

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
GEROTOR-MAY CORP., a Maryland Corporation

I, or we, the undersigned, 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 M.R. zone to an RR zone; for the following reasons:
Error in original zoning and
General Change in condition 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.

County: GEROTOR-MAY CORP. NAARDEN-FLAVOREX, INC.
By: President Herman A. VanRooyseelaar, President
LEGAL OWNER CONTRACT PURCHASER
Address: Address

W. Lee Harrison, Esquire
306 W. Joppa Road,
Towson, Maryland 21204 -823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of March, 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 106, County Office Building in Towson, Baltimore County, on the 16th day of June, 1970, at 10:30 o'clock.

W. Lee Harrison, Esquire
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Towson, Maryland 21204 -823-1200

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RE: RECLASSIFICATION FROM
MR ZONE TO BR ZONE
LOCATION: W/C REISTERSTOWN
ROAD AND PAINTERS MILL ROAD,
FOURTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND
PETITIONER: GEROTOR-MAY
CORP.

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

MEMORANDUM

Now comes Gerotor-May Corp., Legal Owner and Naarden-Flavorex, Inc., Contract Purchaser, of the above captioned property, by W. Lee Harrison, their attorney and in accordance with Bill 72, Section 22, 22 (b) states that the reclassification requested should be granted and for reasons say:

1. Numerous reclassifications have taken place in the immediate neighborhood:

- Case No. 4809--S.E./Cor. Reisterstown Road and St. Thomas Church Lane; Reclassification from R 10 to RA; Granted 12/10/59
- Case No. 4875--S./S. Dolfield Road at Gwynns Falls; Reclassification from R 10 and MR to ML; Granted: 5/24/60
- Case No. 65 6 R--N.E./S Reisterstown Road 630 feet N.W. of St. Thomas Church Lane; Reclassification from R 10 to BL; Granted: 7/7/64
- Case No. 65 252 R--N.E./Cor Reisterstown Road and Rosewood Lane; Reclassification from R 10, MR to RA, BL and BR; Granted: 2/23/66
- Case No. 67 75 X--N.W./S. St. Thomas Lane, 196.1 feet N.E. of Reisterstown Road, Special Exception for telephone dial center; Granted: 10/3/66
- Case No. 67 226 R--W./S. Painters Mill Road; 2900 feet West of Reisterstown Road; Reclassification from R 10 and R 40 to ML; Granted 7/11/67

- Case No. 67 248 R--S.W./S. Reisterstown Road; 961 feet N of Painters Mill Road; Reclassification from MR to BR Granted: 6/19/69
 - Case No. 68 26 R--N.E./S. Reisterstown Road 700 feet south of Rosewood Lane; Reclassification from R 10 to BL; Granted 7/31/67
4. And for such other and further reasons as may be shown at the hearing hereon.

W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204 -823-1200
Attorney for Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 70-233-R

ORDER OF DISMISSAL

Petition of Gerotor-May Corp. (Naarden-Flavorex, Inc., contract purchaser) for reclassification from M.R. zone to B.R. zone, on property located on the northwest corner of Reisterstown and Painters Mill Roads, in the 4th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed October 20, 1970 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Protestant-Apellant in the above entitled matter.

WHEREAS, the said attorney for the said Protestant-Apellant requests that the appeal filed on behalf of said Protestant be dismissed and withdrawn as of October 20, 1970.

IT IS HEREBY ORDERED, this 20th day of October, 1970, that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman
Walter A. Reiter, Jr.
John A. Miller

LAW OFFICES
SULLIVAN, WIESAND & SINGER

SUITE 1000
ONE CHARLES CENTER
CHARLES AND LEXINGTON STREETS
BALTIMORE, MARYLAND 21201

October 19, 1970

Mr. John A. Slowik, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Case No. 70-233-R
Gerotor-May Corp.

Dear Mr. Slowik:

I have received a Notice dated October 15, 1970, advising me that the above-captioned matter has been set for hearing on Tuesday, October 27, 1970 at 10:00 a.m.

As counsel for the Protestant, I have been authorized and instructed to dismiss the appeal heretofore filed by this office and accordingly, please accept this letter as your authority to dismiss the appeal on behalf of the Protestant.

Very truly yours,

Robert L. Sullivan, Jr.

RLS,Jr:cd

cc: W. Lee Harrison, Esquire
Mr. E. D. Hardesty
Mr. C. E. Cavrellis
Mr. H. B. Stab
Mr. C. L. Perkins
Board of Education

LAW OFFICES
SULLIVAN, WIESAND & SINGER

SUITE 1000
ONE CHARLES CENTER
CHARLES AND LEXINGTON STREETS
BALTIMORE, MARYLAND 21201

July 8, 1970

The Honorable Edward D. Hardesty
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition of Gerotor-May Corporation and Naarden-Flavorex, Inc. Northwest corner Reisterstown Road and Painters Mill Road No. 70-233-R

Dear Mr. Hardesty:

Please file an appeal in the above entitled case on behalf of Zoma Ellen Mallory, Timber Grove Road, Owings Mills, Maryland, from the Order of the Zoning Commissioner dated June 9, 1970.

Very truly yours,

Robert L. Sullivan, Jr.

RLS,Jr:sg

cc: W. Lee Harrison, Esquire



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: June 5, 1970

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

SUBJECT: Petition # 70-233-R, Northwest corner of Reisterstown and Painters Mill Roads. Petition for Reclassification from M.R. to B.R. Zone. Gerotor-May Corp. - Petitioners

4th District

HEARING: Monday, June 8, 1970 (10:30 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M.R. to B.R. zoning. It voices its objection to the commercial reclassification on the grounds that:

Creation of commercial zoning on the subject property would not be in accordance with the comprehensive plan and would establish land use potentials not in harmony with the high use and development standards already accomplished by adjacent and nearby industrial activity on the same side of Reisterstown Road. From a Planning viewpoint, creation of commercial zoning here would constitute spot zoning. Creation of commercial zoning here would thwart the basic and fundamental intentions of the plan relative to requiring high quality industrial development using this portion of the West side of Reisterstown Road.

GEG:msh

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-923-0900

DESCRIPTION

2.7174 ACRE PARCEL, WEST CORNER OF REISTERSTOWN ROAD AND PAINTERS MILL ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-R" Zoning

Beginning for the same at the intersection of the southwest side of Reisterstown Road and the northwest side of Painters Mill Road, both as widened as shown on Baltimore County, Bureau of Land Acquisition Plan HRW 53-152-5, running thence binding on said northwest side of Painters Mill Road, as widened, two courses: (1) S 41° 38' 43" W 70.05 feet, and (2) S 54° 01' 01" W 135.38 feet, thence binding on a part of the third line of Zoning Description 424-R-2, (3) N 40° 02' 30" W 483.08 feet, thence (4) N 49° 57' 30" E 250.00 feet to a point on the southwest side of Reisterstown Road, 66 feet wide, thence binding thereon, (5) S 40° 02' 30" E 278.11 feet, thence binding on the southwest side of Reisterstown Road, as widened as aforesaid, two courses: (6) S 32° 39' 45" E 139.74 feet, and (7) S 17° 13' 47" E 143 feet to the place of beginning.

Containing 2.7174 acres of land.

HCW:mpd J.C. #7000

Water Supply, Sewerage, Drainage, Highways, Electric Power, Gas, Telephone, etc.



01-12-71

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 the

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9 day of June, 1970, that the hereinafter described property or area should be and the same is hereby reclassified; from a MR zone to a BR zone, and a Special Exception for the same should be and the same is hereby

granted, from and after the date of this order, subject to the 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 day of 1970, 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 zone; and/or the Special Exception for

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MICROFILMED

BUREAU OF ENGINEERING
Zoning Plat - Comments
March 18, 1970

181. Property Owner: Gerator-May Corporation
(1969-1970)
Location: SW/4 Reisterstown Road, NW/4 Painters Mill
District: 4th
Present Zoning: MR
Proposed Zoning: BR
No. Acres: 2.7174

ROADWAYS

Reisterstown Road (MD. 140) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Painters Mill Road, an existing partially improved road, will be improved as a 50-foot closed section with flexible paving on an 80-foot right-of-way. Highway improvements will be required in connection with any subsequent grading or building permit applications.

The entrance locations are subject to approval by the Department of Traffic Engineering.

SEWERAGE 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.

STORM DRAINAGE

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the dedicating in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. GREENGATE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
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

March 16, 1970

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

RE: Type of Hearing: Reclassification
from an MR zone to an BR zone
Location: SW/4 Reisterstown Rd., NW/4
Painters Mill
Petitioners: Gerator-May Corp.
Committee Meeting of March 3, 1970
4th District
Item 181

Dear Sirs:

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 parking lot which adjoins the old Bendix Corporation, Field Engineering Office, warehouse, and general office building, which is immediately to the southwest of the site. The property to the northeast is improved with a manufacturing use. The property to the south and southeast is improved with the Maryland Cup Company manufacturing use and warehouse. Painters Mill Road in this location is partially improved with concrete curb and gutter, as well as Reisterstown Road.

PROJECT PLANNING DIVISION

The driveway between the restaurant and the stores must be 30' wide. There should be no change in the entrance on Reisterstown Road.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject entrance is common on Painters Mill Road is undesirable for commercial and industrial uses combined. This is due to the heavy unidirectional movements during the afternoon peak hour from an industrial site which will be in conflict with any inbound flow into this shopping area.

MICROFILMED

W. Lee Harrison, Esq.,

- 2 -

March 16, 1970

FIRE DEPARTMENT

Owner shall be required to comply to all applicable requirements of the Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE

Petitioner to comply with Baltimore County Building, Rules and Regulations.

BOARD OF EDUCATION

No bearing on student population.

HEALTH DEPARTMENT

Public water and sewers available.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Contr. Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Food Service Comments: 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.

STATE ROADS COMMISSION

The frontage of the site must be curbed with concrete from the existing entrance on Reisterstown Road to the beginning of the concrete gutter at the intersection of Painters Mill Road. The roadside face of curb is to be 8' from and parallel to the existing edge of paving of the traveled way of Reisterstown Road.

The plan notes that the existing entrance is to be modified to permit left turn movements into Reisterstown Road. It is noted that the former Bendix building can be served by the entrance on Reisterstown Road. Considering the high volume of traffic that could be generated by the existing and proposed facilities to the entrance on Reisterstown Road, and the fact that the site has good access to Reisterstown Road by way of Painters Mill Road, the existing entrance to Reisterstown Road must remain directional and the aforementioned note must be removed from the plan.

MICROFILMED



COMMISSIONER
DAVID H. FIDLER
CHIEF ENGINEER
S. WALTER HENRY, JR.
S. WALTER HENRY, JR.
S. WALTER HENRY, JR.
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S. WALTER HENRY, JR.

Mr. Edward U. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Item 181
Re: Zoning Advisory Committee
Meeting March 3, 1970
Property Owner: GERATOR MAY CORP.
Location: SW/4 Reisterstown Road
(Route 140) NW/4 Painters Mill
Present Zoning: MR
Proposed Zoning: BR
4th District

Dear Mr. Hardesty:

The frontage of the site must be curbed with concrete from the existing entrance on Reisterstown Road to the beginning of the concrete gutter at the intersection of Painters Mill Road. The roadside face of curb is to be 8' from and parallel to the existing edge of paving of the traveled way of Reisterstown Road.

The plan notes that the existing entrance is to be modified to permit left turn movements into Reisterstown Road. It is noted that the former Bendix building can be served by the entrance on Reisterstown Road. Considering the high volume of traffic that could be generated by the existing and proposed facilities to the entrance on Reisterstown Road, and the fact that the site has good access to Reisterstown Road by way of Painters Mill Road, the existing entrance to Reisterstown Road must remain directional and the aforementioned note must be removed from the plan.

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

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

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
by John E. Meyers
Asst. Development Engineer

CLJ:EMsk

MICROFILMED

W. Lee Harrison, Esq.,

- 3 -

March 16, 1970

STATE ROADS COMMISSION (Continued)

The plan must be revised prior to a hearing date being assigned. Access from Reisterstown Road will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION

This office is withholding a hearing date until such time as revised plans are submitted to this office in accordance with the State Roads Commission comments above and the means of sewage disposal is indicated on this revised plan. The 20 ft. ramp which exists between the parking area for the restaurant and the parking area to the proposed retail stores is inadequate to provide proper access to those two lots. This must be widened to a minimum of 30 ft. to allow proper circulation.

Very truly yours,

Oliver L. Myers, Chairman

OLJ:JS

Enc.

MICROFILMED

TELEPHONE 822-9000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 71272 DATE: July 8, 1970
To: Robert L. Hardesty, Jr., Esq., 1810 N. 1st Street, Suite 100 Baltimore, Md. 21204		BILLED BY:
RE: Altering and paving of property for Gerator-May Corp.		TOTAL AMOUNT \$70.00
REPORT TO ACCOUNT NO. 61-432		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 822-9000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 71317 DATE: July 16, 1970
To: Robert L. Hardesty, Jr., Esq., 1810 N. 1st Street, Suite 100 Baltimore, Md. 21204		BILLED BY:
RE: Cost of appeal - property of Gerator May Corp.		TOTAL AMOUNT \$70.00
REPORT TO ACCOUNT NO. 61-432		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesaapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

May 25 1970

Edward D. Hardesty
Zoning Commissioner

Petitioner's Attorney: *Winston Myers*
Chairman of Advisory Committee

TELEPHONE 823-3000 EXT. 287

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

INVOICE No. 71233
DATE May 21, 1970

To: *Ed. Hardesty, Esq.*
285 N. State St.
Towson, Md. 21204

Re: *Building Dept. of Baltimore County*

REPORT TO ACCOUNT NO. 00-432

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Reclassification for Green-Ty Corp., et al	25.00

4

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1970.

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 8th day of June, 1970, the first publication appearing on the 21st day of May 1970.

THE JEFFERSONIAN
L. Leach Stewart
Manager

Cost of Advertisement, \$.....

THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 May 25 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, 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 25th day of May 1970 that is to say, the same was inserted in the issue of May 21, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *Ruth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1970.

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 8th day of June, 1970, the first publication appearing on the 21st day of May 1970.

THE JEFFERSONIAN
L. Leach Stewart
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *N.H.* Date of Posting: *May 23, 1970*

Posted for: *RECLASSIFICATION FROM M.B. TO R.R.*

Petitioner: *GENERATOR MAY CORP.*

Location of property: *N.W. COR. OF REISTERSTOWN AND PAINTERS MILL RD.*

Location of Signs: *① N.W. COR. PAINTERS MILL RD. 50' ± N.E. REISTERSTOWN RD. ② N.W. COR. REISTERSTOWN 25' ± N.E. PAINTERS MILL RD.*

Remarks: *Charles M. Leach* Date of return: *JUNE 5, 1970*
70-233-R

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesaapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

May 25 1970

Edward D. Hardesty
Zoning Commissioner

Petitioner's Attorney: *Winston Myers*
Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *4th* Date of Posting: *8-4-70*

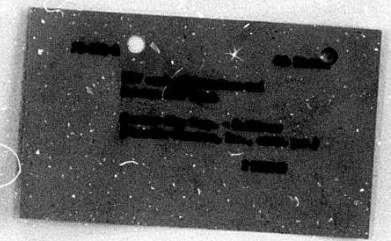
Posted for: *Appeal*

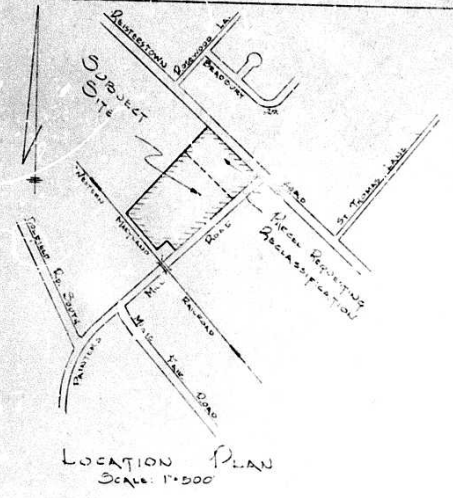
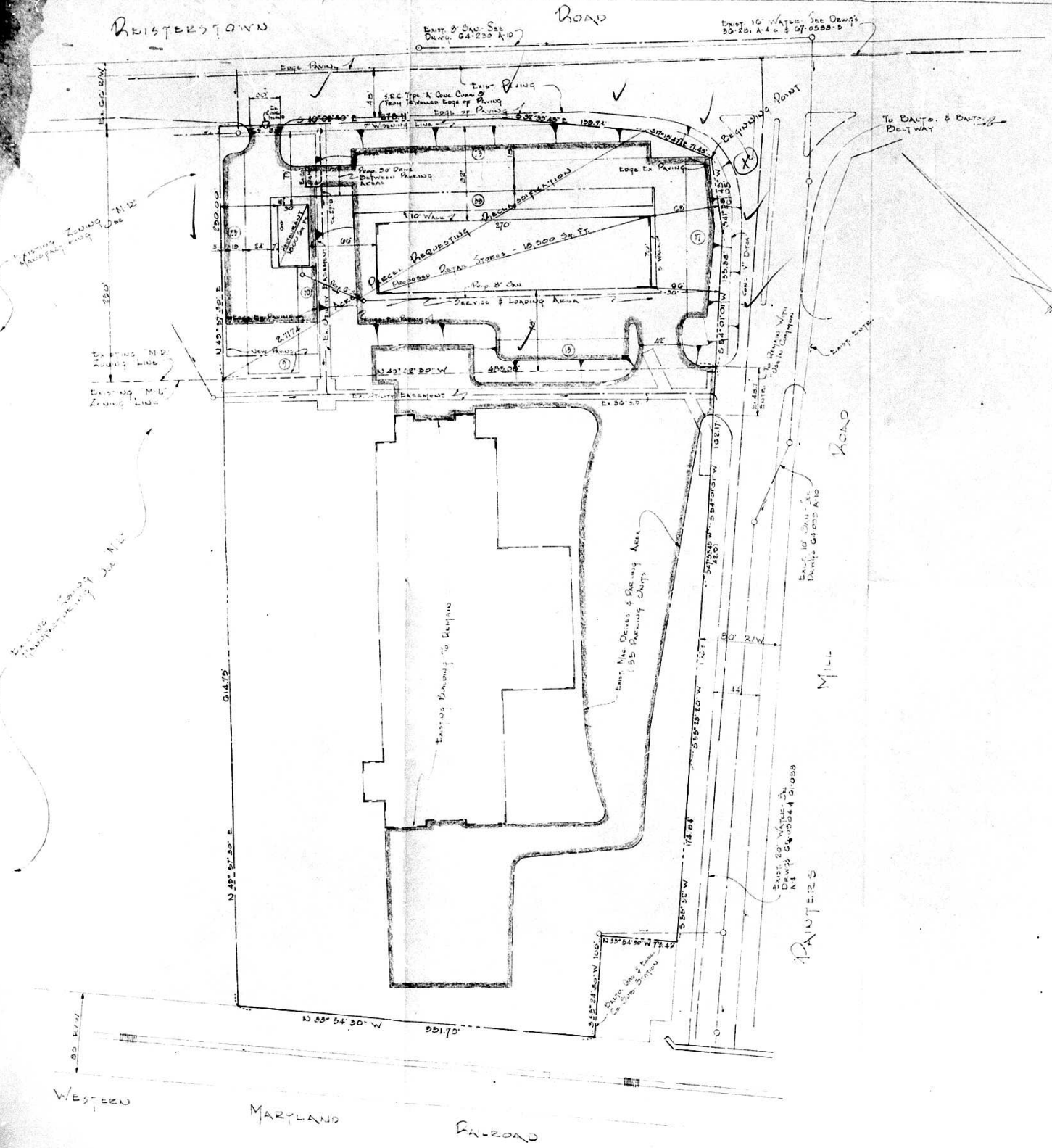
Petitioner: *Arthur May Corp.*

Location of property: *N.W. COR. REISTERSTOWN & PAINTERS MILL RD.*

Location of Signs: *50' ± W. PAINTERS MILL RD. & 50' ± S. E. REISTERSTOWN RD.*

Remarks: *L. Leach* Date of return: *8-5-70*





- GENERAL NOTES**
1. Total Area of Property Equals 21 Acres;
 2. Area of Property Requesting Reclassification Equals 27,174 Acres;
 3. Existing Zoning of Property "MR" & "ML";
 4. Existing Use of Property "Manufacturing Use";
 5. Proposed Zoning of Property "B-2" & "M-1" (Portion of "MR" & "ML" to be Reclassified);
 6. Proposed Use of Property "Manufacturing & Retail Stores";
 7. Proposed Parking (See Submittal Drawing);
 8. Proposed Units Required = 105;
 9. Proposed Units Existing = 101;
 10. Indicates Existing Mandatory Parking Within Site.

Use	Floor Area	Number of Employees	Required Parking	Proposed Parking
RESTAURANT	1500 Sq. Ft.	-	30	35
STORES	10,000 Sq. Ft.	-	25	25
TOTAL	11,500 Sq. Ft.	70	55	60

✓

#70-233R

OFFICE COPY

MAP #4

SEC. 2-C

NW-11-H

BR

MAR 20 '70 AM

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#181

REVISED PLANS

Geotek-Vit

COPIES

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
REISTERSTOWN ROAD & RUTERS MILL RD.
DISTRICT OF
JAN 28, 1970
REVISED: MARCH 26, 1970



MATZ, CHILDS & ASSOCIATES
1020 DOWNTOWN, BALTIMORE, MD.
BALTIMORE, MD. 21202
JAN 28, 1970
JAN 28, 1970
JAN 28, 1970
JAN 28, 1970

