PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

		-
I, or we. SAMUEL GORMAN legal owner of the property situat	e in Baltimore	map
County and which is described in the description and plat attached hereto and n . Ie	a part hereof.	# 4
hereby petition (1) that the coning status of the herein described property be re-class	ified, pursuant	13-1
to the Zoning Law of Baltimore County, from an R-10	tone to an	
BL cone for the following reasons	NW-	12-1

(1) Change in neighborhood

(2) Error in original map

1969 at 1:00 o'clock

sioner of Baltimore County.

See attached description

and (2) for a Special Exception, under the said Zoning La	w and Zoning Regulations of Baltimore
County, to use the hercin described property, for	
Property is to be posted and advertised as prescribe	d by Zoning Regulations.
I, or we, agree to pay expenses of above : classificat	ion and or Special Exception advertising.
posting, etc., upon filing of this petition, and further agr	ee to und are to be bound by the zoning
regulations and restrictions of Baltimore County adopted	pursant to the Zoning Law for Baltimore
County	4
	1 61-
	anne forman
	NERWICED REAL Legal Owner
Address Add	tress PALTI MD 21968
Thank Const.	
Petitioner's Attorney	Protestant's Attorney
Address Ist national Ben Bldg	************
ORDERED by The Zoning Commissioner of Baltimos	e County, this 16th day
of September 1999, that the subject m required by the Zoning Law of Baltimore County, in two out Baltimore County, that the property be posted, and that the Commissioner of Baltimore County is Bose 104. County	newspapers of general circulation through- se public hearing be had before the Zoning

..day of October

Zoning Commissi

BALTMORE COUNTY, MARYLAD

TO Mr. Edward D. Hardesty, Deputy Zoning Date October 17, 1969.

FROM Mr. George E. Gavrelis, Director of Clanning

SUBJECT Petition #70-85-R. Reclassification from R-10 to %.L. Scutiwest side of Reisterstown Road 422 feet south of Sunset Road. Samuel Gorman, Petitioner

4th District

County, on the ... 27th ...

HEARING: Monday, October 27, 1969 (1:00 P.M.)

Commercial zoning is not recommended for this property on the proposed Comprehensive Zoning Mop for the West - Northwestern Sector, Extension of strip commercial along Reisterstown Road is undestrable.

This request should be resolved through the Comprehensive Zoning Mapping

Pursuant to the advertisement, posting of property, and public hearing on the above polition and it appearing that by reas n of substantial changes in the character of the neighborhood the above Reclassification should be had, wark to further coppearing shot-by-ressounds. e diproint Sucretion (no occur) execuence execuence execuence execuence execuence execution designation of IT IS ORDERED by the Zening Commissioner of Baltimore County this 24 the same is hereby reclassified; from a R-10 zone to a BL $zene, \textbf{and} correspond \textbf{Special Special Sp$ granteds from and after the date of this order, subject to approval of the site plan by the Restrict from and after the date of this order,

State Roads Commission, the Bureau
of Public Services and the Office of

Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore Qunty Planning and Zoning. suant to the advertisement, posting of property and public hearing on the above retition the appearing that by reason of ... bove re-classification should NOT BE HAD, and or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ... DENIED and that the above described property or area be and the same is hereby continued as and be and the same is hereby DENIED

Zoning Commissioner of Baltimore Counts

MICROFILMED

David W. Dallas, Jr. CIVIL ENGINEER

Registered Professional Engineer & Land Surveyor

AREA CODE 301 PHONE: 665-7422

October 30, 1969

Mr. Jack L. Wimbley Office of Planning County Office Building Towson, Varyland Z1204

He: Samuel Cormon and Hife

8713 OLD HARFORD ROAD BALTIMORE, '4D, 21234

70-85R

In accordance with our meeting this date in the Office of Zoning, I am enclosing four prints of the revised Zoning Plat of the emblect properly showing the division between B-L and R-Do Zoning and a use permit for parking in the residential zone.

Will you please review those drawings.

Du Jolin

encl. cg: Mr. Frank Cicone

ZONING DESCRIPTION

SAMUEL GORMAN AND WIFE

R-10 TO B-L

BEGINING for the same on the southwesternmost side of Reisserctown Road (66 fest citée) at a point disamint AI fest more or less measured in a south-easterly direction along the same of the same of

CONTAINING 0.5186 acres of land more or less

BEING part of that tract of lend which by dead dated July 17, 1958 and re-corded among the Land Records of Maltimore County in Liber G.L.B. No. 3385 folio 356 etc. was conveyed by Robert Horn and wife to Samuel Gorman and wife.

Neverbar 10, 1969





ZONING DESCRIPTION

TANTE OF MAN AND TIPE

R-10 to B-

No. 180 No. 187

Seliming of the same on the southwest product side of Reinterstonm Road (66 feet wide) at a point distant 432 feet more or have measured in a subbaseauty of a categories of the southwest product of the first or south 56 degrees 25 minutes east 312 foot 6 finches like of that treat of land which by deed dated bully 17, 1958 and recorded among the lend Records of Baltianre County in Liber 9.1.8, No. 3385 folic 55 sto. was conveyed by Robert Hern and wife to Samal Johnson will side of the southwesternment index of said Relaterstonn Road Road 185 stores and side of the southwesternment index of said Relaterstonn Road Road 185 seconds east 172.5 feet to the citration like between Balt and Road Road 185 seconds east 172.5 feet to the citration like between Balt and Road Road 185 seconds east 172.5 feet to the citration like between East and Road Science, themes leaving said road and said furth line south in the second of the said Road 185 seconds and 172.5 feet to the citration like between East Road Road 185 seconds and 187 seconds and 187 seconds and Road Road 185 seconds and 187 seconds and 187 seconds and Road Road 187 seconds and 187 seconds and Road Road 187 seconds and 187

CONTAINING 0.7139 acres of land more or less.

MEMION purpled that trust of land which by deed dated July 2, 1958 and record-ded manus, the land Memours of Baltisman Country in 158rs old. No. 375 forth 524 etc. was conveyed by Camael H. Inchiron and wife to Sammel Gorwan and wife and purpled that trust of Land which by deed diese duly 17, 1958 and record-anced the Land Memours of Baltishre Country in 158rs old. No. 385 follo 358v etc. was conveyed by lobers (form and wife to Sammel Country and wife.

CIVIL ENGINEER

Water:

Public water supply is available to serve this property.

EMD:sw

"T" N.W. Key Sheet 52 N.W. 36 Position Sheet N.W. 13 I 200' Scale Topo

BUREAU OF ENGINEERING Zonine Plat - Comment

District: hth Present Zoning: R-10 Proposed Zoning: BL No. Acres: 0.7139+

Hishways:

Reisterstown Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirement ..

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any missaces or danages to adjacent properties, especially by the concentration of surface vatery. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the All responsibility of the Applicant.

Reisterstown Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Countision.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, usuaging private and public holdings downstram 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 practics.

Public anitary sewrage can be made available to serve this property by constructing a public sanitary sewer extension across the entire frontage of the subject. Jits from the proposed 5-inch sanitary sewer currently under contract. The proposed sanitary sewer will 1. constructed in a 10-foot eagement along the southwest side of Festerstown Road and will terminate at the eastermost corner of the subject property. (See Baltimore County Bureau of Engineering davaile 460-016), 1-7-0 A 10-foot with casement, to be granted at no cost to Baltimore County, will be required across the right-of-way of Reisternick Road, to public extension of the proposed 8-inch sanitary sewer.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. GAVRELI

Frank E. Cicone, Esq., 1st National Bank Building Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an R-10 zone to an Bl zone Location: W/S of Reisterstown .d., 452' So, of Sumset Road Petitioner: Samuel Gorman Committee heating of September 16, 1969 4th District

September 25, 1969

Dear Sir.

. The loning Advisory Committee has reviewed the plans submitted with the above referenced polition 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 located on the west side of Neisterstown Road. To the south of subject property there is vacant land and 0 Europe Ring Restaurant. On the north side of subject prope. Ty it is residential, and on the east side of Resisterstown Road there is residential property. There is no curb and gutter along Reisterstown Road. The property is currently improved with some old farm buildings and two Donnelly Advertising signs.

BUREAU OF ENDINEERING:

Reisterstown Road is a State Road; therefore, this site will be subject to State Roads Commission revine and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or

Frank E. Cicone, Esq., 1st National Bank Building Towson, Haryland 21204 1tem 54 Page 2

September 25, 1969

No. 67037

Storm Drains: (Continued)

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 Applicant.

Reisterstown Road is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Haryland State Roads Commission.

Sediment Control:

Development of this property through stripping, greding, and stabilization could result in a sediment pollution problem, demaping 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 permitr.

Sanitary Sever:

Public sanitary severage can be node available to serve this property by constructing a public sanitary sever extension across the entire frontage of the subject site from 1 the proposed Sinch sanitary sever currently under contract. The proposed sanitary sever will be constructed in a 10-foot estement along the southeast said of Reisterstown Road and will terminate at the easternmost corner of the subject property. A 10-foot will be county burse of figineering drawing #00-1000, A-7-cl. will be required across the entire frontage of this property will be required across the entire frontage of this county further distinct of the casts for the casts of the county further than the cast of the casts of the cast of the ca

Vaters

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

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

BZ3-3000 BALTIMORE COUNTY, MARYLAND BALTIMORE OF TY OFFICE OF PLANNING AND ZON OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204 County Office Bailding 111 W. Chesapeake Avenu Towson, Maryland 21204 four Patition has been received and accepted for filing this

ELEPHONE 823-9000 EXT, 367	BAL	INVOICE TIMERE COUNTY, MARY OFFICE OF FINANC Dictaion of Calletton and Receipts COURT HOUSE TOWSON, MARYLAND 21204	
TO R		RETURN THIS OCTACH ALONS PERFORATION AND KEEP T	PORTION WITH YOUR REMITTANCE THAT PORTION FOR YOUR RECORDS COST
7 1116	30152 A. C.	at North for Smith Comm	
3000m	4		ال الم

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120

RETURN THIS POSTION WITH YOUR SENITTAND IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 #70-85-12 1 CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Towsen, Maryland Date of Posting OPT 11- 1969 Posted for RECLASS IFICATION R-10. TO D.L. Petitioner SAMUEL BORMAN Location of property Sufs B. F. R. E. ST. R. S. T. R. W. W. 25 45 255 . 0.5 SENSET DE Location of Signs W/S . F. REISTER STOWN RA. S.SOFT +- S. P.E. SUNSET Rd. Posted by Charles 11 Miles Date of return CET 17, 1969

Frank E. Cicone, Esq., 1st National Bank Building Towson, Haryland 21204 1tem 54 Page 3

September 26, 1969

BUREAU OF IMPAFFIC ENGINEERING:

As presently zoned, the subject tract will generate approximately 300 trips per day. As 8t this site will generate roughly 500 trips per day. FIRE DEPARTMENT:

Petitioner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

Water four hundred (400 feet.)

HEALTH DEPARTMENT .

Public water is available and sewers can be made available to this site.

<u>food Service Comments:</u> Prior to construction, renovation and/or installation of equipment for this food service facility complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

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.

BOARD OF EDUCATION:

Acreage too small to affect student population.

PLANS REVIEW DIVISION:

Petitioner shall comply with Baltimore County Building Codes. No other comment until plans are submitted to this office.

STATE ROADS COMMISSION:

There is poor stopping sight discance at the northeast entrance due to the over verticle curve (hill) to the northwest. There is a steep downgrade on the southeast bound lane of Resisterstown Rouf fronties site.

Considering the above, it is felt that the northwest entrance be eliminated.

There is an 80° right of way proposed for heisterstown Road (40° focutor) that must be indicated on the plan. The proposed right of way line must be curbed with concrete.

A dimension must be shown on the plan for the distance from the center line of the road to the roadside curb (28),

Frenk E. Cicone, Esq. 1st National Bank Building

STATE ROADS COMMISSION: (Continued)

Access to the site will be subject to State Roads Commission approval and permit.

The plan must be revised prior to the hearing.

ZONING ADMINISTRATION DIVISION:

This office is approving this application for filling but is requesting revised plans as required by the State Roads Compassion before the

This petition is accepted for filling on the driv of the enclosed filling certificate. Notice of the bearing date an ulway which will held not less than 30, nor nore than 30 days effect the date on the filling cartificate, will be forwarded to you in the new foure.

Very trul, yours,

OLIVER L. MYERS, Chairman

01.85.10

10Ns Southwest side of an Road 452 feet South

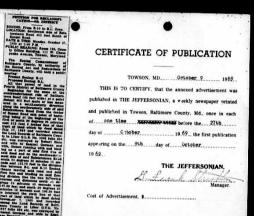
Lunest Road.

DATE & TIME: MONDAY.

TOBER 27, 1969 at 2;00 P.M.

HUBLIC HEARING: Room 108,

HUBLIC HEARING: TOWNOR.



CRIGINAL OFFICE OF O COMMUNITE DE S

RANDALLSTOWN, MD. 21133 October 13, 19 69

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

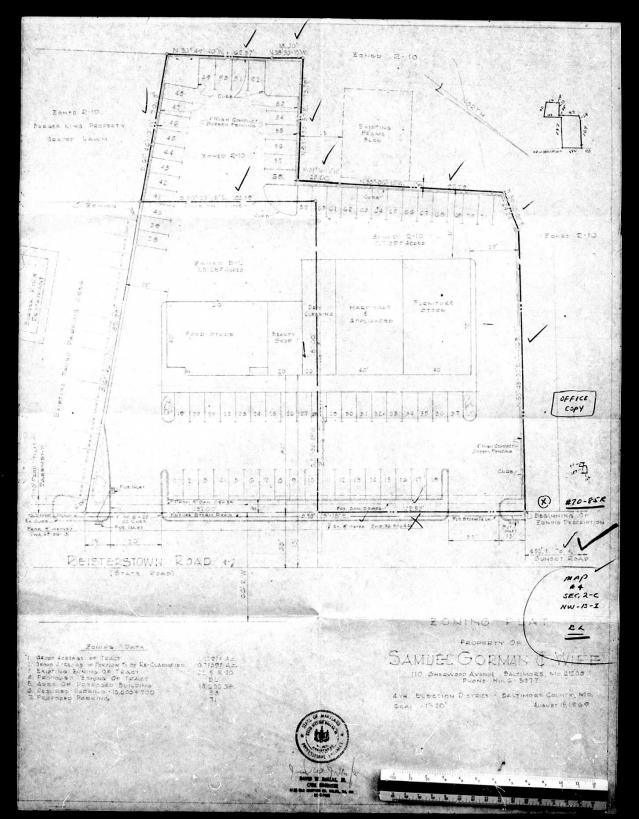
was inserted in THE COMMUNITY TIMES, a workly newspaper published

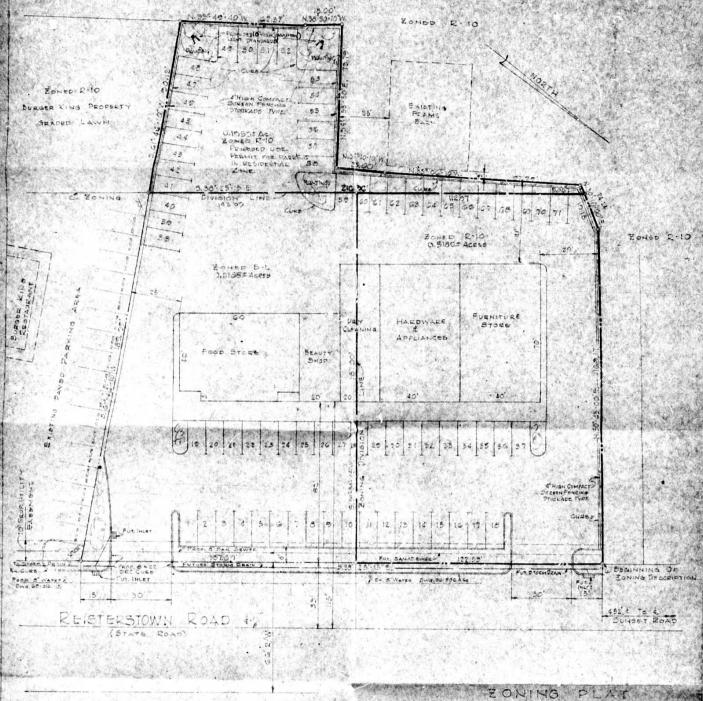
in Baltimore County, Maryland, once a week for Orn weeks before the 13th day of Oct., 1969 that is to say, the same

was inserted in the issue of Oct. 9, 1969.

STROMBERG PUBLICATIONS, Inc.

By lettl mayon





ZONNA DATA

ACHING DATA

Action Accesses of Foreign to be Regulatoried 10.71591 Ac.

Evisting Eching of Teach 11 act 11 act 12 act 12

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PROFERTY OF

110 SHERWOOD AVENUE , BALTIMORE, MO 1/200 PHONE: HU G : 5577

4 TH . ELECTION DISTRICT . BAUTIMORS COUNTY, MO SCALE : 1" - 20"

August 15 18 68 Per Out 30,1905

