

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, James G. Saffell, M.D., 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 B-1 zone; for the following reasons:

There was a mistake in the original zoning and/or the character of the neighborhood has changed to such an extent that the reclassification requested is proper.

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 of Baltimore County.

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood

the above Reclassification should be had, and it further appearing that by reason of

a Special Exception should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6 day of November, 1969, that the herein described property or area should be and the same is hereby reclassified, from a R-10 zone to a B-1 zone, and a Special Exception for Corporate Development should be and the same is hereby 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 Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

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, this 6 day of November, 1969, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-10 zone; and or the Special Exception for Corporate Development be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
10200 Line West Bridge Rd., Baltimore, Md. 21204 Tel. 351-6233-6260

DESCRIPTION

2.0661 ACRE PARCEL, SOUTHWEST SIDE OF REISTERSTOWN ROAD, NORTHWEST OF CHERRY HILL LANE, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This description is for B-1 Zoning.

Beginning from the same at a point on the southwest side of Reisterstown Road, at the distance of 946.66 feet, as measured northwesterly along said southwest side of Reisterstown Road from its intersection with the northwest side of Cherry Hill Lane, running thence binding on the southwest side of said Reisterstown Road, (1) N 35° 14' 10" W 450.00 feet, thence three courses, (2) S 54° 45' 50" W - 200.00 feet, (3) S 35° 14' 10" E - 450.00 feet, and (4) N 54° 45' 50" E - 200.00 feet to the place of beginning.

Containing 2.0661 acres of land.

SAF:kch J.O.#69125 July 16, 1969

Water Supply Sewerage Drainage Highways Structures Developments Planning Reports

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. Edward D. Hordesty, Deputy Zoning Commissioner Date: October 17, 1969

FROM: Mr. George E. Gossel, Director of Planning

SUBJECT: Petition #70-90-R. Reclassification from R-10 to B-1. Southwest side of Reisterstown Road 946.66 feet northwest of Cherry Hill Lane. James G. Saffell, M.D., Petitioner.

4th District

HEARING: Thursday, October 30, 1969 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B-1 Zoning. We note that commercial zoning is not being recommended on the proposed Comprehensive Zoning Map tentatively approved by the Planning Board for this area. Resolution of the zoning issues ought to occur through the comprehensive planning process rather than by individual petitions.

GEG:bms

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 8, 1969

COUNTY OFFICE BLDG
111 E. CALVERT ST.
BALTIMORE, MARYLAND 21202

OLIVER L. NYER, Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearings: Reclassification from an R-10 zone to an B-1 zone. Location: SW/4 Reisterstown Rd., 946.66' NW of Cherry Hill Lane. Petitioner: James G. Saffell, M.D. Committee Meeting of July 29, 1969 Item 26 4th District

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 improved with a three-story, frame convalescent home, with the property to the southwest improved with the Franklin Senior High School and garden type apartments, and to the northeast and east, vacant land and a shopping center with a carwash, almost directly opposite the southwesternmost entrance, as proposed on the particular site plan. Reisterstown Road in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

As Reisterstown Road is a State road, this site is subject to State Roads Commission review and requirements in regard to all street improvements and entrance locations on this road.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan. A drainage study and plan will be required prior to approval of any subsequent building permit application.

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204
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Storm Drains: (Continued)

The Applicant must provide necessary 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 Maryland State Roads Commission.

Sediment Control:

Development of this property through striping, 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 striping 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.

Sanitary Sewer:

Public sanitary sewerage can be constructed from the existing 8-inch sanitary sewer in Caraway Road (See Dwg. 66-789-1) or, the 8-inch sanitary outfall sewer (See Dwg. 66-989-1). A utility easement may be required for the latter.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

This office concurs with the State Roads Commission in that the plan should be revised to show one entrance only. This could be accomplished by shifting the buildings forward and putting the parking in the rear.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates 3 separate sites. It would appear that these sites could be adequately served by no more than 2 entrances. The present plan does not provide efficient circulation or parking arrangement between the uses on site.

James D. Nolan, Esq.,
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Towson, Maryland 21204
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FIRE DEPARTMENT:

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

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County Building Code.

BOARD OF EDUCATION:

A zoning change to B-1 would mean a loss of approximately 4 students.

HEALTH DEPARTMENT:

Public water and sewer 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.

STATE ROADS COMMISSION:

There is an over-vertical curve (hill) fronting the site on Reisterstown Road. The crest of the curve is approximately mid-way along the frontage. Due to the curve there is very poor stopping sight distance at the proposed northwest and southeast entrances. Therefore, these entrances must be eliminated and the plan must be revised in order that the entire site can be served by the central entrance.

The roadside curb must be 24" from and parallel to the center line of Reisterstown Road in order to line up with the existing curbs fronting the adjacent properties. The proposed 80' right of way line or the parking setback line must also be curbed.

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

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

ZONING ADMINISTRATION DIVISION:

In view of the comments by the State Roads Commission and the Department of Traffic Engineering, it is suggested that the petitioner

James D. Nolan, Esq.,
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Towson, Maryland 21204
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August 8, 1969

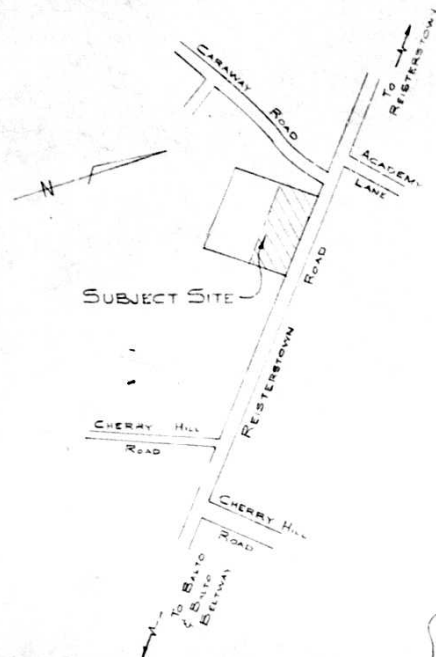
and/or his attorney contact Mr. C. Richard Moore, Asst. Traffic Engineer at 823-3000, Ext. 555, in regard to the means of ingress and egress to the property. Revised plans, in accordance with these comments, must be submitted to this office prior to a hearing date being assigned.

Very truly yours,

OLIVER L. NYER, Chairman

OLM:JD

Enc.



LOCATION PLAN
Scale: 1" = 500'

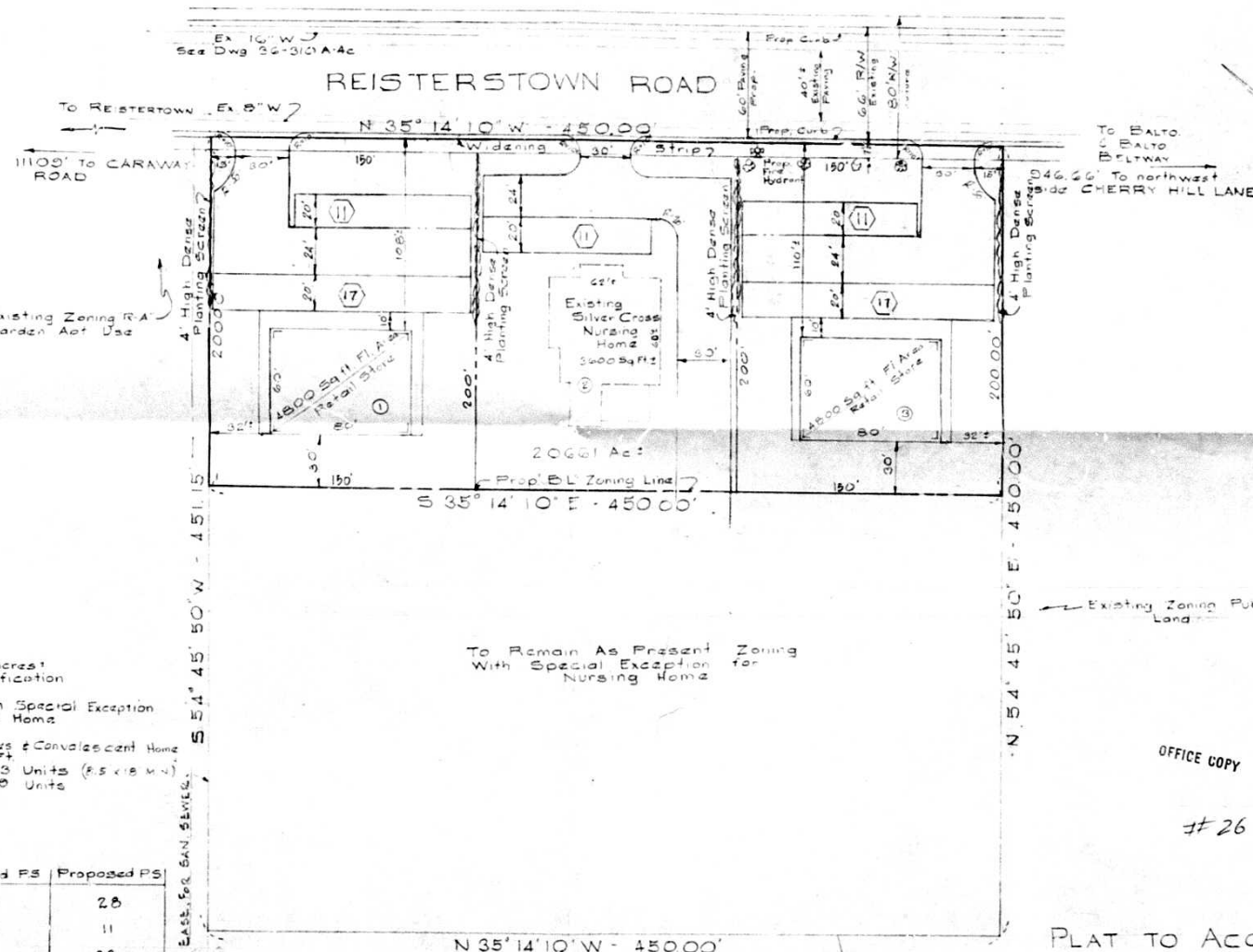
GENERAL NOTES

1. Total Area of Property Equals 4.65 Acres
2. Area of Property Requesting Reclassification Equals 2.0661 Acres
3. Existing Zoning of Property - R-10 with Special Exception
4. Existing Use of Property Convalescent Home
5. Proposed Zoning of Property "B-L"
6. Proposed Use of Property Retail Stores & Convalescent Home
7. Area of Buildings Equals 13460 Sq. Ft.
8. Required Off-street Parking Equals 33 Units (8.5 x 18 ft.)
9. Proposed Off-street Parking Equals 50 Units

PARKING DATA

	Floor Area	Required PS	Proposed PS
Prop Bldg ①	4800 * Retail	24	28
Ex. Bldg ②	Conv. Home 50 beds	8	11
Prop. Bldg ③	4800 * Retail	24	28

MATZ, CHILDS & ASSOCIATES
1026 CHORWELL BRIDGE ROAD
BALTIMORE MARYLAND 21204
JOB NO. 1 DRAWN BY: TACED BY: CHECKED BY:
6912512RS HWL:CRS

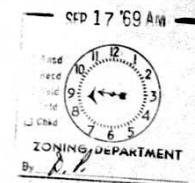


Existing Zoning "RA"
Garden Apt. Use



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY

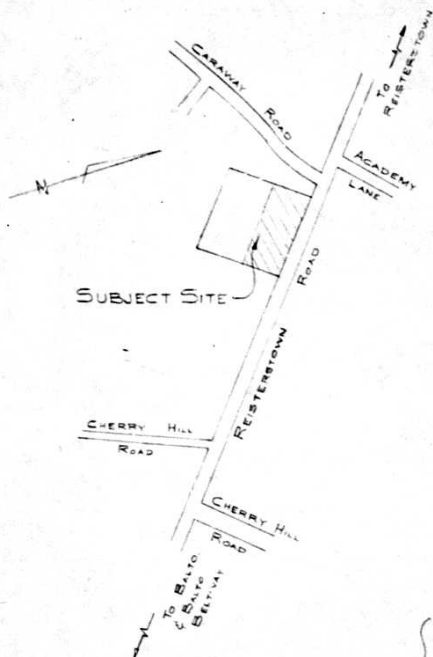
VICINITY OF REISTERSTOWN ROAD
Election District 4
Scale: 1" = 50'
Baltimore County, Md.
July 22, 1969
Revised: Sept. 10, 1969



OFFICE COPY

#26

#70-90R



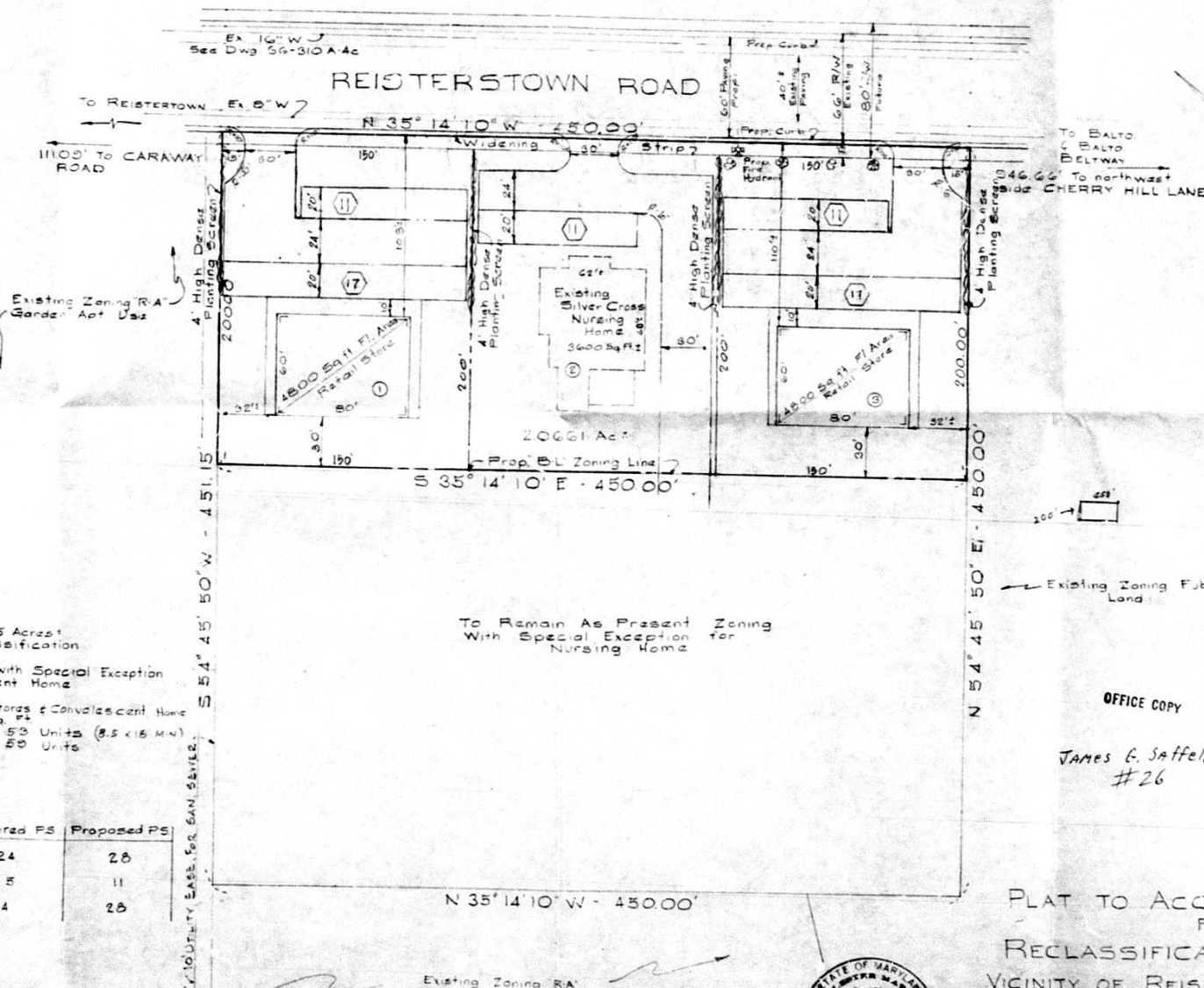
LOCATION PLAN
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4. Existing Use of Property Convalescent Home
5. Proposed Zoning of Property - B-L
6. Proposed Use of Property Retail Stores & Convalescent Home
7. Area of Buildings Equals 13460 Sq. Ft.
8. Required Off-street Parking Equals 53 Units (8.5 x 15 M.N.)
9. Proposed Off-street Parking Equals 50 Units

PARKING DATA

	Floor Area	Required PS	Proposed PS
Prop. Bldg. ①	4800 * Retail	24	28
Ex Bldg. ②	Conv. Home 53 beds	5	11
Prop. Bldg. ③	4800 * Retail	24	28



#70-90R

OFFICE COPY

MAP
#4
SEC. 1-D
NW-14-5
BL

OFFICE COPY

James E. Saffell, M.E.
#26



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY

VICINITY OF REISTERSTOWN ROAD
Election District: 4
Baltimore County, Md.
Scale: 1"=50'
Revised: Sept. 10, 1960



MATZ, CHILDS & ASSOCIATES
1020 ORCHARD BRIDGE ROAD
BALTIMORE, MARYLAND 21204
JOB NO. 691251225
DRAWN BY: HWL
CHECKED BY: CRS