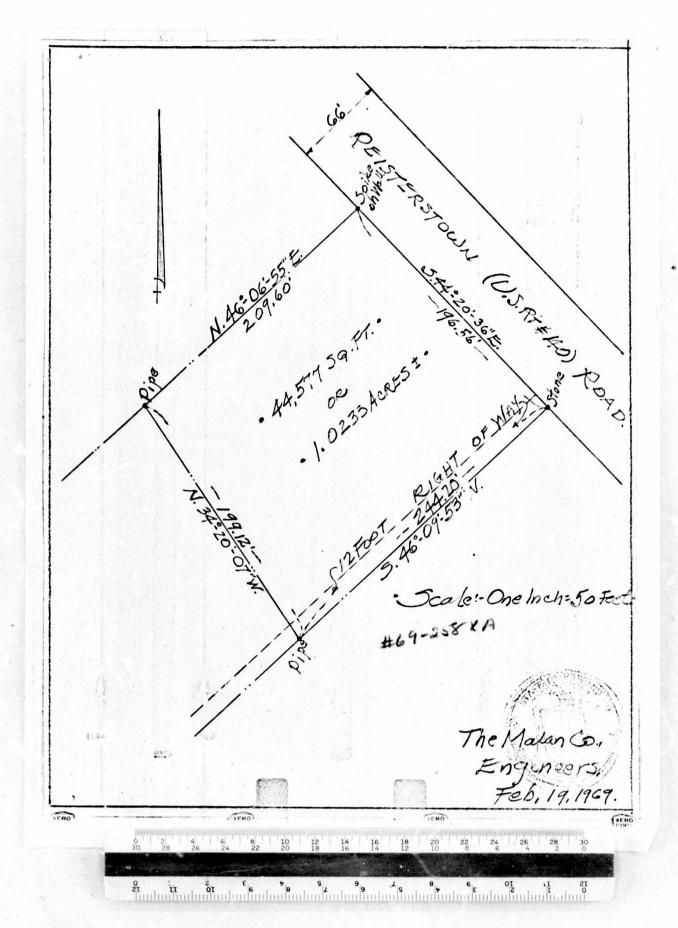
#4

SEC. I-D

NW- 15-5

The Malan Company, Engineers,

Dated: Pebruary 19,1969.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by reason of the requirements of Section 502, 1 of the Baltimore
County Zoning Regulations having been met
etrong throughous more been protest for all Andrews and compared through the protest and the second section of
the cabova-the classification related to the decimal plant in the capacity of the classification of the capacity of the capaci
îna attadami der ristion.
a Special Exception for a Retail Tire Store and Automobile Service should be granted. Center IT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of, 196_9_, that ather herein a described a property care a calculat abscanat
the same is hereby, reclassified of rice as
granted, 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 Planting and Zoning. DEPUTY Zoning Commissioner of Baltimore County are suant to the advertisement, posting of property and public hearing on the above petition and appearing that by reason of
ing Committee in the contract of the contract
#####################################
8 300 300 300 300 300 300 300 300 300 30
the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of
DENIED and that the above described property or area be and the same is hereby continued as and
to remain azone; and/or the Special Exception for
be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County