

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

CHARTLEY FARMS, INCORPORATED

Legal owner of the property situate in Baltimore County and which is described in the plat attached hereto and made a part hereof, hereby petition that the zoning status of the herein described property be changed, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-15 zone, for the following reasons:

1. The present R-10 zoning classification of the subject property is erroneous because contrary to normal, elementary zoning and planning principles and standards, applied generally throughout Baltimore County.
2. Since adoption of the zoning map for the area, the character and conditions in the neighborhood of the subject property have so changed that a reclassification of the premises from an R-10 zone to a B-1 zone is justified, appropriate and, in fact, required under proper zoning standards and principles.

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 for Baltimore County.

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CHARTLEY FARMS, INCORPORATED
By William A. Nelson Legal Owner
Address: c/o M. William Adelson, Esq.
1035 Maryland Natl. Bank Bldg.
Baltimore, Maryland 21202
M. William Adelson
Address: 1035 Md. National Bank Bldg.
Baltimore, Maryland 21202
ORDERED BY The Zoning Commissioner of Baltimore County this 11th day of August, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 14th day of September, 1970 at 1:00 o'clock.

Edward P. Hardesty
Zoning Commissioner of Baltimore County

(over)

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

DESCRIPTION

0.50 ACRE PARCEL - NORTH SIDE OF GLYNDON DRIVE - EAST OF

REISTERSTOWN ROAD - CHARTLEY - FOURTH ELECTION DISTRICT - BALTIMORE COUNTY MARYLAND.

This Description is For B-1 Zoning

Beginning for the same at a point on the north side of Glyndon Drive, as laid out 70 feet wide located 150 feet easterly from the east side of Reisterstown Road, running thence parallel to Reisterstown Road (1) North 13° 58' 21" West - 61 feet more or less to the northernmost outline of Plat No. One - Chartley, recorded among the Land Records of Baltimore County in Liber C.L.B. 23, page 75, thence binding on part of said outline (2) North 75° 19' 39" East - 147 feet, more or less, and (3) South 88° 49' 54" East - 138.01 feet to the dividing line between Lots 2 and 3, Block A, as shown on said plat, thence binding on said dividing line (4) South 02° 04' 27" West - 89.85 feet to the north side of Glyndon Drive, thence binding thereon (5) North 87° 55' 33" West - 108.59 feet and (6) Westerly by a curve to the left with a radius of 900.00 feet for a distance of 154 feet, more or less, to the place of beginning.

Containing 0.50 of an acre of land, more or less, as shown on the plat hereon attached.

JMA:cjc J.O. 70065 April 30, 1970

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



LIST OF SIGNIFICANT ZONING CHANGES IN REISTERSTOWN ROAD - GLYNDON DRIVE AREA OF THE FOURTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND, SINCE ADOPTION OF COMPREHENSIVE ZONING MAP THEREFOR ON JANUARY 18, 1957.

1. - Case No. 4242. Land on the northeast side of Reisterstown Road, opposite Stockdale Avenue, reclassified from an R-10 zone to a B-1 zone by Order of the County Board of Appeals passed in 1958.
2. - Case No. 4255. Land located on the northeast side of Reisterstown Road, southeast of Bond Avenue, reclassified from an R-10 zone to a B-1 zone by Order of the County Board of Appeals passed in 1958.
3. - Case No. 4303. Large tract located on the south side of Glyndon Drive, east of Reisterstown Road, reclassified from B-1 and R-10 zones to an R-10 zone by Order of the Zoning Commissioner of Baltimore County, dated December 27, 1957. The reclassification was approved by the County Council of Baltimore County on January 21, 1958.
4. - Case No. 4498. Land located at the south end of Wolfe Avenue, approximately 328 feet south of Bond Avenue, reclassified from an R-10 to a B-1 zone by Order of the Zoning Commissioner of Baltimore County, dated January 16, 1959. The reclassification was approved by the County Council of Baltimore County on April 10, 1959.
5. - Case No. 4723. Land located on the west side of Reisterstown Road, approximately 119 feet south of Reister Street, reclassified from R-10 and B-1 zones to a B-1 zone by Order of the Zoning Commissioner of Baltimore County, dated August 26, 1958. The reclassification was approved by the County Council of Baltimore County on October 19, 1959.
6. - Case No. 4819. Land located on the west side of Reisterstown Road, approximately 480 feet south of Cocoyesmill Road, reclassified from an R-10 zone to a B-1 zone by Order of the Zoning Commissioner of Baltimore County, dated December 10, 1959. The reclassification was approved by the County Council of Baltimore County on January 21, 1960.
7. - Case No. 5149. Land located on the east side of Reisterstown Road, approximately 630 feet north of Chartley Road, reclassified from an R-10 zone to a B-1 zone by Order of the Zoning Commissioner of Baltimore County, dated November 30, 1960.
8. - Case No. 65-293 R-X. A large tract located east of Reisterstown Road, approximately 121 feet north of Glyndon Drive, reclassified from single family to apartment use, with special exception for offices, by Order of the Zoning Commissioner of Baltimore County, dated April 28, 1965.
9. - Case No. 70-4. Land located on the northwest side of Reisterstown Road, approximately 130 feet north of Stockdale, reclassified from an R-10 zone to a B-1 zone by Order of the Zoning Commissioner of Baltimore County, dated July 3, 1969. Additionally, said land was located in a C.S.A. District.

ZONING MEMORANDUM-CHARTLEY FARMS

Since adoption of the zoning map for the area, the character and conditions in the neighborhood of the subject property have so changed that a reclassification of the premises from an R-10 zone to a B-1 zone is justified, appropriate and, in fact, required under proper zoning standards and principles.

Changes in the neighborhood include Petitions:

- A. 4498 - Southernmost end of Wolfe Ave 328' South of Bond Ave from an R-10 Zone to a B-1 Zone - Granted 1-16-59
- B. 65-293 - East Side Reisterstown Rd. 223' N. of Glyndon Dr. from "R-10" to "R-X" With Special Exception for offices - Granted 4-28-65
- C. 4723 - West Side Reisterstown Rd. 119' South of Reister St. from "R-10" to "B-1" to "D.M." Zone - Granted 8-26-59

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 13, 1970

M. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Maryland 21202

RE: Type of Hearings: Reclassification from an R-10 zone to an B-1 zone. Location: Intersection of Reisterstown Road and Glyndon Drive. Petitioner: Chartley Farms, Inc. Committee Meeting of June 2, 1970 Item 30a - 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 an existing dwelling, with the properties to the north improved with residential uses; however, the property is zoned B-1. The properties to the rear or to the east are existing residential and farm uses. The property to the south and west are improved with dwellings. Glyndon Drive in this location is improved as far as concrete curb and gutter are concerned as well as Reisterstown Road.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

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

Glyndon Drive, an existing road is improved as a 42-foot closed section within an existing 70-foot right-of-way. Highway improvements and utilities have been constructed. Public Works Agreement #4550 was executed in connection with the development of Chartley of which this site comprising Parcel A and Lots 1 and 2, Block "A", is a portion of "Chartley Part of Plat One" recorded in Liber C.L.B. 23 Folio 120.

Storm Drains

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

M. William Adelson, Esq.
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The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Reisterstown Road (U.S. 140) 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 recording of any record plat or the issuance of any grading or building permits.

Water and Sanitary Sewers

Public water supply and public sanitary sewerage are available to serve this property.

General

It is noted that there are existing Baltimore County utility easements through this site as shown on the aforesaid recorded plat. No structure is permitted to be constructed thereon. It is suggested that the petitioner arrange for the release of said easements entirely at his expense.

HEALTH DEPARTMENT

Public water and sewers are available.

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

BUILDING ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted.

M. William Adelson, Esq.
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BOARD OF EDUCATION

Would not increase student population.

FIRE DEPARTMENT

This office has no comment on the proposed site.

DEPT. OF TRAFFIC ENGINEERING

The subject petition is requesting a change from R-10 to B-1 of .55 acres. The increased traffic volume from a site of this size should create no major change in the volume on Reisterstown Road. However, it must be pointed out that some problems do exist at the present time with turning movements into and out of Glyndon Drive at Reisterstown Road.

STATE ROADS COMMISSION

The subject plan indicates no access from the State highway to the site. Therefore, there will be no requirements from the State Roads Commission.

ZONING ADMINISTRATION DIVISION

The petitioner indicates an existing driveway and an existing parking immediately to the rear of the existing driveway and in front of the existing garage. It is requested that the petitioner's engineer contact this office with regard to revising the site plan to determine whether or not the existing driveway must be reconstructed or whether it should be closed.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Deliver L. Myers, Chairman

ELM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavelis, Director of Planning
SUBJECT: Petition #71-95-R. North side of Glyndon Drive 130 feet east of Reisterstown Road. Petition for Reclassification from R-10 to B-1. Chartley Farms, Inc. - Petitioners

4th District

HEARING: Monday, September 14, 1970 (1:00 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. Both the Planning Staff and the committee of the Planning Board have reviewed this petition and do not recommend extension of commercial zoning here in connection with new comprehensive zoning maps for the area.

The Staff will recommend that portions of this property not zoned for commercial purposes be zoned R.A. (D.R. 16) anticipating that a special exception for offices could be secured.

GEG:msh

11-20-70

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

Office of Zoning, Planning and Zoning.
 B'n' State Roads Commission, the
 B'n' State Roads Commission, the

Zoning Commissioner of Baltimore County

subject to the approval of the site plan by

B-12

the same is hereby recommended, from m.

September 1970, that the herein described property or area should be and

It is ORDERED by the Zoning Commissioner of Baltimore County that

the above Recommendation should be had, and it is recommended that the same be

It appearing that by reason of substantial changes in the character of the neighborhood

Pursuant to the advertisement, posting of property and public hearing on the above petition

MICROFILMED

Baltimore, Md. - Acheson
Your Petition has been received and accepted for filing this
_____ day of _____, 1970
_____ Edmund D. Handster
Edmund D. Handster
Zoning Commissioner
Petitioner Charley Form, Inc.
Petitioner's Attorney W. William Acheson, Esq. Reviewed by Wm. L. M.
Chairman of the
Baltimore City Zoning Commission

TELEPHONE 494-2413		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		No. 73856 DATE Sep. 14, 1970	
TO: Quorley Farms, Inc. 732 S. Charles St. Baltimore, Md. 21201		BILL TO: Acting Capt. of Baltimore County			
PAYMENT TO ACCOUNT NO. 01-422				TOTAL AMOUNT \$44.75	
QUANTITY				RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
Advertising and posting of property #71-25-2				CODE 44.75 -	

7-95
OFFICE OF
THE
COMMUNITY
TIMES
RANDALLSTOWN, MD. 21134 August 31, 1970
THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardisty, 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 31st day of Aug., 1970, that is to say, the same
was inserted in the issue of August 27, 1970.
STROMBERG PUBLICATIONS, inc.
By: Barth Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 47B Date of Posting Aug. 29, 1970

Posted for RECLASSIFICATION FROM R-10 TO R-1

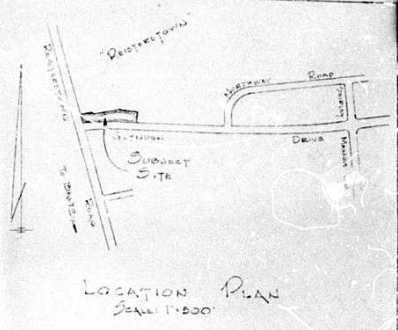
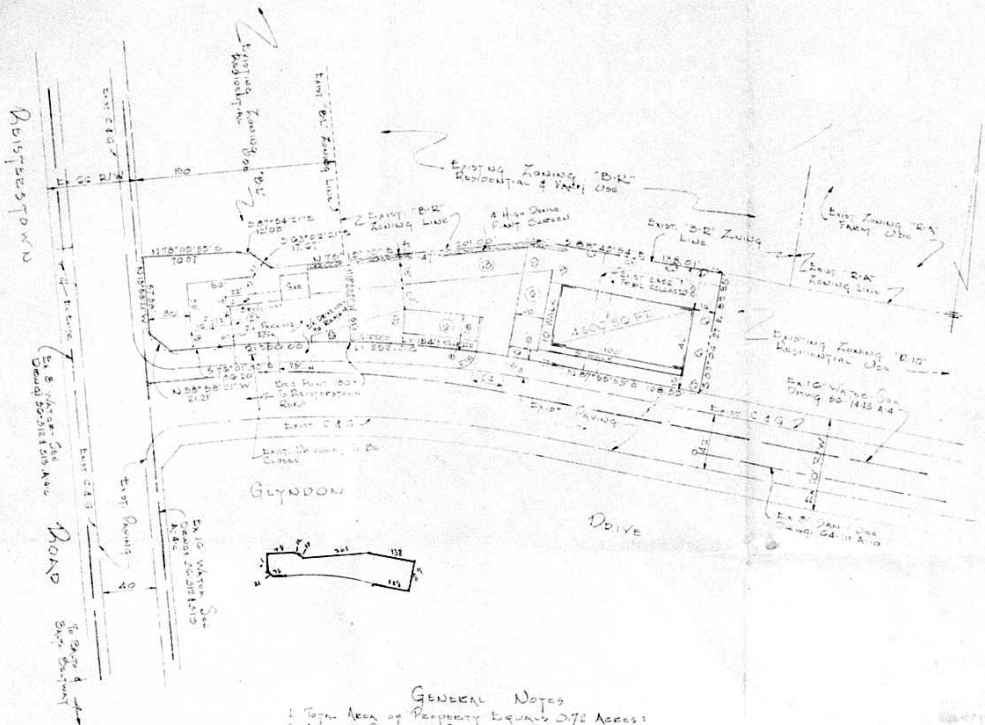
Petitioner: CHARLEY KARRAS, INC.

Location of property: 414 N.E. GLENVIEW DRIVE, 1500 E. OF REISTERSTOWN RD.

Location of Sign: E.B. OF REISTERSTOWN RD. R-5E7A - N. OF GLENVIEW DRIVE

Remarks:

Posted by Charles D. Nash Date of return: SEPT. 11, 1970



- GENERAL NOTES**
1. Total Area of Property Including Site Access
 2. Area of Property Requesting Reclassification on = 0.50 Ac.
 3. Existing Zoning of Property = Retail - B-1 & B-2
 4. Existing Zoning of Property = B-1 & B-2
 5. Proposed Zoning of Property = B-1
 6. Off Street Parking
 - A. Existing Retail Pk. Area = 1200 Sq. Ft.
 - B. Proposed Retail Pk. Area = 4500 Sq. Ft.
 - C. Required Parking = 28 Units
 - D. Proposed Parking = 28 Units
 7. Drainage of Site Will Be in Accordance With The Plans of The Baltimore Co. Dept. of Engineering.

OFFICE COPY

✓

#71-95R

MAP

#4

SEC. 1-D

NW-15-J

BL

CHARTLEY FARMS

#344

NOV 31 1970

PLAN TO ACCOMPANY PETITION FOR

DECLASSIFICATION OF PROPERTY

VICINITY

REGISTERSTOWN ROAD & GLYNDON DRIVE

SECTION DETAIL & BALTIMORE CO., MD.

SCALE 1:1000

MAY 1, 1970

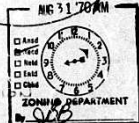
REVISED: AUG 27, 1970

MATZ, CHILDS & ASSOCIATES

1920 CHANELL BRIDGE ROAD

BALTIMORE, MARYLAND 21206

NOV 31 1970



REVISED PLANS



10 70065

