#71-1128 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

269

72.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

#4 I, or we Laura A. Redifer legal owner of the property situate in Ball County and which is described in the description and plat attached hereto and made a part hereof, Et. 2 hereby petition (1) that the zoning status of the herein described property be re-class to the Zening Law of Baltimore County, from an ... R-10 IR zone: for the following reasons BR

(See attached sheet)

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 pursuan, to the Zoning Law for Baltimore

MARMAX ING Il MATURE PAR Aldress 28 ALLAShany AVE

Legal Owner Address 10827 Res teretand Rif Towsen MD 21204 Claimingo Sullo, Intallo A. Condon Brows Jy
Petitioner's Attorney

Address II W. PALMA AUS TOWER 21204

ORDERED By The Zening Commissioner of Baltimore County, this 18 54

of Cusust , 19825 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 B Itimore County, that property be posted, and that the public hearing be had before the Zoning missioner of Baltimere County in Room 106, County Office Building in Towson, Baltimor Couper on 15-76-14 30 th 18-70 AM 15-77 198 26. at 2012 to clock

17 oxm

Tover)

NW-12-I

#71-112R TOSEPH D. THOMPSON, P.E.AL.S. CIVIL ENGINEERS & LAND SURVEYOR! MIPP TOWSON, MARYLAND 21204 . VARey 3-8820 E1. 2 - 4

DESCRIPTION OF A PARGEL OF LAND TO BE REZONED FROM R-10 TO BR, NORTHEAST SIDE OF REISTERSTOWN ROAD, SOUTHEAST OF ENCHAFITED HILLS ROAD, 4TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the Northeast side of

Reisterstown Road (U.S. Route 140) 65 feet wide, said point being distant 72 feet, more or less, measured Southeasterly along said Northeast side of Reisterstown Road from its intersection with the centerline of Enchanted Hills Road and running thence and binding on the Northeast side of Reisterstow.; Roa i South 37 Degrees 45 Minutes East 150.00 feet to the Northwest side of a 30 foot road there laid out thence leaving the Northeast side of Reisterstown Road and binding or the Northwest side of said 30 foot road North 55 Degrees 45 Minutes East 400.00 feet and running thence North 37 Degrees 45 Minutes 150.00 feet and South 55 Degrees 45 Minutes West 400.00 feet to the place of

CONTAINING 1.4 acres of land, more or less.



4.14.70

RE: PETITION FOR RECLASSIFICATION NE/S of Reistorstown Road, 72' of Enchanted Hills Road htt Fistrict Laura A. Redifer - Petitions: BEVORK THE DEPUTY ZONING CONNISSIONER NO. 71-112-R (Item 269) BALTIMORE COUNTY

111 111 111 111

The Petitioner seeks a Reclassification from a R.10 Zone to a B.R. Zone for a parcel of property, consisting of 1.4 acros of land, more or ? :85, located on the northeast side of Reisterstown Road, seventy-two (72) feet south of Enchanted Hills Hoad in the Fourth District of Baltimore County.

The Petitioner seeks this Reclassification in order to develop \boldsymbol{u} shopping center in conjuction with a parcel of property contiguous to and immediately adjacent to the subject property. The zoning for the adjacent property, at the time of the hearing, was the subject of an appeal to the Maryland Court of Appeals.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing and subsequent thereto, the decision of the Maryland Court of Appeals of December 8, 1970, incorporated herein, it is the opinion the Deputy Zoning Cosmissioner that there was not sufficient change in the character of the area nor error on the original Comphrensive Zoning Map to warrant a Reclassification of the subject property.

IT IS GABERED by the Deputy Zoming Commissioner of Baltimor County, this 12 and any of January, 1971, that the above Raclassification 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.10 Zone.

111 111 111 111

No. 5560

Property of Louis E. Shecter, et al. Northeast side of Reisterstown Road, 626' southeast of Pleasant Hill Road From R-10 to RA

Denied by the Zoning Commissioner on May 31, 1962. Appealed to the Board of Appeals and granted on July 2, 1963. This petition was granted on error and the Board stated "no traffic hazard or congestion was created by the development of 17 acres of apartments".

17 acres = 252 uni. which have been fully developed.

No. 66-253-R

Property of Morning Side Six partnership.

'auticle of Straw Hot Road, 578.87' artheast of Reisterstown Road.

R-10 to RA and BI

44 acres RA

3.5 Acres BL

Granted by Deputy Zoning Commissioner on May 25, 1966. "Change in the character of the neighborhood".

RA is developed into 704 units. BL is not developed at present time.

NO. 65-31-R

Property of Leon Panitz, et al. eastside of Straw Hat road, 578' northeast of Reisterstown Road. R-10 to RA Granted by Zoning Commissioner on July 30, 1964 This 10 acres has been developed into 160 units.

BALTIMORE COUNTY, MARYLAND

TO . Mr. Edward D. Hardesty, Zoning Commissioner

PROM. Mr. George F. Gavrelis, Director of Plunning

SUBJECT. Patition 71-i12-8. Northeast side of Reisterstown Road, 72 fact south of Enchanted Hills Road.

Patition for Reclassification from R-10 to 8.R.

Lova A. Radifer - Petitioner

4th District

The Planning Board's map adopted for public hearing an September 10, 1970, shows the subject property in a D.R. 16 classification. Within the area (less than 1000 feet away) the map has provided appreximately 7 octs of commercial land undeveloped to meet the pre-1nt and future commercial needs of the people living in the area.

Traffic along Reisterstown Road continue: to increase. The subject petition, if granted, would greatly increase the traffic valumes over what its present zoning would yeld.

The subject property is a classic example of a spot zone, since, completely surrounding the property, exists residentially-zoned land.

GEG:FF:ms

MO. 64-143

NO. 5720

NO. 6455

NO. 6539

2 acres

Property of Ben Binder

From R-10 to RA

From R-10 to RA

Property of Arthur H. Brandt

From R-10 to RA

10 acres

northwest side of Bonita Avenue

Now fully developed. 32 units.



Herbert Segal, et al, property owners

165' east of Reisterstown Road and southside of Straw Hat Road

790' from corner of northeast side of Reisterstown Road with the

Granted by Zoning Commissioner on December 28, 1962

ortheast side of Reisterstown Road, 900' south of Gwynn Brook Ave.

Granted by Deputy Zoning Commissioner on March 9, 1964.

"This property, with 160 units is fully developed at this time.

Northeast side of Reisterstown Road 443' south of Kingley Road.

Granted by Zoning Commissioner on August 13, 1964, "Sufficient

Granted by Zoning Commissioner on May 21, 1964

This comprises 32 units and is fully developed

INTER-OFFICE CORRESPONDENCE

Date September 30, 1970

HEARING: Wednesday, September 30, 19.'0 (10:00 a.m.)

NO. 6539 (cont'd)

COUNTY OFFICE Bung III & Chesareate tor. Terson, Manyland 21204

CLIVER L MYER

NEWDERS

BUREAU OF ENGINEERING

DEPARTMENT OF

BUREAU OF FIRE PREVENTION HEALTH DEPARTMEN

PROJECT PLANSING

BUILDING DEPARTME BOARD OF EDUCATION

ZONIN I ADMINISTRAT

DEVELOPMENT

Highways:

Storm Drains:

STATE BOADS CO.

changes in the are a of the subject property to warrant this reclassification". Appealed to Board of Appeals and granted on May 11, 1965.

3

August 18, 1570

4th District Item 269

RE: Type of Hearing: Reclassification Location: E/S Relatersform Ross, S/S Enchanted Hills Petitioner: Lura A. Redifor Committee Keeting of April 26, 1870

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

The Zoring Advisory Counities has reviewed the plans submitted with the above referenced polition and has rade an on site field inspection of the property. The following convents are a result of this review and impection.

The subject property is presently improved with a deviling, with the properties to the southeast improved with adullings which have been rezund recently to Basiness local. The properties to the north and northwest are improved with an apartment project known as Brohnsted Hill. The property to the southwest is an elementary cancel and some convertial ways. So, storstown Sand and inchante Mills Sead are partially improved with connects out and myster.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Zavisory Cormittee in connection with the subject Site.

Stown drain facilities and easements will be required in connection with the proposed improvements to this property.

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

The politioner must provide occupany drainage facilities (temporary or permanent) to revent error and any mulsaness or damages to adjacent proposities, especially by one concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, voids to the full responsibility.

Oordon Boone, Jr., Esquire West Pennsylvania Avenue Duson, Maryland 21204

39 acres or 624 units. Not developed at this time.

NO. 68-236-R

Property of Larry Realty Co.

Beginning 338.63' northeast of Reisterstown Road and 95' south of

High Folcon Road.

From R-10 to RA

Granted by Deputy Zoning Commissioner on May 16, 1968 4-1/2 acres or 72 units partially under construction.

Coperty of Larry Realty Co.

Northeast side of Reisterstown Road, 1350' south of Timber Grove Road

E--- P-10 to RA

Granted by Deputy Zoning Commissioner on April 16, 1964.

37 acres or 592 units under partial construction.

ON THE OTHER ZONING MAI

Property of William F. Chew

From R-10 NG/RK and R-40 to KA

Granted by Zoning Commissione

30 acres or 480 units -- going through enginerring.

Valley Farms, Inc. (Waller Property) 60 acres from R-40 to KA granted by board of Appeals. These 960 units are now going through Engineering and Public Works.

02-24-71

August 18, 1970

6

COUNTY SEFICE By DO

A. Gordon Boone, Jr., Esquire 11 West Pennsylvania Avenue Townon, Narylani 2120h

KEWBELS

DEPARTMENT OF TRAFFIC E-GIVERD STATE BOADS COMM.

BUREAU OF HEALTH DEPARTMEN BUILDING DEPARTUES ZONING ADMINISTRATO

INDUSTRIAL DEVELOPMENT

BUREAU OF ENGINEERING

RE: Type of Hearing: Reclassification 'ocation: V.S Resisterstown Boad, S.S Enchanted Hills Fettitioner: Laura A. Redifor Committee Neeting of April 28, 1970 htth District Len 209

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made am on site field inspection of the property. The following comments are a result of this review and inspection.

With the subject property is presently improved with a decline, with the properties to the southeast improved with dwallings which have been rezoned secently to Business local. The properties to the north miss northwest are improved with an apartment project known as inchanted fall. The property to the southwest is an elementary cohool and some convertial ways. Believations had and inchanted falls food are partially improved with concerned comb and putter.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plot submitted to this office for review by the Zoning Advisory Cognitive in connection with the subject site.

Highways:

Storm drain facilities and easements will be required in connection with the proposed improvements to this process.

The petitioner must provide necessary drainage facilities (temporary or purmanent) to prevent creating any nuisances or durages 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 responsa-

71-111-R

Date of Posting SEPT: 14- 1970

Date of return SEPT. 18- 1976

STORDEH MED

15184

Prosted for REGLASSIFICATION - FROM - R-10 TO B. R.

Location of Signe: 1 - 10827 REJETRESTONE Rd.

Petitioner LAURA A. REDIFER

Posted by Charle 27. Manl

CERTIFICATE OF POSTING

SUBSECULARIES OF RALTINGRE CO

Location of property NE/S OF REISTERS TOWN Rd. 72 FT. S OF ENCHANTED HILLIAN.

A. Gordon Boone, Jr., Esquire Item 269

AUgust 38, 1970

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

Sudiment Control:

Development of the property through stripping, grading and stabilization could result in a medicant reliation problem, descripe private and public bridings downstrean of the property. A grading paralt is, therefore, necessary for all grading, including the stripping of top soil.

Orading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

TELEPHONE

Public water smuly is available to serve this property.

Sanitary Sewer:

The existing severage 'weilities in Enchanted Hills apartments were designed to serve only that apartment site and do not allow any additional capacity for severage from offsite properties. Therefore, the proposal to pump the sewage from this site into the adiating sever in Enchanted Hills cannot be approved.

Public sanitary sowerage can be made available to serve this property by construction of a gravity rader extension, including sanisition petitioner's sections of a gravity rader extension of approximately 200 feet from the extension some granding an extension of approximately 200 feet from the extension sower southwest of desisteration Read serving the Cuting Hills Elementary 200-001, or an extension of approximately 1700 feet along the northeast side of Reinsterstown Road from the existing sever a Straw data Road.

PROJECT PLANNING DIVISION.

This office has reviewed the subject site plan and offers the following comments:

The entrance must conform to the Department and " ffic Engineering and the State Roads Commission.

A. Gordon Boene, Jr., Esquire Item 269

STATE ROADS COMMISSION:

The subject plan indicates entrances channelization that would be acceptable to the State Roads Cornission. The entrances will be subject to the Cornission's accessed and securit.

TRAFFIC ENGINEER'S OFFICE:

The existing position is requesting a change from R-10 to ER of L4 cores. This should increase the trip density from 75 to 1,000 trips per day. The total tract of 5 acres can be expected to generate 3700 trips per day. This size increase can be expected to create some problems along the existing delicatorstown Fands.

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted. Also see Parking Lots Section Moy108.

Public water and sewers are available.

For ! Service Comments: If a food service facility is planned, complete plant and specifications must be submitted to the Division of Food Control, Baltimor* County Department of Health, for review and approval.

Air Foliution Compania: The building or buildings on this site may be subject to registration and compliance with the Northean State Realth Air Poliution Courted Regulations. Additional informatic may be obtained from the Livision of Air Foliution, Baltimore County Department of Health.

FIRE DEPARTMENT:

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

Would not increase student regulation but should be noted that it is across Reilterstown Road from the Orings Mills Elementary Schoo.

August 18, 1970

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the learing date and time, which will be held not less than 30, our orer than 7° days after the date on the filing certificate, will be forwarded to you in the near future.

flow Ligues OLIVER L. MYELS

OLMino Enclosures

BALTIMORE COUNTY, MARYLAND Ma. 75337 OFFICE OF FINANCE Receive D'sision IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

ELEPHONE 494-2413	BALTIN DRE COUNTY, MARYI ND OFFICE OF FINANCE Server Division COUNTY HOUSE COUNTY	, 1970
To:	torace, lists, tr. Joseph F. Hartille, dr. Class Freehalmer B. Aktualmer	V.L ANOUN
8	Patistan for Restausification from 0-10 to 0,0, for Lours A. Redifor #1-10-0	1 10.00

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

CERTIFICATE OF PUBLICATION

TOWSON MD. September 10 19.70.

THIS IS TO CERTIFY that the appexed advertisement was ublished in THE IEFFERSONIAN a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each appearing on the __10th ____day of ___September_

> THE JEFFERSONIAN I Least Shutter

Cost of Advertisement, \$

RA LLSTOWN, MD. 21133 Sept. 14 - 19 70

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

OFFICE OF

O COMMUNITY LIMIES

week before the 14th day of Sept. 1970 that is to say the same was inserted in the issue of Sept. 10, 1970.

STROMBERG PUBLICATIONS, Inc.

ORIGINAL

By Ruth Margan

Oordon Rooms, Ar., Day West Pennsylvania Aven woon, Karylap/ 21204	
	Your Polition has been received and accepted for filling
this 18th	day of <u>Acres</u> 1970
	Elevel D. Hardesty. Zoning Commissioner
Petitioners Laura A. P	edifor
Petitioner's Attorney_	Reviewed by Oliver J. Myers

