

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Gerald J. La Borwit
I, or we, LEON WOLFE and Charles E. Brooks, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an ML and MR zone to an NW-11-H zone; for the following reasons:

1. Error in original zoning
2. Genuine change in condition

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 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.

Contract purchaser
LEON WOLFE
Gerald J. La Borwit
Address: 3600 Warner Avenue
Lanover, Maryland 20785
Petitioner's Attorney
Charles E. Brooks
Address: 306 W. Joppa Road

Towson, Maryland 21204 823 1200
ORDERED BY The Zoning Commissioner of Baltimore County, this 18th day of September, 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 County, on the 3rd day of September, 1970, at 3:00 o'clock P.M.
Edward D. Hardesty
Zoning Commissioner of Baltimore County



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

DESCRIPTION

6.85 ACRE PARCEL, SOUTHWEST SIDE OF REISTERSTOWN ROAD, 1860 FEET
MORE OR LESS SOUTHEAST OF PAINTERS MILL ROAD, THIRD ELECTION
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 less, from a point on the southwest side of Reisterstown Road, said point on Reisterstown Road being 1860 feet, more or less southerly from the center of Painters Mill 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 550 feet, more or less, to intersect a line drawn parallel to and 650 feet south 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" W 365 feet, more or less, to the place of beginning.
Containing 6.85 acres of land, more or less.

RLS:mp1

68213

4/30/70

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Planning ■ Reports



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1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

5.1 ACRE PARCEL, SOUTHWEST SIDE OF REISTERSTOWN ROAD, 1860 FEET
MORE OR LESS, SOUTHEAST OF PAINTERS MILL ROAD, THIRD ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-L" 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 Baltimore 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 reversely 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. 345 folio 125 etc., south 34 degrees 40 minutes and 20 seconds west 300 feet, more or less to intersect the second line of Baltimore County Zoning Description 3-MR-2, thence binding on said line northwesterly 800 feet, more or less, to intersect the north 57 degrees 39 minutes 20 seconds east 1140 foot line of said aforementioned 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.

RLS:mp1

#68213

April 30, 1970



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

MEMORANDUM

Now comes Richard H. Rubin, Legal Owner of the above captioned property, by W. Lee Harrison and Charles E. Brooks, his attorneys, and in accordance with Bill 72, Section 22, 22 (b) states that the reclassification 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 for office building. Granted 12/10/59.
 - 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--I Side Reisterstown Road 320 feet south 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 Reisterstown 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. Granted: 10/11/66.
 - f. Case No. 67 229 R--NE/S Reisterstown Road 588 feet N of St. Thomas Lane. Reclassification from R 10 to BL. Granted 3/5/68.

- g. Case No. 67 244 R--SW/S Reisterstown Road 961 feet N of Painters Mill Road. Reclassification from MR to BL. Granted: 6/19/69.
 - h. Case No. 69 121 R--NE/S Reisterstown Road; 1190 feet N of Montrose Avenue. Reclassification from R 10 to BL. Granted 12/10/68.
2. And for such other and further reasons as may be shown at the time of the hearing hereon.

W. Lee Harrison
Charles E. Brooks
306 W. Joppa Road
Towson, Maryland 21204-325-1200
Attorneys for Petitioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavrelis, Director of Planning
SUBJECT: Petition #71-115-R. Southwest side of Reisterstown Road, 1860 feet, more or less, southeast of Painters Mill Road.
Petition for Reclassification from M.L. and M.R. to B.L.
Leon Wolfe, et al - Petitioners

3rd District

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 comments to make:

Both the Planning Board and the Planning Staff recommend strongly that this petition be denied. We note that population increases in the general area have been matched by increasing the amount of commercial land for providing retail facilities. A large shopping center has been established just to the north of the intersection of Painters Mill Road and Reisterstown Road. That shopping center at least is related directly with residential uses on the same side of Reisterstown Road. This portion of Reisterstown 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 comprehensive rezoning the area. Creation of commercial zoning here would constitute spot zoning in the sense that commercial use here would not be in accordance with the comprehensive plan and would result in development which would not be compatible with the extremely controlled and high quality that occurs on the Maryland Cup tract to the north and on the Schoeneman tract to the south.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: SEPT. 14-1970
Posted for: RECLASSIFICATION M.L. & M.R. TO B.L.
Petitioner: LEON WOLFE
Location of property: S.W. of REISTERSTOWN RD. 1860 FT. S. of PAINTERS MILL RD.
Location of Sign: Q.W.S. of REISTERSTOWN RD. 1860 FT. S. of PAINTERS MILL RD.
Remarks: Q.W.S. of REISTERSTOWN RD. 2000 FT. S. of PAINTERS MILL RD.
Posted by: Charles E. Brooks Date of return: SEPT. 18-1970

TELEPHONE 686-2413	INVOICE	No. 75320
BALTIMORE COUNTY, MARYLAND		DATE Oct. 19, 1970
OFFICE OF FINANCE		
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		PAID
Zoning Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 61-428	QUALITY	TOTAL AMOUNT \$1.25
Advertising and posting of property for Leon Wolfe, et al #71-115-R		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

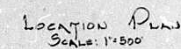
01-19-71

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

D. NO.	CHARGE #	TRACED BY	CHECKED BY
4213	M		RLS



MICROFILMED



1. Total area of property 22.20 Ac.
2. Area of property requesting reclassification . . . 11.95 Ac.
3. Existing zoning of property "ML (5) Ac." "ML (7) Ac."
4. Existing use of property "No Use"
5. Proposed zoning of property "B (C) 35(A) 14 (A) 10.25 Ac."
6. Proposed use "Shopping Center & Manufacturing Warehouse" Use.
7. Parking Requirements for Shopping Center:
 - A. Proposed floor area 118,228 Sq. Ft.
 - B. Required parking 592 Units
 - C. Proposed parking 651 Units
8. Storm drains will be constructed in accordance with the policy of the Baltimore County Dept. of Engineering.
9. Fire protection will be in accordance with the policy of the Baltimore Co. Fire Bureau.
10. See location plan for location of San Sewer, the proposed extension to serve the site.
11. Access to the ML site will be by "Use in form of the 'Service Drive' with the Shopping Center."

MAP
#3
SEC. 2-C
NW-11-N
BL

