

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#70-101-R
8-22-70
MAP #4
SEC 1-D
NW-17-K

Howard E. Caltrider
NE/S of Westminster Road 2580' E of Nob Hill Park Drive
4th District
No. 70-101-R

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.
Howard E. Caltrider and Katherine S. Caltrider, legal owners 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an R-40 (M) zone; for the following reasons:

The subject property is not suited to residential development. The subject property is eminently suited for use as business purposes. It lies near or adjacent to the proposed exit for the planned Northwest Expressway and would afford the public a convenient and desirable location for business. The proposed zoning would be in conformance with the general character of the neighborhood. It would not detract from property values, would not create hazards of traffic, noise, smoke, etc., and would be in the best interests of the public health, safety and welfare.

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 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 of Baltimore County.

By: Howard E. Caltrider and Katherine S. Caltrider
Contract purchaser
Address: 1154 Md. Nat'l. Bk. Bldg., Baltimore, Md. 21202
Petitioner's Attorney
Address: 1154 Md. Nat'l. Bk. Bldg., Baltimore, Md. 21202
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of October, 1970, 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 164, County Office Building in Towson, Baltimore County, on the 17th day of November, 1970, at 2:00 o'clock.

Harold D. Hardisty
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
(over)

PETITION FOR RECLASSIFICATION from an R-40 zone to a B.M. zone NE/S of Westminster Road 2580' E. of Nob Hill Park Drive 4th District Howard E. Caltrider, Petitioner No. 70-101-R

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Clerk:
Please enter an Appeal to the Circuit Court for Baltimore County from the Decision and Order of the County Board of Appeals for Baltimore County dated July 29, 1970, denying to the appellants, Howard E. Caltrider and Katherine S. Caltrider, the requested reclassification from an R-40 zone to a B.M. (Business Major) zone.

Edward C. Covehey, Jr.
Edward C. Covehey, Jr.
405 Heaver Plaza
1301 York Road
Luthersville, Md. 21093
828-9441
Attorney for Appellant

I HEREBY CERTIFY that on this 26 day of October 1970, a copy of the foregoing Order for Appeal was sent to the Secretary of the County Board of Appeals for Baltimore County, County Office Building, Towson, Maryland 21204.

Edward C. Covehey, Jr.
Edward C. Covehey, Jr., Atty.

PETITION FOR RECLASSIFICATION from an R-40 zone to a B.M. zone NE/S of Westminster Road 2580' E. of Nob Hill Park Drive 4th District Howard E. Caltrider and Katherine S. Caltrider, his wife Petitioners No. 70-101-R

MOTION TO EXTEND TIME FOR TRANSMITTING RECORD

Howard E. Caltrider and Katherine S. Caltrider, his wife, Appellants, by Edward C. Covehey, their attorney, moves pursuant to Maryland Rule B-7, that the time for the transmittal of the record in this action to this Court be extended up to and including December 1, 1970. The grounds of the motion are as follows:

- Promptly upon the taking of this Appeal, Movants ordered a transcript of the testimony and directed the stenographer to make up the record on Appeal.
- That the stenographer thereupon advised Movants that because of the press of other work on other appeals, he cannot deliver the transcript for at least forty-five days.

Edward C. Covehey, Jr.
Attorney for Appellants
Suite 305 Heaver Plaza
1301 York Road
Luthersville, Md. 21093
828-9441

I HEREBY CERTIFY that on this 5th day of October 1970, a copy of the foregoing Motion was sent to the Secretary of the County Board of Appeals for Baltimore County, County Office Building, Towson, Maryland 21204.

Edward C. Covehey, Jr., Atty.

PETITION FOR RECLASSIFICATION from an R-40 zone to a B.M. zone NE/S of Westminster Road 2580' E. of Nob Hill Park Drive 4th District Howard E. Caltrider and Katherine S. Caltrider, his wife Petitioners No. 70-101-R

ORDER

Upon the foregoing Motion, it is this day of October 1970, by the Circuit Court for Baltimore County, ORDERED, that the time for transmitting the record on Appeal in this action to this Court is extended up to and including

Judge

RE: PETITION FOR RECLASSIFICATION from an R-40 zone to a B.M. zone NE/S of Westminster Road 2580' E. of Nob Hill Park Drive, 4th District Howard E. Caltrider, Petitioner

OPINION

The petitioner in this case requests a reclassification of a twenty acre tract of land from an R-40 zone to a B. M. (Business Major) zone, situated on the north side of the Westminster Road approximately 2600 feet east of Nob Hill Park Drive and approximately 4000 feet west of the Hanover Road, in the Fourth Election District of Baltimore County. The properties to the east and west of the subject tract are zoned R-40, as well as the properties to the south of the Westminster Road across from the subject tract. There is a large tract of M. L. land to the north which abuts the subject property for a distance of approximately 700 feet. This tract is presently undeveloped, and the testimony did not indicate that its development is imminent. The subject property is irregular in shape having 300 feet of frontage on the north side of the Westminster Road, and an irregular depth varying from 720 feet to 605 feet in a northerly direction from Westminster Road. There is public water available to the property in the Westminster Road, but no public sewer is presently available nor contemplated within the near future. If the reclassification is granted, the petitioner proposes to construct on the property a retail furniture store and four warehouses.

An engineer who had prepared the site plan, testifying on behalf of the petitioner, stated that the utility demand for stores and warehouses is very light compared to residential uses, and that it was not practical to develop the subject property R-40 because of the odd shape of the tract. He also stated that a proposed road along the west side of the subject tract would leave the property approximately 400 feet in width, which would make it impractical to develop R-40 in that the resulting lots would have too much frontage and not enough depth. He also testified to a number of zoning changes that have occurred since the adoption of the zoning map in January of 1957. The only

Howard E. Caltrider - #70-101-R

change, in the Board's mind, which directly affects this property is zoning case #69-145, the reclassification of a large tract of land to M. L. to the north and north east of the subject property; however, as stated earlier in this Opinion, this land is not yet developed.

The petitioner, Howard E. Caltrider, lives immediately east of the subject property, and owns an additional nineteen and one-half acres of land contiguous to the subject tract. He testified to various changes he has seen occur in the Reisterstown area since 1957, however, the majority of the changes he offered to had taken place immediately along the Reisterstown Road and the Hanover Road, or a short distance therefrom. Mr. Caltrider owns a retail furniture store on the Westminster Road some distance east of the subject site. In addition, he and his wife are in the real estate business which they conduct from a small building immediately next to his residence. The furniture store presently operated by Mr. Caltrider was the subject of a zoning petition, case #66-153, when Mr. Caltrider moved his business from the Reisterstown Road to its present location on the south side of the Westminster Road, some 1600 feet east of the subject property. This property was sold to the Gas and Electric Company under threat of condemnation in March of 1970, and the property is now rented from the Gas and Electric Company on a month to month basis.

The protestants were mostly residents of the nearby community known as "Nob Hill", who generally stated that the reclassification would depreciate their properties; would not be harmonious with the primarily rural residential characteristics of the area, and might lead to other requests for zoning changes in the immediate area.

George E. Gavellis, Director of Planning for Baltimore County, commenting on the subject petition stated that the Planning staff is opposed to the reclassification, pointing out that the subject tract is not within the Metropolitan District and is not programmed for utility extensions through the year 1980. Also, in the staff's opinion commercial zoning here is not in accordance with the comprehensive plan, and that if any commercial zoning is needed in the area it should be done by the adoption of a comprehensive plan rather than by the individual petition process.

Howard E. Caltrider - #70-101-R

The Board, after examining all the exhibits and hearing the testimony of the witnesses, feels that the reclassification of the subject property, which is now nearly completely surrounded by residential zoning, would be premature and unwarranted at this time.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day of July, 1970, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Jehya A. Slowik
William S. Baldwin
W. Giles Parker

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY



PETITION FOR RECLASSIFICATION NE/S of Westminster Road, 2580' E of Nob Hill Park Drive - 4th District Howard E. Caltrider, et al - Petitioners No. 70-101-R (Item No. 49)

Please enter an Appeal from the Order of the Zoning Commissioner of Baltimore County dated February 10, 1970, denying the reclassification in the above captioned matter.

Howard E. Caltrider
Howard E. Caltrider
Edward C. Covehey, Jr.
Edward C. Covehey, Jr.
Attorney for Appellants
2322 York Road
Timonium, Maryland 21093
252-4332

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

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

a Special Exception for a..... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of..... 196..... that the herein described property or area should be and the same is hereby reclassified, from a..... zone to a..... zone, and/or a Special Exception for a..... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning map or substantial changes in the character of the neighborhood.....

the above re-classification should NOT BE HAD, and no Special Exception should be granted.....

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of..... FEBRUARY..... 1967, that the above re-classification 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-49..... zone, and no Special Exception should be granted.....

ORDER RECEIVED FOR FILING

DATE 3/10/70

BY J. C. Harris, Jr. ADMINISTRATIVE ASSISTANT

Edward D. Hardisty
Zoning Commissioner of Baltimore County

Robert C. Harris, Jr., Surveyor,
Old Court Road, Baltimore

Aug. 15, 1969

#70-101-R

Description for a parcel of land on the Westminster Road, North District, Balto. Co., Md.

Beginning for the same at a pipe set on the Northwest side of the Westminster Road, at the distance measured Southeastery of 2500 ft. more or less from the center of Nob Hill Park Drive, said pipe being at the beginning point of the land described in a deed from John S. Spence to Howard E. Caltrider and wife, dated April 13, 1947 and recorded among the Land Records of Balto. Co., in Liber No. 1558 folio 169 etc., thence running and binding on the fourth and fifth lines of said deed North 01 degree 31 minutes West 1665.7 ft. and North 31 degree 34 minutes East 374.8 ft., thence running and binding on a part of the third line South 35 degree 01 minute East 765.0 ft., thence running for a line of division South 12 degree 41 minutes West 1566.6 ft. to the Northeast side of the Westminster Road, thence running and binding on the Northeast side of said road, North 55 degree 25 minutes East 300.00 ft. to the point of beginning. Containing 20 acres more or less.

The courses used in the above description are based on the True Meridian, as established by the Bureau of Engineering of Balto. Co., Md.

Robert C. Harris, Jr.

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

PETITION FOR RECLASSIFICATION FROM AN R-40 Zone TO A B.M. ZONE NE/S OF WESTMINSTER ROAD 2500' E. OF NOB HILL PARK DRIVE NTH DISTRICT HOWARD E. CALTRIDER PETITIONER Plaintiff NO 70-101-R

Docket No. Misc 9 Folio No. 46

LAW OFFICE

File No. 4537

NOTIFICATION TO PARTIES OF CONTEMPLATED DISMISSAL

"No proceedings of record in the above-styled action having been taken within a period of eighteen months, all parties and their counsel of record are hereby notified, as provided by Maryland Rule 530, that an Order of Dismissal and Judgment for Costs for lack of prosecution will be entered after the expiration of thirty (30) days from the date of receipt of said Notice unless prior to the expiration of said thirty (30) days a motion for suspension is filed pursuant to section c of Maryland Rule 530."

Handwritten signature

Copy of notice mailed to:

P/Atty's: R. BRUCE ALDERMAN, Esq., 315 County Office Bldg., Towson, Maryland 21284

Direct all inquiries to Mr. Allen: 494-2622

NOTICE SENT JAN 11 1973

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Deputy Zoning Commissioner Date: November 17, 1969

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

SUBJECT: Petition #70-101-R, Northeast side of Westminster Road 2500 feet East of Nob Hill Park Drive. Petition for Reclassification from R-40 to B.M. Howard E. Caltrider - Petitioner

4th District

HEARING: Monday, November 17, 1969 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 to B.M. zoning and has the following advisory comments to make with respect to pertinent planning factors:

- 1. The planning staff is opposed to reclassification of this property for non-residential purposes. Our own plans for comprehensive updating the zoning map do not envision such use here. We point to the problems identified by our traffic and utility agencies relative to the difficulties inherent in providing proper access to this tract for non-residential use without drastically overloading the existing street system. Similarly, the tract is in an area which is not within the Metropolitan District and is not programmed for utility extensions through 1990.

Creation of commercial zoning here would not be in accordance with the comprehensive plan, as now cost resolution of the issues here should be accomplished in any case by the mapping route rather than by individual petition.



BUREAU OF ENGINEERING

Zoning Plat - Comment

49. Property Owner: Howard E. Caltrider, et ux (1969-1970) Location: N/ES of Westminster Rd., 2,500' S. of Nob Hill Park Dr.

District: 4th Present Zoning: R-40 Proposed Zoning: PM No. Acres: 20

General:

The subject property is located outside of the present Metropolitan District boundary and no extension of existing water mains or proposed sewerage facilities can be considered until this property is formally annexed to the Metropolitan District. It is suggested that the petitioner contact the Bureau of Public Services in regard to this matter.

Highways:

Westminster Road is a State R. 1; 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 requirements.

A 70-foot minimum right-of-way is required along and immediately adjacent to the N 11° 34' E 374.80' line of the subject property to allow for the future construction of a public road. The proposed road will traverse the adjacent Springlake Industrial Park and will connect with Westminster Road at a point westerly of this property. Therefore, the subject plan should be revised to allow for the alignment of the proposed highway.

Storm Drains:

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

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage facilities will be required in connection with any subsequent grading or building permits.

The Applicant 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 Applicant.

49. Property Owner: Howard E. Caltrider, et ux (1969-1970) Page 2

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.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property at this time; therefore, private sewage disposal systems must be provided in accordance with the rules and regulations of the Department of Health. It is possible that this property could be served by public sewerage if and when the adjacent Springlake Industrial Park is developed. The petitioner's engineer should investigate this possibility further by contacting the Chief of the Sanitary Sewer Design Group of the Baltimore County Bureau of Engineering.

Water:

Public water supply presently terminates in Westminster Road at the limits of the Metropolitan District which is in close proximity to this property. If the subject property is annexed to the Metropolitan District, public water supply can be made available to serve this site.

EMDraw

"S.E. Key Sheet 65 N.E. 1/3 position Sheet N.W. 1/4 K 200' Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: Sept. 15, 1969

FROM: Project Planning Division

SUBJECT: Zoning Advisory Agenda Item #49

September 2, 1969 Howard E. Caltrider, et al NE/S of Westminster Rd., 2,500' So. of Nob Hill Park Dr.

We request that the petitioner's engineer contact this office so that a suitable Public Road net could be worked out to serve the adjoining properties.

Richard B. Williams Planner

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21284

Date: September 11, 1969

TO: Mr. John G. Rose Attn: Oliver L. Myers

FROM: C. Richard Moore

SUBJECT: Item 49 - ZAC - September 2, 1969 Property Owner: Howard E. Caltrider, et ux Westminster Road S. of Nob Hill Park Drive R-40 to RM

The subject tract as presently zoned, should generate 200 trips per day. However, as proposed RM, the site could generate 10,000 trips per day.

The alignment of driveways and internal circulation, plus existing Westminster Road can not be expected to handle this type of increase in trip density.

C. Richard Moore Assistant Traffic Engineer

CRM:nr

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Attention: Mr. O. L. Meyers
FROM: Ted Burnham, Engineer
SUBJECT: #42 Howard E. Caltrider, et ux
1/2 S of Westminster Road
4th District

Date: September 4, 1969

Petitioner to conform to Baltimore County Building Code Rules and Regulations. No other comment until plans are submitted.

Mark E. Hill, Engineer
Plans Review

ZONING ADVISORY COMMITTEE MEETING
OF SEP 2, 1969

Petitioner: Howard E. Caltrider, et ux
Location: N/2 S of Westminster Rd., 7,580' S of Nob Hill Park Dr.
District: 4
Present Zoning: R-40
Proposed Zoning: R-1
No. of Acres: 20.1

Comments: There is a possible change of from 0
to 1 (as proposed zoning is granted) to
8 miles (as presently zoned). R-40 factor
is a county-wide factor.

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Inspector John Lilley, Fire Department
SUBJECT: Property Owner: Howard E. Caltrider, et ux
Item #49 Zoning agenda September 2, 1969
Location: NE/S of Westminster Road, 7,580 feet South of Nob Hill Park Drive
District: 4

Owner shall be required to comply with all fire department requirements in accordance with Life Safety Code, 1967 edition, Chapter 15, "Storage Occupancies," when construction plans are submitted for approval.

cc: Mr. Jay Hanna, Fire Protection Engineer

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers
FROM: William M. Greenwalt
SUBJECT: Item 49 - Zoning Advisory Committee Meeting, September 2, 1969

Health Department Comments:

49. Property Owner: Howard E. Caltrider, et ux
Location: NE/S of Westminster Rd., 7,580' So. of Hill Park Dr.
District: 4th
Present Zoning: R-40
Proposed Zoning: RM
No. Acres: 20.1

Public water can be made available to this site, but not sewer tests must be conducted to determine the suitability of the soil for underground disposal.

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.

William M. Greenwalt
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

VHC/ca



STATE OF MARYLAND
STATE ROADS COMMISSION

September 3, 1969

Mr. John G. Rose, Zoning Commissioner
RE: Zoning Advisory Committee Meeting
September 2, 1969 Item No. 49
Property Owner: Howard E. Caltrider
Location: Northeast side of Westminster Road Route 140, 7,580 feet South of Nob Hill Park Drive
Present Zoning: R-40
Proposed Zoning: BH 4th District

There is poor stopping sight distance along the front of the site due to an over vertical curve (h111) to the east.

There is an 80 foot right of way proposed for Westminster Road that must be indicated on the plan. It is requested that the parking lot be established clear of the proposed right of way.

The plan must be revised prior to the hearing.

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

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer



PETITION FOR RECLASSIFICATION
IN DISTRICT

ZONING FROM R-40 TO R.M.
LOCATION: Northeast side of Westminster Road 7580 feet south of Nob Hill Park Drive.

DATE: TITLE: Monday, November 17, 1969

HEARING: 11:00 AM, Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Present Zoning: R-40
Proposed Zoning: R.M.

All that parcel of land in the Fourth District of Baltimore County...

containing 20 acres more or less...

as shown on the map...

containing 20 acres more or less...

as shown on the map...

containing 20 acres more or less...

as shown on the map...

containing 20 acres more or less...

as shown on the map...

containing 20 acres more or less...

as shown on the map...

containing 20 acres more or less...

as shown on the map...

containing 20 acres more or less...

as shown on the map...

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21286 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, before the 17th day of November, 1969, the first publication appearing on the 30th day of October, 1969.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION
IN DISTRICT

ZONING FROM R-40 TO R.M.
LOCATION: Northeast side of Westminster Road 7580 feet south of Nob Hill Park Drive.

DATE: TITLE: Monday, November 17, 1969

HEARING: 11:00 AM, Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Present Zoning: R-40
Proposed Zoning: R.M.

All that parcel of land in the Fourth District of Baltimore County...

containing 20 acres more or less...

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containing 20 acres more or less...

as shown on the map...

containing 20 acres more or less...

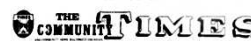
as shown on the map...

containing 20 acres more or less...

as shown on the map...

containing 20 acres more or less...

as shown on the map...



RANDALLSTOWN, MD. 21133 November 3, 1969

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Deputy 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 3rd day of Nov. 1969, that is to say, the same was inserted in the issue of October 30, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Rich Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4TH
Date of Posting: NOV. 1, 1969
Posted for: RECLASSIFICATION FROM R-40 TO R.M.
Petitioner: HOWARD E. CALTRIDER
Location of property: NE/S of WESTMINSTER RD. 7580 FT. S of NOB HILL PARK DRIVE
Location of Sign: E/S of WESTMINSTER RD. 2500 FT. E of NOB HILL PARK DRIVE
Remarks:
Posted by: Charles P. Hill
Date of return: NOV. 14, 1969

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4TH
Date of Posting: MARCH 21, 1970
Posted for: APPEAL
Petitioner: HOWARD E. CALTRIDER
Location of property: N/2 S of WESTMINSTER RD. 2500 FT. E of NOB HILL PARK DRIVE
Location of Sign: N/2 S of WESTMINSTER RD. 2600 FT. E of NOB HILL PARK DRIVE
Remarks:
Posted by: Charles P. Hill
Date of return: MARCH 26, 1970

TELEPHONE
863.3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 67060

DATE Nov. 17, 1969

BILLED BY:

TO: Edward Arani, Esq.
1154 Maryland National Bank Building
Baltimore, Md. 21202
Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
	Advertising and posting of property for Edward E. Caltrider #70-101-R	80.50	

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

TELEPHONE
863.3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 69334

DATE 3/16/70

BILLED BY:

TO: Edw. C. Cavanaugh, Esq.
2322 York Road
Baltimore, Md. 212093
Zoning Office
119 County Office Bldg.
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
	Cost of appeal - property of Edward E. Caltrider, et al	70.00	
	No. 70-101-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

TELEPHONE
494.2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 74006

DATE Nov. 17, 1970

BILLED BY:

TO: Edward C. Cavanaugh, Jr., Esq.
Suits 405 Heaver Plaza
1301 York Road
Lutherville, Md. 21093
County Board of Appeals
(Zoning)

DEPOSIT TO ACCOUNT NO. 01-712 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
	Cost of certified documents - Case No. 70-101-R NE/S of Westminster Rd. 2500' E. of Nab Hill Park Drive 4th District Howard E. Caltrider, et al	\$14.00	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE
863.3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 67031

DATE Oct. 23, 1969

BILLED BY:

TO: Jonathan Arani, Esq.
1154 Maryland National Bank Building
Baltimore, Md. 21202
Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
	Petition for Reclassification for Edward E. Caltrider #70-101-R	50.00	

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

Edward Arani, Esq., BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
1154 Maryland National Bank Building
Baltimore, Md. 21202
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

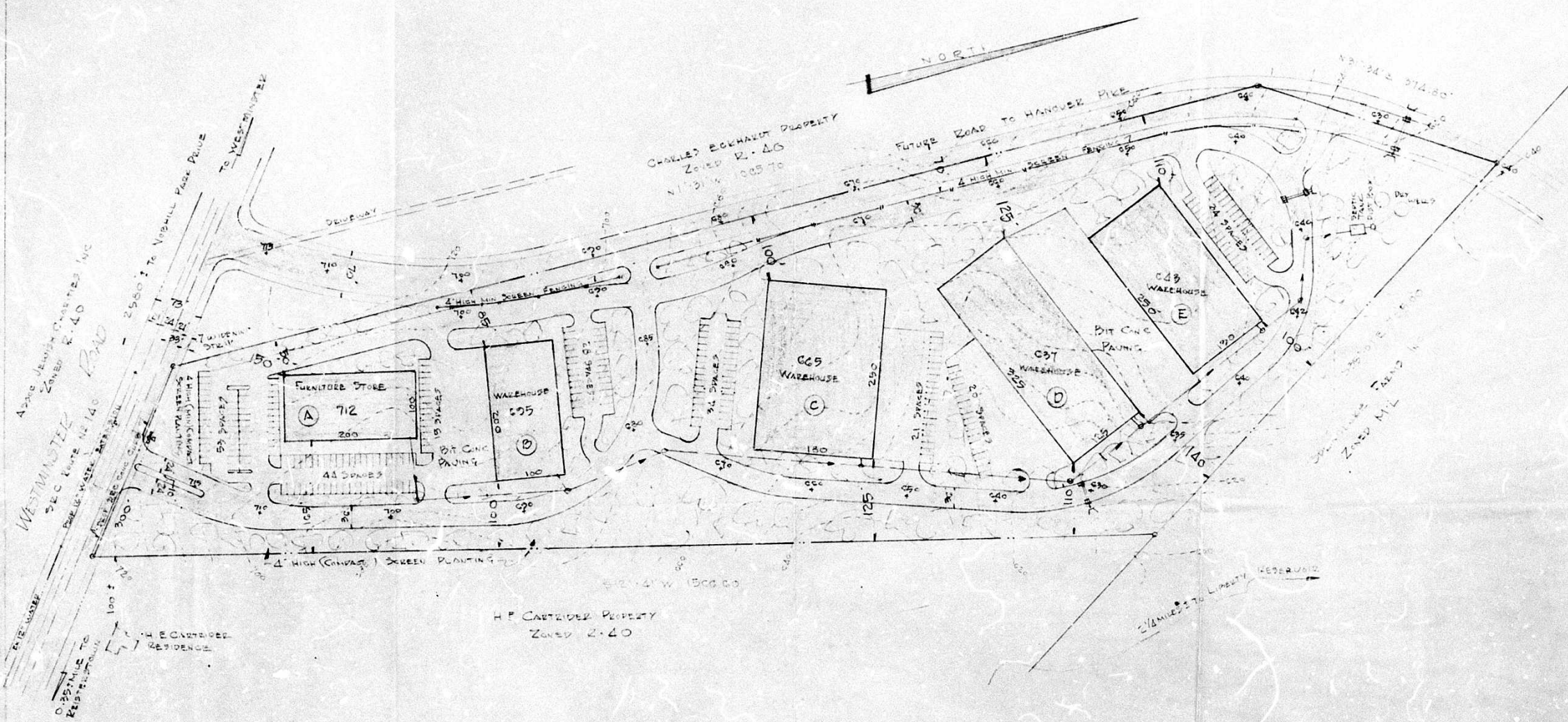
Your Petition has been received and accepted for filing this

3rd day of October 1969

John C. Rose
JOHN C. ROSE,
Zoning Commissioner

Petitioner Edward E. Caltrider, et al

Petitioner's Attorney Edward Arani, Esq. Reviewed by Oliver D. Myers
Chairman of
Advisory Committee



- ZONING DATA**
- EXISTING ZONING & USE R-40 FARM
 - PROPOSED ZONING & USE B.M. FURNITURE STORE & WAREHOUSES
 - GROSS ACREAGE OF TRACT 20 ± ACRES
 - USE AREA OF BLDGS, REQD. PARKING & PROPOSED PARKING

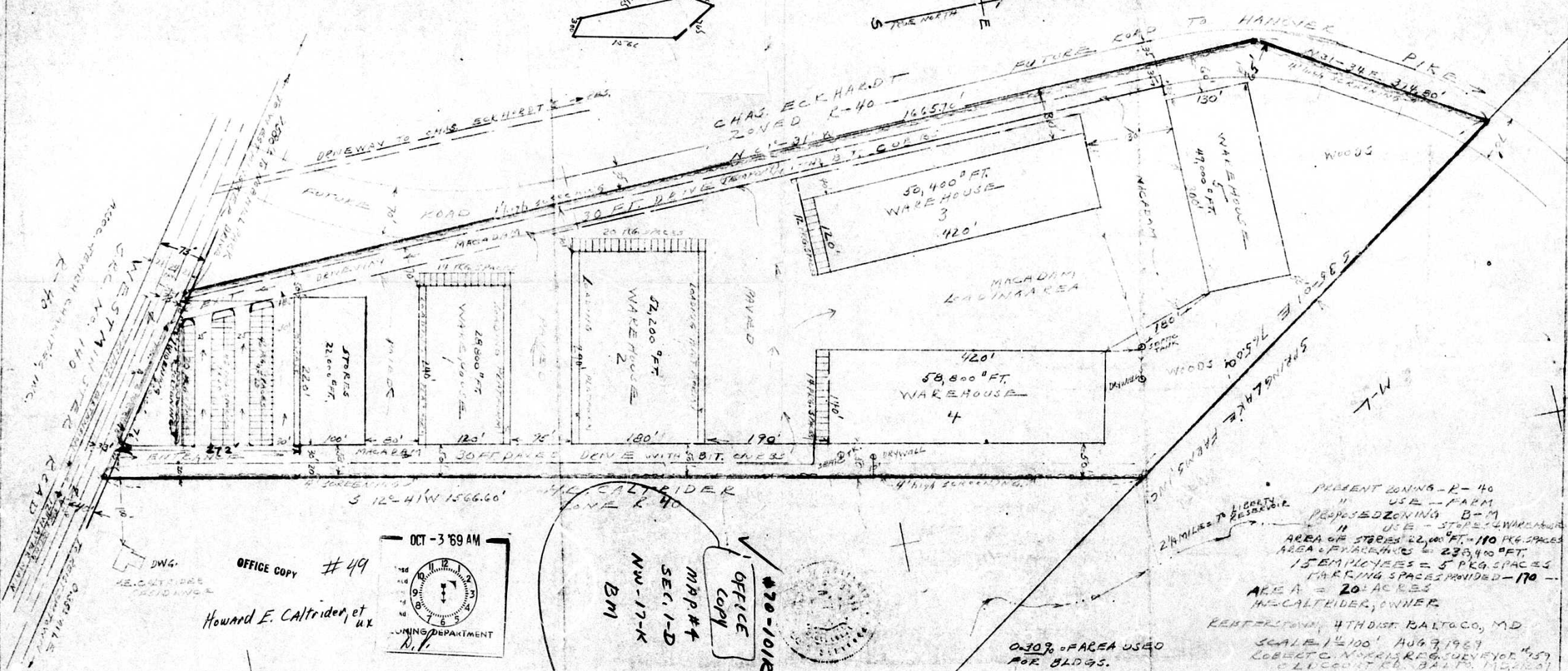
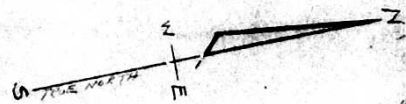
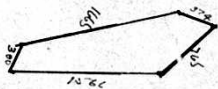
BLDG A FURNITURE STORE	100x200 = 20,000 SF	REQD. PARKING 100 SPACES	PROPOSED 112 SPACES
BLDG B WAREHOUSE	100x200 = 20,000 SF	REQD. PARKING 15 BAY/3 = 5 SPACES	PROPOSED 28 SPACES
BLDG C WAREHOUSE	180x250 = 45,000 SF	REQD. PARKING 15 BAY/3 = 5 SPACES	PROPOSED 55 SPACES
BLDG D WAREHOUSE	125x325 = 40,625 SF	REQD. PARKING 15 BAY/3 = 5 SPACES	PROPOSED 20 SPACES
BLDG E WAREHOUSE	180x250 = 45,000 SF	REQD. PARKING 15 BAY/3 = 5 SPACES	PROPOSED 34 SPACES
 - PUBLIC WATER AVAILABLE
 - SEWAGE DISPOSAL ON SITE PRIVATE SEPTIC SYSTEM
 - AREA OF PROPOSED BLDGS 3.03 ACRES
 - PERCENT OF SITE USED FOR BUILDINGS 16%

REVISED ZONING PLAT
 PROPERTY OF
HOWARD E. CALTZLER & WIFE
 WESTMINSTER ROAD, RESTON, VA, MD
 4TH ELECTORAL DISTRICT BALTIMORE CO. MD
 SCALE 1"=100' MAY 25, 1970



David W. Dallas, Jr.
 DAVID W. DALLAS, JR.
 CIVIL ENGINEER
 8725 OLD HARFORD RD. BALTO. 34, MD.
 NO. 5-7222

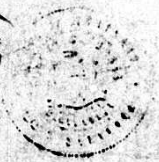




OFFICE COPY #49
 Howard E. Caltrider, et ux



70-101R
 OFFICE COPY
 MAP #4
 SEC. 1-D
 NW-17-K
 BM



0.30% AREA USED FOR BLDGS.

PRES. ZONING - R-40
 USE - FARM
 PROPOSED ZONING - B-M
 USE - STORE & WAREHOUSE
 AREA OF STORES 22,000 SQ. FT. = 110 PKG. SPACES
 AREA OF WAREHOUSE = 233,400 SQ. FT.
 15 EMPLOYEES = 5 PKG. SPACES
 PARKING SPACES PROVIDED - 170
 AREA = 20 ACRES
 M.E. CALTRIDER, OWNER
 CENTER TOWN, 4TH DIST. BALTO. CO, MD
 SCALE 1" = 100' AUG 7 1969
 ROBERT C. MORRIS REG. SURVEYOR #457
 CLUCCOFT RD. BALTO. MD 21201
 Robert C. Morris

