County and which is described in the described an about the herein described property be re-resisted, parsuant thereby petition (1) that the zoning status of the herein described property be re-resisted, parsuant the state of the herein described property be re-resisted, parsuant the hereby petition (1) that the zoning status of the herein described property be re-re-resisted. to the Zoning Law of Baltimore County, from an.... ML and MR... _zone; for the following reasons: BL

Error in original zoning

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. Lor we, agree to pay expenses of above re-classification and/or Special Exception advertising, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regrations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Paltimore

LEON WOLFE OF Creraid J. Le Boywit Legal Owner Contract purchaser Address 2600 Warner Avenue Landover, Maryland 20785

Chances

ORDER REC

306 W. Joppa Road

of Culture 1962. that the subject matter of this petition be advertised, as required by the Zoning Law of Faltimers County, in two newspapers of g. al circulation through-out Baltimers County, that property be posted, and that the public hearing be had before the Zoning Baltimore County in Room 106, County Ofice Building in Towson, Baltimore day of Asplember 19870 at 300 o'clock 3 th.

RE: RECLASSIFICATION FROM ML and MR TO BL REISTERSTOWN ROAD AT OR NEAR ITS INTERSECTION WITH PAINTERS MILL ROAD PETITIONER: RICHARD H. RUBIN

* BEFORE THE ZONING

COMMISSIONER OF

BALTIMORE COUNTY

MEMORANDUM

Now comes Richard H. Rubin, Legal Cwner of the above captioned property, by W. Lee Earrison and Charles E. Brooks, his attorneys, and in accordance with Bill 72, Section 22, 22 (b) states that the reclassit cation requested should be granted and for reasons say:

- 1. Numerous reclassifications have taken place in the immediate neighborhood:
- a. Case No. 4809-RX--SE/Corner Reisterstown Road and St. Thomas Lane. Reclassification from R-10 to RA and Special Exception
- b. Case No. 63 158 R -- W/S Reisterstown Road 2350 feet North of Tobins Lane. Reclassification from ML and MR to MLR. Granted 12/10/63
- c. Case No. 65 136 R -- L Side Reisterstown Boad 320 feet sou of St. Thomas Lane. Reclassification from R 10 and R 40 to RA. Granted: 12/10/65.
- d). Case No. 67 33 R -- NE/Side Reisierstown Road 1190 feet Northwest of Montrose Avenue. Reclassification from R 10 to BL. Granted: 10/20/66.
- e. Case No. 67 69 R--NE/S Reisterstown Road 288 feet Northwest of St. Thomas Lane; Reclassification from R 10 to BL.
- f, Case No. 67 229 R -- NE/S Reisterstown Road 568 feet N of St. Thomas Lane. Reclassification from R 10 to Bl., Granted 3/6/68

DESCRIPTION

6.85 ACRE FARCEL, SOUTHWEST SIDE OF REISTERSTOWN ROA MOKE OR LESS SOUTHE ST OF PAINTERS MILL ROAD, THIRD EXECTION NW-11-H DISTRICT, BALTIMORE COUNTY, MARYLAND,

This Description is for "B-L" Zoning

PARCEL "B"

Beginning for the same at a point in the second line of Zoning Description 3-MR-2, said point being S 57" 39' 20" W 312 feet, more or 'ess from a point on the southwest side of Reisterstown Road, said point on Reisterstown Road being 1860 feet, . . of or less southersterly from the center of Painters Mi'l Road, thence binding on a portion of the aforementioned zoning line, (1) southeasterly, 800 feet, more or less, thence (2) S 34* 40' 20" W >50 feet, more or less, to intersect a line drawn parallel to and 650 feet southwart of the southwest side of Reisterstown Road, thence binding on said line so drawn, (3) northwesterly 939 feet, more or less, thence (4) N 57" 39' 20" E 363 feet, more or less, to the place of beginning. Containing 6.85 acres of land, more or less.

3LS:mp

SW/S

71-115-



g. Case No. 67 24" R -- SW/S Reisterstown Road 961 feet N of

n. Case No. 69 121 R--NE/S Reisterstown Road; 1190 fee

306 W. Joppa Road Fowson, Maryland 21204-325-1200 Attorneys for Petitioner

Painters Mill Road; Reclassification from MR to BR. Granted: 6/19/69.

N of Montrose Avenue; Reclassification from P 10 to BL. Granted 12/10/68 2. And for such other and further reasons as may be shown at the

4/30/70

time of the hearing hereon.

MCA CONSULTING

DESCRIPTION

5.1 ACRE PARCEL, SOUTHWEST SIDE OF REISTERSTOWN ROAD, 1960 FEET, MORE OR LESS, SOUTHEAST OF PAINTERS MILL ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND,

This Description is for "B-" Zoning

PARCEL "A"

Beginning for the same at a point on the southwest side of Reisterstown Road at the distance of 1860 feet, more or less, southeasterly from the center of Painters Mill Road, said point being at the end of the first line of the parcel of land firstly described in a deed from Nelson Gutman and wife to Victor Frenkil and Margaret Frenkil, his wife, dated July 13, 1943 and recorded among the Land Records of Ealtimore County in Liber R.J.S. No. 1299 folio 385 etc., said place of beginning being also at the beginning of the second line of land described in a deed from W. Conwell Smith and Spalding D. Smith, his wife, to W. Howard Matthai dated May 1, 1928 and recorded as aforesaid in Liber W. H. M. No. 655 folio 295 etc., and running thence, binding on said southwest side of said Reisterstown Road, south 48 degrees, 13 minutes and 40 seconds east 678.12 feet to a point in the fifth line of the land secondly hereinabove mentioned, thence binding reversely on a part of said fifth line and also sely on a part of the fourth line of the land described in a deed from Moyra T. Greif, widow, to Blumenthal Kahn Electric Company, Inc., dated November 28, 1958

and recorded as aforesaid in Liber W. J. R No. 3455 folio 125 etc., south 34 degrees 40 minutes and 20 seconds west 300 feet more or less to intersect the second line of County Zoning Description 3-MR-2, thence birding on said line torthwesterly more or less, to intersect the north 57 degrees 39 minutes 20 sec in rast 1140 foot line of said aforementi ned deeds, thence binding on said line, north 57 degrees 39 minutes 20 seconds east 312 feet, more or less, to the place of beginning. Containing 5. 1 acres of land, more or less

April 30, 1970



71-115-R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date___September 30, 1970 Mr. Edward D. Hardesty, Date Zoning Commissioner Mr. George E. Gavrelis, Director of Planning

SUBJECT Petition #71-115-B. Southwest side of Reislerstown Road, 1860 feet, more or less, southeast of Pointers Kill Road.

Petition for Reclassification from M.L. and M.R. to B.L. Leon Wolfe, et al. - Petitioners

HEARING: Wednesday, September 30, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M.L. and M.R. to B.L. zoning and has the following

advisory comment to make:

Soft his Planning Board and the Planning Staff recommend strongly that this petition be denied. We note that population increases in the general one have been natched by increasing the amount of commercial land for providing netal facilities. A large shapping center has been established just to the north of the interaction of Painters Mill Road and Resistentown Road. That shapping center at least is related directly with residential uses on the same side of Resistentown Road. This portion of Resistentown Road was cast for industrial development of a high type by the zoning maps and these potentials have been affirmed by the Planning Board in " latest proposals for comprehensively rezoning the crea. Planning Board in " latest proposals for comprehensively rezoning the crea. Creation of commercial come here would not be comprehensive byto commercial use here would not be comprehensive upon and was late with in development which would not be comprehensive byto and with the comprehensive the extremely controlled and high quality that occurs on the Maryland Cup tract to the north and on the Scheeneman tract to the south.

GEG:msh

2516NS

CERTIFICATE OF POSTING RTMENT OF BALTIMORE

District. 3 Rd. Date of Posting. SEPT. 14-197
DEPLACE IFIPATION ML AM.R. TO B.L.
Petitioner LEON NOLFE Location of property S 4/5 OF RESSERS TOWN IN THE 1860ET SEE OF PRINTER.
MILL Rd. DI MONETO - CAF PAINTERS
Location of Signar Q. M./S. OF NEISTRASTICE R. 18.7. FT S. OF PROPERS MILL HILL R. Q. W/S OF REISTRASTOWN R. 4. 2000 FT S. OF PROPERS MILL
Posted by Charles 11 11 11 12 Date of return SFPT 18-1970

TELEPHONI 494-2413	BALTIMORE COUNTY, MARYLAND	75320
	OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	
Lo'ter	Harrison, Sec. Jones He. J	County
DEPOSIT TO	ACCOUNT NO. 01-422 DETACH ALONG PERFORATION AND REST THE PORTION FOR YOUR RECORD	
11 8 0	Advertisting and posting of property for Lam solfin, at of	01,25
81.25 M	1) The state of th	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLA MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

01-19-71

Pursuant to the advertisement, posting of property, and public hearing on the above petition and appearing that by reason of substantial changes in the character of the neighborhood the above iteclassification should be had; muchicle declarate IT IS ORDERED by the Zening Commissioner of Baltimore County this.... the same is hereby reclassified; from a M.L. and M.R. zone to a B.L. more from and after the date of this order, subject to the approval of me aite plan by
the stat. Boads Commission, the State Roads Commission to be of rubble Service
and the Office of Planning and Zoning.

Down Zoning Commissioner of Battmore County quant to the advertisement, posting of property and public hearing on the above petition appearing that by reason of..... DATE the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED Rd., 1860', IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... 196.... 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 __zone; and or the Special Exception for __be and the same is hereby DENIED 100 PHOULSTING Zoning Commissioner of Baltimore Counts HH DATE 3-1-70. MICROFILMED

PFEITION FOR RECLASSIFICATION 20 NING: From M.L. and M.R. to B.L. Zene. GCATION: No. 10 ON: Southwest side of ratown Road 15th feet, more

0 CERTIFICATE OF PUBLICATION TOWSON MD. September 10 19.70 THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed day of September 19.70 the first publication appearing on the ... 10th day of September THE JEFFERSONIAN,

D. Leank Streeter

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your Fetition has been received and accepted for filing this

Petitioner Leer Wolfe and Garald J. Laferwit

r's Attorney Charles E. Breeks, F

ORIGINAL

OFFICE OF O COMMUNITY PUMILES

RANDALLSTOWN, MD. 21133 Sept. 14 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County

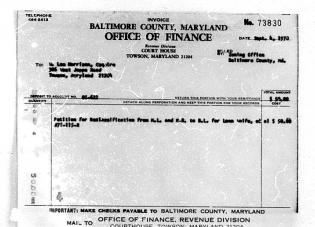
as itserted in THE COMMUNITY TIRES, a weekly newspaper published

Baltimore County, Maryland, once a week fo. one weeks before the 14th day of Sept. 1970, that is to say, the same

was inserted in the issue of ept. 10, 1970.

STROMBERG PUBLICATIONS, Inc.

By Level margar



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 25, 1970

Charles E. Brooks, Esq. 306 W. Joppa Road Towson, Haryland 21204 CLIVER L MYERS

GEOSERS. BUBLAN OF

STATE ROADS COMMISS

PUREAU OF PEREPREVISION

HEALTH DEPARTMENT

PROJECT PLANSING BUILDING DEPARTMENT

BOARD OF EDUCATION ZONDAJ ADMINISTRAT

INDUSTRIAL DEVELOPMENT

RE: Type of Mearing: Reclassification from An ML and MR zone to an BL zone Look and Swiss of Reisterstown Road, 1200 SE of St. Thomas Lane Petitioners Leon Wolfe and Gerald J. LaBoratt Committee Meeting of June 2, 1970 3rd District Item 352

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

comments are a result of this review and inspection.

The subject property is presently an unimproved tract of land, with the property to the north inproved with a residential unimproved with a manufacturing that the south of the property with a manufacturing property to the uset is bordered by the Western property to the east and on the east Senterstown Board is presently improved with a school senterstown Board is not improved as far as concrete cut and gutter are concerned for the frontage of the property,

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.

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

Since the future development of the rear portion of this property is vague and not physically indicated; the need for

Charles E. Brooks, Esq. Item 352 Page 2

71-115-

1

August 25, 1970

either a public or private access road will be determined at such time that the subject property is reviewed by the Joint Subdivision Planning that the subject property is reviewed by the Joint Subdivision Planning Consister application is made for a building or greeing permit. However, Consister application is made for a building placed should be provisionally placed to the subject plan and in accordance with the requirements of the first Bureau, Office of Planning and Joning and Department of Iraffic Engineering.

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

The petitioner wast provide necessary drainage facilities (temporary or permanent) to prevent creating any nulsances or desempts to adjacent properties, especially by the concentration of the senters. Correction of any problem which may result, der use the senters of the pertitions of drainage facilities, would be the full responsibility of the petitions.

A drainage study will be required in connection with any subsequent grading or bull-ding permit applications.

Reisterstown Road (U.S. 140) is a State road, Therefore, drainage requirements as they affect the road core under the jurisdiction of the Naryland State Roads Commission.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a seclerant politician problem, damping private and public holdings downstream of the poperty. A grading permit is, therefore, necessary for all grading, including the stripping 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.

Waters

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by construction of a public sanitary sewer extension, within off site right-of-way, approximately 1500 feet in length from the existing Burich public sanitary sewer along the east side of the Mestern Maryland Ballroad, see Drawing #65-1398, File 1.

August 25, 1970

DEPT. OF TRAFFIC ENGINEEPING:

FIRE DEPARTMENT:

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

The fire hydrants for the proposed site shall be spaced at 300° intervals.

BOARD OF EDUCATION:

No affect on student nopulation.

BUILDING ENGINEER'S OFFICE:

Petitioner to comul; with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted. Also, see Parking Lots, Section 409,10 h.

DEPT. OF HEALTH:

Public water is available to the site.

Public sewer is proposed.

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

Air Poliutio: Comments: The building or buildings on this site may be subject to registration and combinate with the Navyland State lealth Air Poliution Control Regulation. Additional information may be obtained from the Distinct on 4ir Poliution, Beltimore County Department of Health.

STATE ROADS COMMISSION:

The subject plan indicates entrance channelization that would be acceptable to the State Roads Commission.

Entrances will be subject to the Commission's approval and permit.

Charles E. Brooks, Esq. Item 352 Page 4

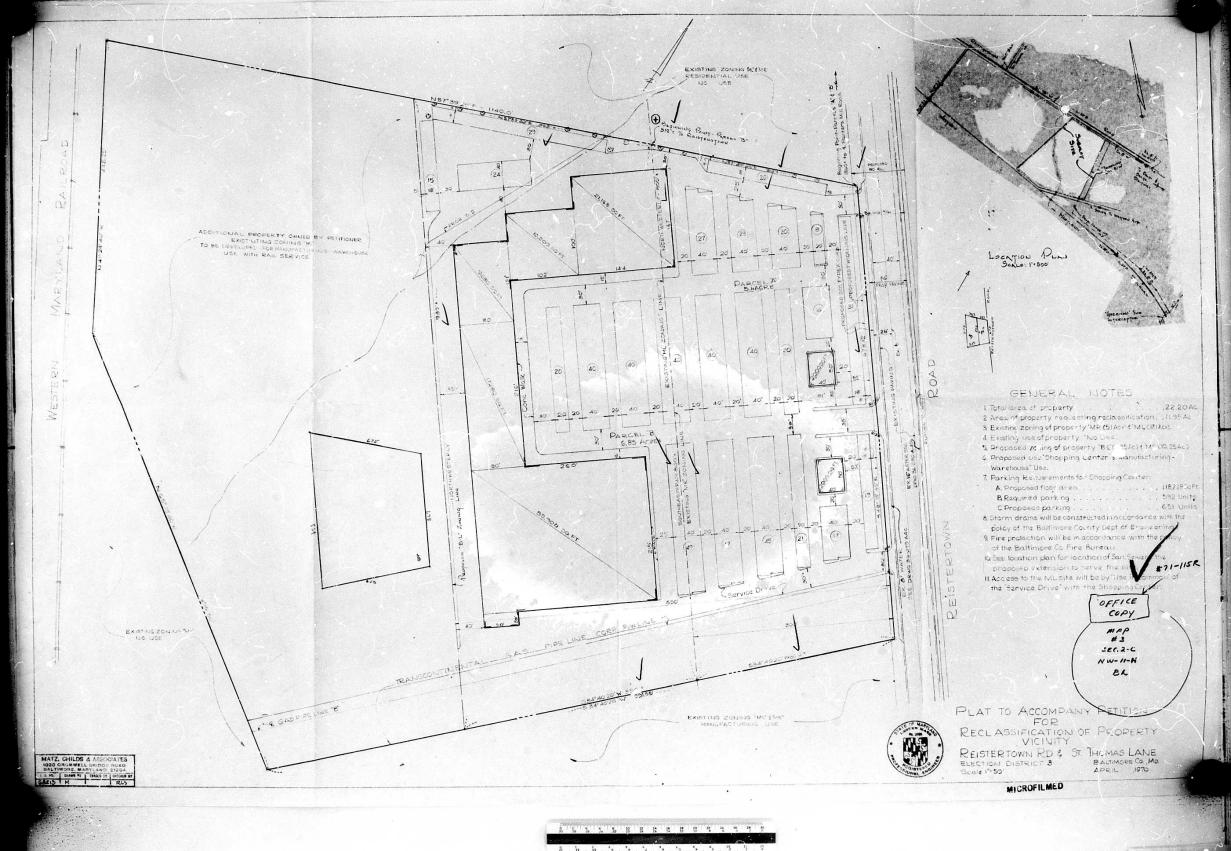
August 26, 1970

ZONING ADMINISTRATION DIVISION:

This petition is accented for filing on the date of the unclosed 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 on the filing certificate, will be formaried to you in the near future.

Very truly yours,

01-19-71



01-13-71

