

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Laura A. Redifer, 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 NW-12-1 zone; for the following reasons:

(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 pursuant to the Zoning Law for Baltimore County.

MARMAX INC.
1111 MARYLAND AVE.
Address: 22 ALBANY AVE.
TOWSON, MD. 21204
A. Gordon Boone, Jr.
Petitioner's Attorney
Address: 11 W. PARK AVE. TOWSON, MD. 21204

Laura A. Redifer
Legal Owner
Address: 1111 MARYLAND AVE.
TOWSON, MD. 21204
James G. Redifer, Jr.
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of August, 1964, 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 15th day of September, 1964, at 10:00 AM.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner seeks a Reclassification from a R-10 Zone to a B-1 Zone for a parcel of property, consisting of 1.4 acres of land, more or less, located on the northeast side of Reisterstown Road, seventy-two (72) feet south of Enchanted Hills Road in the Fourth District of Baltimore County.

The Petitioner seeks this Reclassification in order to develop a shopping center in conjunction 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 of the Deputy Zoning Commissioner that there was not sufficient change in the character of the area nor error on the original Comprehensive Zoning Map to warrant a Reclassification of the subject property.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of January, 1971, that the above Reclassification 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.

Edward D. Hardesty
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: September 30, 1970
FROM: Mr. George F. Gavello, Director of Planning

SUBJECT: Petition 721-112-R, Northeast side of Reisterstown Road, 72 feet south of Enchanted Hills Road.
Petition for Reclassification from R-10 to B-1.
Laura A. Redifer - Petitioner

4th District

HEARING: Wednesday, September 30, 1970 (10:00 a.m.)

The Planning Board's map adopted for public hearing on 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 approximately 7 acres of commercial land undeveloped to meet the present 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 volumes over what its present zoning would yield.

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

GEO:FF:mh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 18, 1970

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

CLIVEN 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

A. Gordon Boone, Jr., Esquire
11 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
Locations: 2/3 Reisterstown Road, 3/5 Enchanted Hills
Petitioner: Laura A. Redifer
Committee Meeting of April 25, 1970
4th District
Item 709

Dear Mr. Boone:

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 dwelling, with the properties to the southeast improved with dwellings which have been rezoned recently to Business Local. The properties to the north and northwest are improved with an apartment project known as Enchanted Hill. The property to the southwest is an elementary school and some commercial uses. Reisterstown Road and Enchanted Hills Road are partially improved with concrete curb and gutter.

STAFF 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 site.

Highways:

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

Storm Drains:

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent over-land any drainage or changes 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.

NO. 64-143

Herbert Segal, et al, property owners.

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

From R-10 to RA

2 acres

Granted by Zoning Commissioner on May 21, 1964

This comprises 32 units and is fully developed.

NO. 5720

Property of Ben Binder

790' from corner of northeast side of Reisterstown Road with the northwest side of Bonita Avenue

From R-10 to RA

2 acres

Granted by Zoning Commissioner on December 28, 1962

Now fully developed. 32 units.

NO. 6445

Ben Binder property owner

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

From R-10 to RA

10 acres

Granted by Deputy Zoning Commissioner on March 9, 1964.

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

NO. 6539

Property of Arthur H. Brandt

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

From R-10 to RA

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

NO. 6539 (cont'd)

changes in the area of the subject property to warrant this reclassification".

Appealed to Board of Appeals and granted on May 11, 1965.

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

NO. 68-236-R

Property of Lunny Realty Co.

Beginning 336.63' northeast of Reisterstown Road and 95' south of

High Falcon Road.

From R-10 to RA

Granted by Deputy Zoning Commissioner on May 16, 1968

4-1/2 acres, ~ 72 units partially under construction.

NO.

Property of Larry Realty Co.

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

From R-10 to RA.

Granted by Deputy Zoning Commissioner on April 16, 1964.

37 acres or 592 units under partial construction.

ON THE OTHER ZONING MAP

Property of William F. Ciew

From R-10 to RA and R-40 to KA

Granted by Zoning Commissioner

30 acres or 480 units -- going through engineering.

Valley Farms, Inc. (Waller Property) 60 acres from R-40 to

KA granted by board of Appeals. These 980 units are now going through

Engineering and Public Works.

JOSEPH D. THOMPSON, P.E., S.L.S.
CIVIL ENGINEERS & LAND SURVEYORS

1100
181 SHELL BUILDING - 209 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VAlley 3-8820

DESCRIPTION OF A PARCEL OF LAND TO BE REZONED
FROM R-10 TO B-1, NORTHEAST SIDE OF REISTERSTOWN
ROAD, SOUTHEAST OF ENCHANTED 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) 61 feet wide, said point being distant 72 feet, more or less, measured Southeastly 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 Reisterstown Road 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 on 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 beginning.

CONTAINING 1.4 acres of land, more or less.



4,14,70

No. 5560

Property of Louis E. Shecter, et al

Northeast side of Reisterstown Road, 626' southeast of

Pinecroft Hill Road.

From R-10 to RA

17 Acres

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 - 257 units which have been fully developed.

No. 64-253-R

Property of Morning Side Six partnership.

Eastside of Straw Hat Road, 578.8' northeast of Reisterstown Road.

R-10 to RA and BL

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.

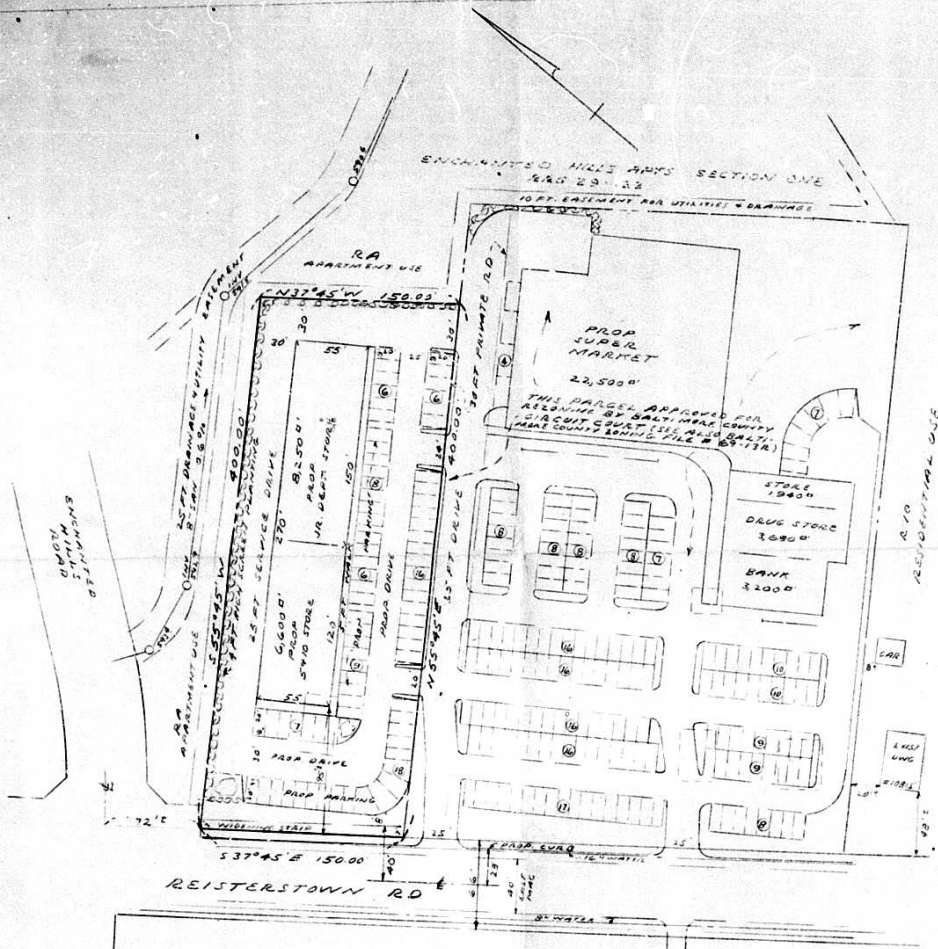
This 10 acres has been developed into 160 units.

02-24-71

PARCEL TO BE REZONED
 EXISTING ZONING: R10
 PROPOSED ZONING: BR
 AREA OF TRACT: 1.9 AC
 OFF-STREET PARKING
 TOTAL FLOOR AREA: 19,953 SQ. FT.
 NO. OF SPACES REQUIRED: 1455/100: 74
 NO. OF SPACES PROVIDED: 76

TOTAL TRACT
 AREA OF TRACT: 50.1 AC
 OFF-STREET PARKING
 TOTAL FLOOR AREA: 46,973 SQ. FT.
 NO. OF SPACES REQUIRED: 46973/100: 121
 NO. OF SPACES PROVIDED: 253
 ALL PARKING SPACES 10' x 20'
 4TH DISTRICT

NOTE:
 SITE TO BE LOWERED BY
 RAMPING TO EXISTING LEVEL
 IN ENCHANTED HILLS



#71-12R
 MAP
 #4
 SEC. 2-C
 NW-12-I
 BR

PLAT FOR ZONING CHANGE
 NORTHEAST SIDE OF
 REISTERSTOWN ROAD
 SOUTHEAST OF
 ENCHANTED HILLS ROAD
 4TH DISTRICT
 BALTIMORE CO, MD

MARTIN & GRANT PROPERTIES INC.
 28 ALLEGHANY AVE
 TOWSON, MD
 21204

OFFICE COPY
 MAP
 2C
 NW-12-I

JOSEPH D. THOMPSON
 ENGINEER AND SURVEYOR
 1015 N. GLENN ROAD
 TOWSON, MD. APRIL 18, 1970
 SCALE 1"=50'

Robert E. Spillman

