

E. F. RAPHEL & ASSOCIATES

Registered Professional Land Surveyors

201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

#71-109RX

OFFICE: 825-3998

RESIDENCE: 771-4592

Description to Accompany

Petition For Re-Classification -- Unzoned to
B.L. -- Special Exception for Service Garage
Lot 2 Plat of Land Belonging to McLean

Beginning for the same at a point in the center line of Reisterstown Road at a distance of 608' ⁺ from the intersection formed by the center line of Reisterstown Road and the centerline of the GREENSPRING BRANCH of the Northern Central Railroad said point being the division line between lots 2 and 3 as shown on the plat entitled "Land Belonging to McLEAN" and recorded among the Plat records of Baltimore County in Liber WPC 6, folio 136, thence leaving the center line of Reisterstown Road and binding on the outlines of the Lot 2 as shown on the aforesaid Plat the three following courses and distances: 1) S 48° 46' 50" W 260.47 ft.; 2) S 41° 13' 10" E 77.00 ft.; 3) N 48° 46' 50" E 260.47 ft. to the center line of Reisterstown Road running thence and binding on the centerline of Reisterstown Road N 41° 13' 10" W 77.00 ft. to the place of beginning.

Containing 0.46 Acres of Land more or less.

Being Lot 2 as shown on the Plat entitled "Land Belonging to McLEAN and recorded among the Land Records of Baltimore County in Plat Book WPC 6, folio 136.



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Louis and Mary Frits, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from unamoned and/or MR, zone to an BL zone; for the following reasons:

(See attached sheet)

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, Garage, Service

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.

Contract purchaser
Address
Petitioner's Attorney
Protestant's Attorney
ORDERED By The Zoning Commissioner of Baltimore County, this 19th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of September, 1970, at 10:00 o'clock A.M.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

FRANK E. CICONE

Attorney At Law
FIRST NATIONAL BANK BLDG.
TOWSON, MARYLAND 21204

April 15, 1970

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Louis and Mary Jane Frits

Dear Mr. Hardesty:

I am filing a Petition in the above subject case and I wish to cite as a basis for the following Petition both error and change.

Description as adopted by the 1957 zoning map for the Third Election District designated this property as unamoned. Error was committed by not providing BL zoning for this location.

The following changes are:

1. 67-33R - R10 and R40 to BL
2. 69-121R - R40 to BL
3. 67-218R - R10 to RM
4. 64-116R - BL to BM
5. 64-63RA - ML to BL
6. 63-158R - ML and MR to MLR
7. 69-189R - R10 to BL
8. 67-203R - R10 to BL

Very truly yours,

Frank E. Cicone

FEC:kcc

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 10, 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, commencing with the 25th day of September, 1970, the first publication appearing on the 10th day of September, 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION AND/OR SPECIAL EXCEPTION
RE: Louis and Mary Jane Frits
The Zoning Commission of Baltimore County, on the 19th day of August, 1970, ordered 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 28th day of September, 1970, at 10:00 o'clock A.M.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

COUNTY OFFICE BLDG.
111 S. CHURCH ST.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STANDARD COMMISSION

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Frank E. Cicone, Esquire
First National Bank Building
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
Location: S/W side Reisterstown Road, 600' W of center line of North Central St.
Petitioner: Louis and Mary Frits
Committee Meeting of April 28, 1970
3rd District
Item 271

Dear Mr. Cicone:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an 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 frame dwelling. The property to the southeast is improved with a garage and a Hertz truck rental agency. The property to the southwest is improved with manufacturing uses. The property to the northeast is improved by the Baltimore Spice Company. The property to the northeast is a farm implement use and a restaurant. Reisterstown Road in this location is partially improved with concrete curb and gutter.

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

Storm Drainage

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages

Frank E. Cicone, Esquire

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June 11, 1970

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 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 and Water

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

PROJECT PLANNING DIVISION

This plan has been reviewed and there are site-planning factors requiring comment.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting BL with special exception for service garage. BL land should have a trip density of 350 trips per day. This small number of vehicles should not create any major change in traffic conditions, although there are existing capacity problems at Painters Mill Road and Reisterstown Road.

BUILDING DEPARTMENT'S OFFICE

Petitioner to comply with Baltimore County Building Code when plans are submitted.

FIRE DEPARTMENT

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

Frank E. Cicone, Esquire

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STATE ROADS COMMISSION

It is our understanding that the subject proposed development will be part of the adjacent Auto Body Repair establishment to the southeast. Said establishment has two partially channelized entrances. No additional point of access from Reisterstown Road will be permitted. Therefore, a revised plan must be submitted indicating the existing entrances to the adjacent site, and clearly indicating the frontage of the subject site curbed with concrete, 24" from the center of the road. The curb must return into the existing entrance (at or near the southeast property line) which presently serves both properties.

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

Access to the overall site will be subject to State Roads Commission approval and permit.

HEALTH DEPARTMENT

Public water and sewers are 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 Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

BOARD OF EDUCATION

No hearing on student population.

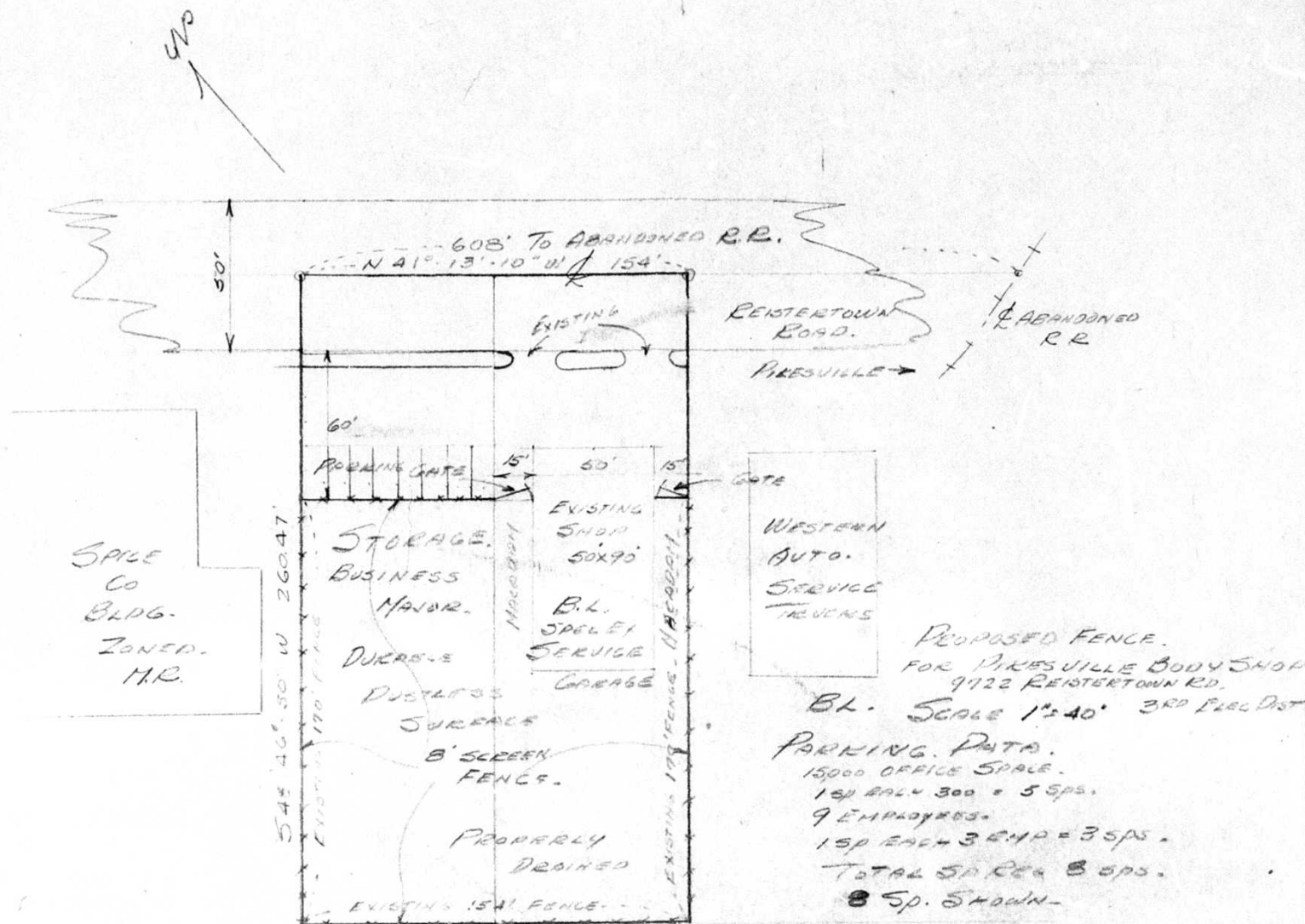
ZONING ADMINISTRATION DIVISION

This office is withholding a hearing date until such time as revised plans are received in conformance with the State Roads comments.

Very truly yours,
Oliver L. Myers
Chairman

OLM:mc

Enclosures

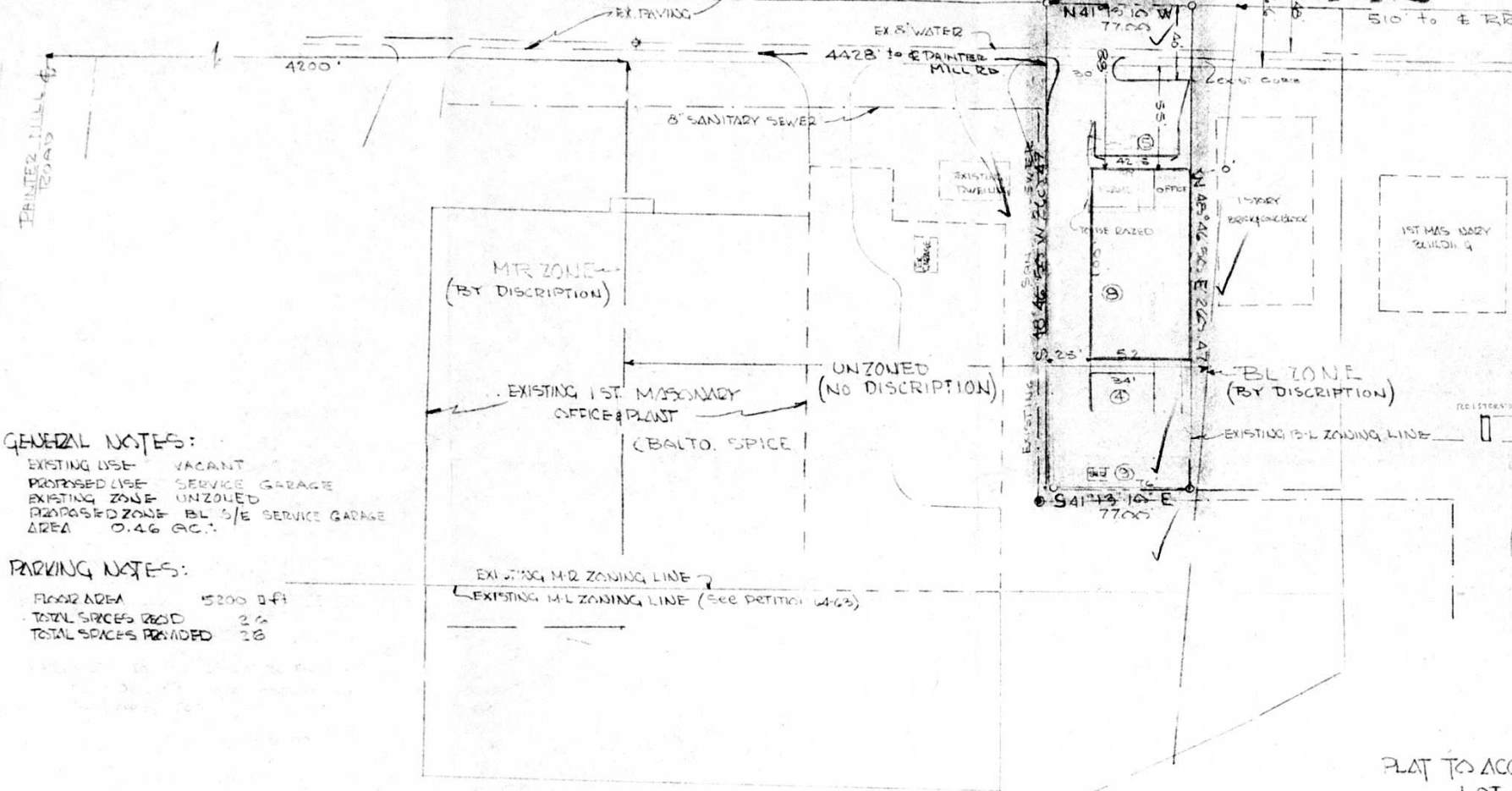


NO USE.
M.L.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY W. C. [Signature] FOR JED.
DATE 4/12/71



REISTERSTOWN BEG. 608' from RR ROAD



GENERAL NOTES:

EXISTING USE VACANT
 PROPOSED USE SERVICE GARAGE
 EXISTING ZONE UNZONED
 PROPOSED ZONE BL S/E SERVICE GARAGE
 AREA 0.46 AC.

PARKING NOTES:

FLOOR AREA 5200 S.F.
 TOTAL SPACES REQ'D 26
 TOTAL SPACES PROVIDED 26

E.F. RAPHEL & ASSOCIATES
 registered prof. land surveyors
 201 CANNISTLAND AVENUE
 TOWSON MARYLAND 21204



NOTE:

NOT A SURVEY PLOTTED FROM
 DEEDS, PLATS & OTHER SOURCES

OFFICE
 COPY

#71-109 RX

MAP
 #3
 SEC. 2-C
 NW-10-G

BL-X

PLAT TO ACCOMPANY ZONING PETITION
 LOT 2 MOLEAN PLAT
 WPC 6/136

ELECTION DISTRICT No. 3
 SCALE 1" = 50'

BALTIMORE COUNTY, MD
 JANUARY 12, 1970

