

70-204R b2/c 20-204R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Salli Samuelson Snyder, 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 R-10 zone, for the following reasons:

1. Error in original zoning and/or
2. Genuine change in conditions in the neighborhood.

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 for Baltimore County.

Salli Samuelson Snyder
Salli Samuelson Snyder
Contract purchaser
Legal Owner

Address 3435 Phillips House
Address 3435 Phillips House
Legal Owner

W. Lee Harrison
Petitioner's Attorney
Protestant's Attorney

Address 306 W. Joppa Road
Townson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of March 1969, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of May, 1969, at 11:30 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

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BALTIMORE COUNTY ZONING COMMISSION

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MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

0.387 ACRE PARCEL, MORE OR LESS, KNOWN AS NO. 1705 REISTERSTOWN

ROAD, ELECTION DISTRICT NO. 3, BALTIMORE COUNTY, MARYLAND.

This Description is for "R-10" Zoning

Beginning for the same on the northeast side of Reisterstown Road, 331 feet, more or less, southeast of the center line of Village Road, thence leaving Reisterstown Road and binding on the land owned by the Mayor and City Council of Baltimore City N 55° 03' 50" W 204.12 feet to a point, thence S 35° 11' 00" E 82.50 feet to a point, thence S 55° 03' 50" N 204.40 feet to the northeast side of Reisterstown Road, thence binding on said northeast side of Reisterstown Road N 34° 59' 10" W 82.50 feet to the place of beginning.

Containing 0.387 acre, more or less and known as No. 1705

Reisterstown Road.

RLS:mp1



J. O. #69206

November 10, 1969

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

RE: RECLASSIFICATION FROM R-10 TO A BL ZONE
LOCATION: 0.387 ACRE PARCEL, MORE OR LESS, KNOWN AS NO. 1705 REISTERSTOWN ROAD, ELECTION DISTRICT NO. 3, BALTIMORE COUNTY, MARYLAND

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MEMORANDUM

Now comes Salli Samuelson Snyder, Legal Owner, of the above captioned property, by W. Lee Harrison, her attorney and in accordance with Bill 72, Section 22, 22 (b) states that the reclassification requested should be granted and for reasons says:

1. Numerous reclassifications have taken place in the immediate neighborhood; including but not limited to:

- a). Case No. 5317 697.67 feet S/S Reisterstown Road N/S of Naylors Lane Reclassification--R-10 to BL. Granted: 7/17/61
- b). Case No. 5351 SW/S Reisterstown Road, 1017 feet NW/S of Naylors Lane Reclassification--R-10 to BL. Granted: 2/8/62
- c). Case No. 5278 RX NE/R/W Line of Reisterstown Road 80 feet NE of R/W Line of ramp D Baltimore Beltway Reclassification--R-10 to BL. Granted: 6/5/61
- d). Case No. 5239 RX NE/S Reisterstown Road 210 feet NW from corner of Reisterstown Village Road, Reclassification--R-10 to BL. Granted: 3/23/61
- e). Case No. 5474-RX E/S Reisterstown Road 400.50 feet E of Village Road Reclassification: R-10 to BL. Granted: 2/8/62
- f). Case No. 5183 NE/S Reisterstown Road 155 feet SE of Village Road Reclassification--R-10 to BL. Granted: 2/8/61

- g). Case No. 5847 RV NE/Cor Reisterstown Road at Village Avenue Reclassification: R-10 to BL. Granted: 5/21/63
- h). Case No. 5278 E/R/W Line of Ramp D 50 feet S at Right angles to Ramp and Reisterstown Road. Reclassification: R-10 to RA. Granted: 6/5/61
- i). Case No. 5350 SW/S Reisterstown Road 1095 feet NW/S of Naylors Lane Reclassification R-10 to BL. Granted: 2/8/62
- j). Case No. 64 6 RX SW/S Reisterstown Road 1095 feet NW/S of Naylors Lane Reclassification R-10 to BL. Granted: 1/9/64
- k). Case No. 66 81 R NE/S Reisterstown Road 182.33 feet S of Village Road Reclassification R-10 to BL. Granted: 10/6/65

2. And for such other and further reasons as may be shown at the hearing hereon.

W. Lee Harrison
308 W. Joppa Road
Towson, Maryland 21204-823-1260
Attorney for Petitioner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 23, 1970

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

OLIVER L. WYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an R-10 zone to an BL zone. Location: NE/S of Reist. Rd., 331' SE of center line of Village Rd. Petitioner: Salli Samuelson Snyder Committee Meeting of January 6, 1970 1st District Item 129

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 located on the east side of Reisterstown Road and lies adjacent to a service station and the entrance to the Pikeville Reservoir property. Across the street there is existing commercial property.

BUREAU OF ENGINEERING:

Highways:

Reisterstown Road (U.S. 140) 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 requirements.

The adjoining property to the north of this site, including the existing paved roadway, is part of the Baltimore City Bureau of Water Supply system (Pikeville Reservoir and Pumping Station). Therefore, this site will be subject to Baltimore City Bureau of Water Supply review and any street improvements or entrance locations thereon or any utilization of that property, will be subject to the Baltimore City Bureau of Water Supply requirements.

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Item 129 Page 2

January 23, 1970

BUREAU OF ENGINEERING: (Continued)

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 supply is available to serve this property.

Sewer:

Public sanitary sewage is available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

Since the proposed parking area obtains its access from the entrance road to the reservoir, there will be times that the 12 parking spaces are not accessible. Therefore, the plan should be revised to provide on site circulation.

BUILDING ENGINEERS' OFFICE:

- 1) Petitioner to meet requirements of Baltimore County Building Code, Section 409.10 H and Section 702.7.
- 2) Building Permit required to renovate present structure on property.

FIRE DEPARTMENT:

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

BOARD OF EDUCATION:

Would have no effect on student population.

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Item 129 Page 3

January 23, 1970

HEALTH DEPARTMENT:

Public water and sewers available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with 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:

From review of the subject plan and inspection at the site, it appears that it will be extremely difficult, if not impossible, for vehicles to leave the two proposed parking spaces between the buildings without backing onto Reisterstown Road. To perform such a maneuver on a heavily traveled highway such as Reisterstown Road would be extremely hazardous; therefore, all access to the site should be by way of the existing adjacent road - entrance to the northeast.

The ownership of the area between the subject site and the adjacent entrance must be indicated.

We feel that the matter of access should be resolved prior to the hearing date being assigned.

The ultimate section for Reisterstown Road is 56' rather than 54', as indicated on the plan.

Access to Reisterstown Road will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

This office is withholding subject petition until such time as revised plans are received that indicate a different means of access to the property since no access will be allowed through public land.

Very truly yours,

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Planning & Zoning Technician 11

C. EDWARD WALTER, P.E.
BUREAU HEAD

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
MUNICIPAL BUILDING
BALTIMORE, MARYLAND 21202

January 26, 1970

Mr. George E. Gavrellis, Director
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Mr. John J. Dillon, Jr.

Dear Mr. Gavrellis:

Reference is made to your letter of January 19, 1970, regarding the property at the above location.

The roadway on the North side of the property is the only access road to the Pikeville Reservoir property and is owned by Baltimore City. This roadway is used on numerous occasions to service the Pumping Station and Chlorinating Station and for maintaining the reservoir.

It is an absolute necessity that this road remain open and free of traffic congestions at all times. Therefore, we cannot approve access to the above property from the reservoir road.

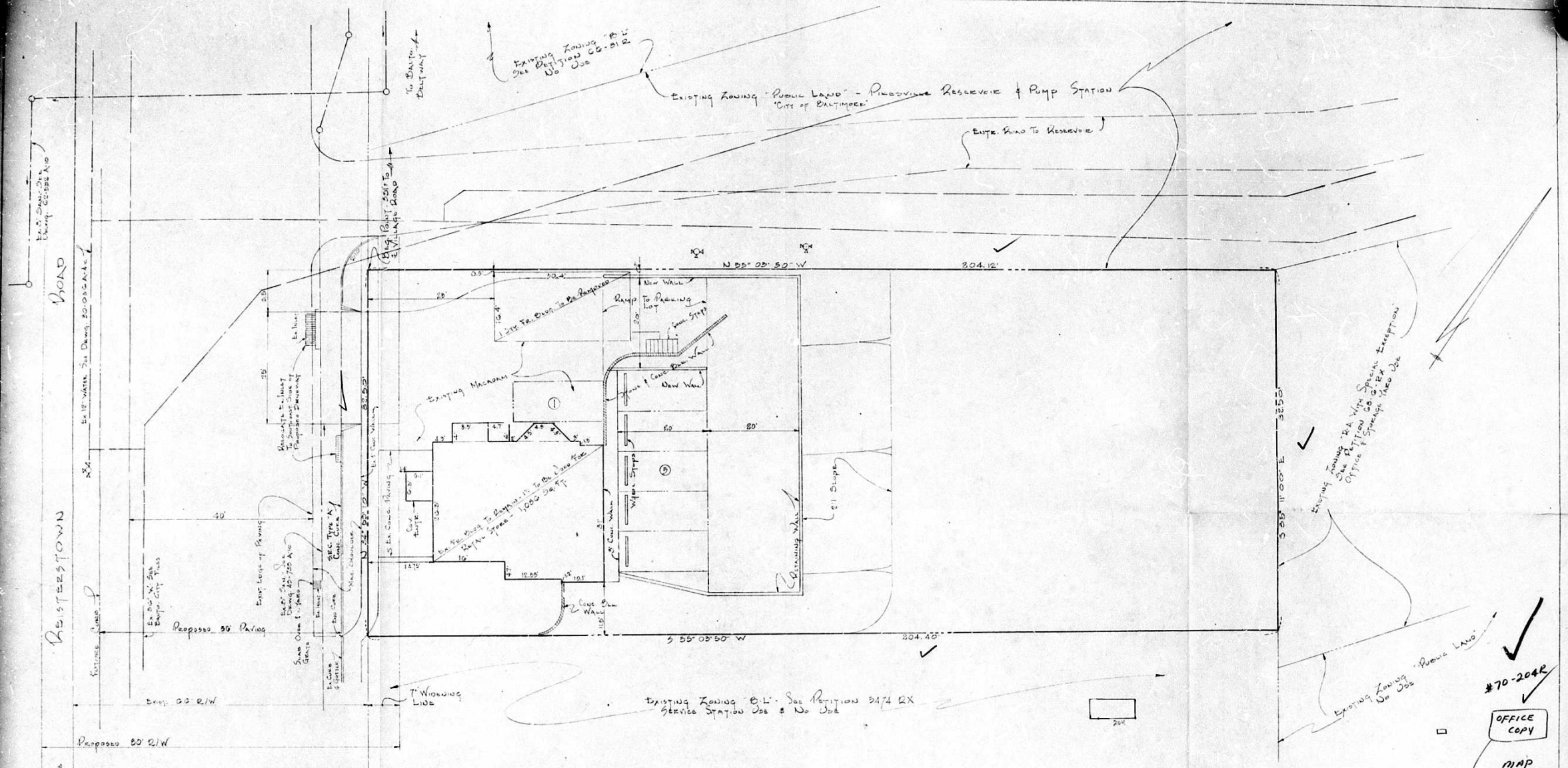
Very truly yours,

W. Lee Harrison
CHIEF OF WATER DIVISION

HL/ENG

CC: Messrs: Schneider-Lenger



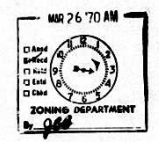


GENERAL NOTES

1. Area of Property Equals 0.587 Acres ±
2. Existing Zoning of Property "R-10"
3. Existing Use of Property "No Use"
4. Proposed Zoning of Property "B-1"
5. Proposed Use of Property "Ladies Clothing & Boutique Shops"
6. Retail Floor Area Equals 1,000 Sq. Ft.
7. Off-street Parking:
 a. Required Equals 6 Spaces
 b. Proposed Equals 6 Spaces
8. Existing Buildings on Site to Remain & Shall Be Renovated into Retail Shops

PLAT TO ACCOMPANY PETITION
 RECLASSIFICATION OF PROPERTY
 KNOWN AS
 1705 REISTERSTOWN ROAD
 EIGHTY-FOUR
 JUNE 1960
 DATE: MAY 1960
 REVISED: MARCH 24, 1970

MATZ, CHILDS & ASSOCIATES
 1020 CROMWELL BRIDGE ROAD
 BALTIMORE, MARYLAND 21204
 DRAWN BY: T. J. CHILDS
 CHECKED BY: P. C.



OFFICE COPY
 MAP
 #3
 SEC. 2-C
 NW-S-F
 BL

REVISED PLANS
 #129 SUBMIT
 OFFICE COPY

