

71-172R MAD 10 NW-10-K SEC. 1-D NW-16-K BL **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Nicholas D. N. Harvey, owner of the property situated 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 R-10 zone to any 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:

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.

Harvey, Nicholas D. N.
Contract purchaser
Address: *Harvey, Nicholas D. N.*
21401
21401
21401
Address: *Harvey, Nicholas D. N.*
1504 Wilmington Rd. Bldg.
1504 Wilmington Rd. Bldg.
1504 Wilmington Rd. Bldg.
Address: *Harvey, Nicholas D. N.*
1504 Wilmington Rd. Bldg.
1504 Wilmington Rd. Bldg.
1504 Wilmington Rd. Bldg.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 1967, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of November, 1967, at 1:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County
11/23/67
0209

(over)

71-172R
MAD
10
NW-10-K
SEC. 1-D
NW-16-K
BL

RE: PETITION FOR RECLASSIFICATION :
N/S M Chatsworth Avenue, 614' W of
Reisterstown Road - 4th District :
Joshua G. Harvey, et al - Petitioners
NO. 71-172-R (Item No. 256)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners' property consists of 54.4 acres of which 16.2 acres are already zoned Business Local (B.L.). Reclassification of the balance to B.L. is the subject of this Petition.

Without reviewing the evidence in detail, it would appear that the Petitioners are entitled to some relief. The Baltimore County Planning Board has recommended nearly 9 acres for B.L. Zoning on the proposed map. Some, but not all of the neighbors in the area, have agreed to this Planning Board proposal, in addition to another 3 acres, for a total of approximately 11.5 acres for B.L. Zoning. To this end, an agreement was reached between the Petitioners and counsel for some of the Protestants, said Agreement having been filed as Exhibit "A" in this matter. In furtherance of the Agreement, a revised notes and bounds description, dated March 2, 1971, was submitted by Matz Childs & Associates, said description having been filed as Exhibit "B".

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19 day of March, 1971, that the property described in the notes and bounds description, dated March 2, 1971, and submitted by Matz Childs & Associates, which has been entered as Petitioners' Exhibit "B", be and the same is hereby reclassified from a R. 10 Zone to a B.L. Zone, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 20 MARCH 19, 1971
BY *Barbara J. Henderson*

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

ZONING DESCRIPTION
HARVEY TRACT
WESTMINSTER ROAD AND REISTERSTOWN ROAD
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
This Description is for 4-B-L-8 Zoning

Beginning for the same at the point of intersection of the 10th line of the area zoned 4-B-L-8 and the N 46° 57' 30" W 1006.6 foot line of the land described in Liber W.J.R. 3946 page 444, said point being in the center of Harvestview Road and distant 275 feet southwesterly from the intersection of the center line of said Harvestview Road and the centerline of Westminster Road, running thence binding on a part of said 10th line southwesterly 1270 feet, more or less, to the end thereof, thence northwesterly 430 feet, more or less, to a point 400 feet northwest of said 10th zoning line and distant 1460 feet southwest from the center of said Westminster Road, thence by a line parallel and distant 400 feet northeasterly from said 10th zoning line, northeasterly 1225 feet, more or less, to a point on said N 46° 57' 30" W 1006.6 foot line, thence binding on a part thereof southeasterly 415 feet, more or less, to the place of beginning.
Containing 11.5 acres, more or less.
Water Supply & Sewerage & Drainage & Highways & Structures & Developments & Planning & Reports
RWB:impl J.O. #65108-A February 26, 1971

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

March 2, 1971

Mr. Edward D. Hardesty
Deputy Commissioner
Office of Planning & Zoning
Baltimore County
Department of Public Works
Baltimore, Maryland 21204

Re: Harvard Property - Our Job Order No. 65108-A

Dear Mr. Hardesty:

In accordance with the request of Mr. Marshall Binder, whom I understand has recently spoken with you, please find enclosed herewith four (4) copies of the description of that portion of the property which is to be placed on the new zoning maps as BL classification.

Trusting you will find the enclosed satisfactory, we remain,

Very truly yours,

MATZ, CHILDS & ASSOCIATES, INC.

Richard L. Smith
Richard L. Smith

RL:Smpl
encl.

Water Supply & Sewerage & Drainage & Highways & Structures & Developments & Planning & Reports

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

DESCRIPTION

38.2 ACRE TRACT, PART OF PROPERTY OF ELIZABETH NORRIS HARVEY AND OTHERS, WEST OF REISTERSTOWN ROAD, SOUTH OF WESTMINSTER ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is For "B-L" Zoning

Beginning for the same at a point on the north side of Chatsworth Avenue, as referred to in the deed from Bessie Norris Harvey to Elizabeth Norris Harvey and others by deed dated January 16, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3946, page 444, at the distance of 614 feet, more or less, as measured westerly along said north side of Chatsworth Avenue from its intersection with the west side of Reisterstown Road, running thence binding on the outlines of said land and crossing said Chatsworth Avenue, (1) S 54° 23' 50" W 176.87 feet, thence still binding on the outlines of said land and to and along the outlines of the land conveyed by Elizabeth Norris Harvey and others to the Board of Education of Baltimore County by deed dated May 1, 1957 and recorded among said Land Records in Liber G. L. B. 3148, page 227, seven courses: (2) S 79° 10' 40" W 183.45 feet, (3) N 88° 21' 00" W 102.11 feet, (4) N 81° 37' 10" W 124.19 feet, (5) N 72° 22' 40" W 79.77 feet, (6) N 64° 59' 20" W 316.98 feet, (7) N 65° 44' 30" W 102.46 feet, and (8) S 88° 12' 00" W

Water Supply & Sewerage & Drainage & Highways & Structures & Developments & Planning & Reports

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

792.77 feet, thence still binding on said first mentioned land, (9) S 15° 17' 00" W 200.00 feet, thence binding on the north side of Cockeys Mill Road, (10) N 74° 05' 11" W 46.73 feet, thence along the east Right of Way Line of Through Highway of Relocated Maryland Route 30, as shown on State Roads Commission of Maryland Plate Nos. 36829, 36831 and 36832, twenty-five courses: (11) N 46° 29' 00" W 0.35 of a foot, (12) N 06° 06' 16" W 31.00 feet, (13) N 06° 45' 13" E 94.37 feet, (14) N 08° 29' 26" W 168.15 feet, (15) N 02° 08' 56" W 188.45 feet, (16) N 00° 54' 37" W 44.18 feet, (17) N 10° 38' 32" W 126.40 feet, (18) N 21° 00' 37" W 143.84 feet, (19) N 11° 30' 00" E 109.11 feet, (20) N 01° 52' 05" W 27.07 feet, (21) N 01° 45' 20" W 263.75 feet, (22) N 13° 06' 57" W 338.89 feet, (23) N 06° 52' 58" E 93.92 feet, (24) N 08° 30' 57" E 102.73 feet, (25) N 07° 37' 38" E 168.67 feet, (26) N 16° 57' 38" E 131.41 feet, (27) N 47° 48' 54" E 88.33 feet, (28) N 23° 28' 15" E 56.69 feet, (29) N 23° 30' 40" E 33.86 feet, (30) N 25° 20' 57" E 130.08 feet, (31) N 17° 15' 17" E 125.93 feet, (32) N 36° 22' 09" E 119.84 feet, (33) N 46° 58' 10" E 181.03 feet, (34) N 45° 43' 44" E 40.13 feet, and (35) N 44° 51' 05" E 129.49 feet, thence along the northeast outline of the land first herein mentioned and along the rear lines of several parcels laid out along the southwest side of Westminster Road, (36) S 56° 01' 30" E 554 feet, thence along a part of the twenty-fifth or southwesterly 1535 foot line of Baltimore County Zoning Description 4-R-10-1, and along a part of the twenty-sixth line thereof two courses: (37) southwesterly, 1270 feet, more or less, and (38) easterly, 685 feet, more or less, thence along the west outline

of the land now owned by Thomas A. Clarke and wife, (39) southerly 315 feet, more or less, and (40) southeasterly 13.51 feet, thence by a line across Chatsworth Avenue, (41) S 04° 34' 00" E 49.3 feet, more or less, to the place of beginning.

Containing 38.2 acres of land, more or less.

HGW:impl J.O. #65108-A March 30, 1970

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

Reasons for proposed reclassification to B.L. zone
A. CHANGE OF CHARACTER OF NEIGHBORHOOD

Zoning changes in the Reisterstown area have reflected the significant population growth since the adoption of the latest Map. Changes to higher density residential classifications have been numerous, and the more noteworthy are as follows:

1. 65-162R (RA from R10)
2. 66-127R (RA from R10)
3. 67-215R (RA from R10)
4. 68-44 (RA from R10)
5. 68-295R (RA from R20)
6. 65-148R (RB from R20 and R40)

The above changes are to the East and West of Reisterstown Road, south and within two miles of subject tract.

Recently a large parcel of land located to the North of subject tract, between Westminster Turnpike Road and Route #20, was reclassified ML from R40, R20 and R10 (66-145R). Adjacent to subject tract to the east another change to ML (from R1) occurred 69-118AA.

Commercial changes in the area have been primarily of a strip nature along major arteries. Among these are:

1. Reisterstown Road (Route #140)
a. 67-187R (BL from R10 and R20)
b. 65-26RWX (BL from R10)
2. Butler Road
a. 68-17 (BL from R10)
b. 4-3111 (BL from R10)
c. 4-3110 (BL from R10)

A final, and significant change is in process. In March 1970 the Maryland State Roads Commission prepared its final taking plat and is now negotiating with property owners to acquire a portion of the Northwest Expressway, from Cockeys Mill Road to Route #140 and bounding the west side of subject tract. This Expressway area will be a boulevard, with access to subject tract via Chatsworth Avenue extended.

B. ERROR IN ORIGINAL ZONING

While the area has changed to higher density residential, with concurrent strip-type commercial activity along Reisterstown Road as far South as Delicht, the original Map erroneously did not provide for a large modern residential-type shopping center of the Mall type.



05-21-71

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
October 7, 1970

Re: Contract B 698-474
Northwest Expressway
Owings Mill to Reisterstown
Mr. & Mrs. Henry P. Rodgers Prop.

Mr. Maurice P. Mackey, Jr.
Callahan, Calwell & Laudeman
Baltimore Federal Building
19 East Fayette Street
Baltimore, Maryland 21202

Dear Mr. Mackey:

This is in reply to your letter of September 3, 1970 concerning any highway plan by this Commission which may affect your client's property on Chatsworth Avenue.

The Northwest Expressway in this area is scheduled for preliminary engineering in Fiscal 1972 with construction during Fiscal 1973 and 1974. This proposed alignment, however, will not involve the Rodgers property, inasmuch as Chatsworth Avenue in the vicinity of the By-Pass is practically non-existent, and current planning does not include a connection.

The Commission's comment you refer to for locating Chatsworth Avenue extended farther north, relates to our requirements for spacing of proposed road intersections with the By-Pass. Any resultant location of Chatsworth Avenue to meet this requirement will be the responsibility of the County in its approval of development plans.

Thank you for bringing this matter to our attention. Attached please find your property plat unmarked.

Very truly yours,

David H. Fisher
Chairman-Director

Office
Attachment

MICROFILMED

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
October 19, 1970

Re: B 972-473
Reloc. Rte. 30
Northwest Expressway to Existing Rte. 30

Mr. George E. Gavrellis, Director
Baltimore County Planning & Zoning
Jefferson Building - Suite 301
Towson, Maryland 21204

Dear Mr. Gavrellis:

This is in reply to your correspondence of October 5, 1970, requesting consideration of a public road connection (Chatsworth Avenue extended) to Relocated Route 30.

In this regard, it has been the policy of the Commission that the proposed connecting street be a public roadway, that it be shown on a Master Plan of the area and upon its connection to the State Highway the intersecting road must have continuity to another road. In addition to this, of course, it must conform to our requirements for cross-over spacing.

As you have stated, discussion of a cross-over on the Harvey Tract has placed a desirable location as being midway between adjacent crossings, which is approximately 1525 feet north of existing Cockeysville Road. It is the position of this office that the consideration of a public road connection to Relocated Route 30 be limited to this location. This would provide the maximum distance available between future road connections of 1050 feet.

Our current policy for this type of highway (wide median) requires 2000 feet between cross-overs and as you will note, one placed midway between Cockeysville Road and U.S. Route 140 (this being survey station 104+25) requires a relaxation of this policy.

A review of the proposed grade line indicates that the point of intersection 1.5 feet north of Cockeysville Road as shown on the petitioners plan, occurs in a cut of 18'. A connection occurring

MICROFILMED

STATE ROADS COMMISSION
October 19, 1970

Mr. George E. Gavrellis

at station 104+25 is on a five (5) foot fill, which is a more desirable sight situation.

As a point of information, the State Roads Commission now owns the right of way through the Harvey Tract to support the relocation of Maryland Route 30. This involves a right of way line of through highway for a controlled access arterial highway throughout the property and the State is not obligated to a break in these controls or a cross-over.

In summary, it is the recommendation of this office that, with connections now planned to the By-Pass at Cockeysville Road and U.S. Route 140, any connection to a future road between these two points of access, which would come before the State Roads Commission for consideration be limited to one and that be at station 104+25.

Very truly yours,

Roland M. Thompson, Jr.
Roland M. Thompson, Chief
Bureau of Location & Surveys

RMT:ETC:c

cc: Mr. Walter E. Woodford, Jr.
Mr. Hugh G. Downs
Mr. Philip R. Miller (B.S.S.)
Mr. Charles Lee

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
October 22, 1970

To: Marshall A. Hardisty
Zoning Commission
County Office Bldg.
Towson, Md. 21204

Subject to Account No. 61-022
Postage for Baltimore County for John & Mary, et al
7-1-70-4

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	\$50.00	\$50.00

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

LAW OFFICES OF
CALLAHAN, CALWELL & LAUDENAN
BALTIMORE FEDERAL BUILDING
19 EAST FAYETTE STREET
BALTIMORE, MD. 21202
(301) 594-6461

September 3, 1970



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

Dear Mr. Hardesty:

We represent Henry P. Rodgers and Ruth S. Rodgers, his wife, owners and residents of No. 21 W. Chatsworth Avenue, Reisterstown, Maryland. They are concerned with an application made by Messrs. Joshua G. and Nicholas Harvey for reclassification from R-10 to BL of a portion of the Harvey property. See Item 250 in Group 21 in your office.

The Rodgers concern is with the fact that the Plat accompanying the Petition does not comply with the requirements of the rules and regulations of your office. Rule II, figure 1-d (5) requires the Plat to show "zoning parcels in question and adjacent properties". The Rodgers property which is zoned R-10 is located on the south side of Chatsworth Avenue adjacent to the Board of Education property. The Plat shows only "existing zoning parcel land school use" as being the zoning of the property on the south side of Chatsworth Avenue and fails to show the Rodgers property as required under the rules. For the same reason, Rule II, figure 1-d (11) has not been followed. This rule requires the Plat to show "location and width of existing and/or proposed entrances and their relation to entrances on existing properties and properties across the street. The Rodgers property is located opposite the first entrance to the proposed shopping center from Chatsworth Avenue as proposed to be widened. The south right of way line of a proposed 80 foot wide Chatsworth Avenue at this location will run thru the middle of the Rodgers dwelling house.

Because of the absence on the Plat of a showing of the Rodgers property, the letter of comments dated July 11, 1970 by Baltimore County Advisory Committee is therefore incorrect in paragraph #2 where it states "the property to the south is developed with a high school and junior high school complex".

Mr. and Mrs. Rodgers believe that the Commission should be aware

of the effect of the proposed reclassification on their residence.

For the above reasons we submit that the applicants should be required to file an amended plat in compliance with the rules aforesaid. We expect that your office will withhold a hearing date until such time as a revised plat is submitted to your office. Enclosed herewith is a copy of a location survey showing the Rodgers property including the improvements thereon.

We are informed that the house is a historic building, the original part of which was erected in the 18th century and reference to it appears in the historical narratives of Reisterstown. Mr. and Mrs. Rodgers have invested a great deal in the property, not only in acquiring it, but the improving of its condition.

We are pleased to note in the comments letter that the State Roads Commission plan is for Chatsworth Avenue extended to be located farther north than as shown on the applicants' plat. We hope that the new plat as submitted to you will show the more northern location of the Road as this could avoid any taking of the Rodgers property.

Yours very truly,

CALLAHAN, CALWELL & LAUDENAN

Maurice P. Mackey, Jr.

MPM:er/alk

Enc.

cc: Mr. & Mrs. Henry P. Rodgers
Office of Planning & Zoning
State Roads Commission

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
April 22, 1970

Mr. Edward A. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. Oliver L. Myers

ITEM 250

Dear Sir:

The subject plan indicates a proposed highway designated as "Northwestern Expressway." This is a misnomer. The proposed highway will be known as Reisterstown Bypass, relocated Route 30.

The plan indicates Chatsworth Ave. extended as intersecting with the Bypass at a point other than that which was determined by the State Roads Commission. This point would be approximately 400' farther to the north. The matter should be resolved between the Commission, the County Planning Office and the developer prior to a hearing being assigned.

The proposed access to Westminster Road appears to be generally acceptable. However, future plans must indicate proposed curbing detail.

Access to Westminster Road will be subject to State Roads Commission approval and permit.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
by: John E. Meyers
Asst. Development Engineer

CLJ:EM:bk

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
October 22, 1970

Mr. Edward A. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Dear Mr. Hardesty:

Subsequent to our comments of April 22, 1970, it was revealed that it may be quite some time before the matter of intersection of any proposed street with Reisterstown Bypass is resolved. The right of way for the Bypass has been acquired by the State Roads Commission with full controls of access and at this time no approval has been given for any additional intersection. Considering the foregoing and in order not to further delay the Zoning procedure, the Commission has no objection to a hearing date being assigned; however, all parties concerned should be made aware of the aforementioned situation.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
by: John E. Meyers
Asst. Development Engineer

CLJ:EM:bk

cc: Mr. Edw. A. McDonough
Mr. Albert V. Quinby

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
SOLIDIFICATION
HEALTH DEPARTMENT

PROJECT PLANNING

RECORDS DEPARTMENT

DEPT. OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

June 11, 1970

Messrs. Joshua G. and
Nicholas D. N. Harvey
c/o Harvey Salt Company
Fallsway & High Street
Baltimore, Maryland 21202

RE: Type of Hearings: Reclassification from
an R-10 zone to an BL zone.
Location: S1/4 of Tnt. of Chatsworth &
Reisterstown Rds. on N/S of Chatsworth
Petitioners: Joshua and Nicholas Harvey
Committee Meeting of April 21, 1970
4th District
Item 250

Dear Sirs:

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 unimproved. The
properties on the north are improved with a telephone company
dial station and several residential units. The property to
the east is improved with residential and commercial uses.
The property to the south is developed with a high school and
junior high school campus. The westernmost side is bordered
by the proposed Reisterstown bypass relocated Route 30. No
curb and gutter exists along any of the surrounding streets
with the exception of the proposed Wolf Avenue which has curb
and gutter adjacent to the C&T Telephone Company.

BUREAU OF ENGINEERING:

Highways:

Westminster Road, Reisterstown Road and the proposed
Reisterstown bypass are State roads; therefore, all improvements,
intersections and entrances on these roads will be subject to
State Roads Commission requirements.

Messrs. Joshua G. and
Nicholas D. N. Harvey
c/o Salt Company
Fallsway & High Street
Baltimore, Maryland 21202
Item 250

- 2 - June 11, 1970

Highways (Continued)

Hurstview Road (Wolf Avenue) is an existing 50-foot right-of-way
from Westminster Road to this property. This road has been partially
improved with curb and gutter and macadam paving based on a 35-foot
width. Highway improvements would be required in connection with any
subsequent development of this site.

Chatsworth Road is an existing road which is proposed for relocation
in a northerly direction to tie into the Reisterstown bypass. Planned
improvements are for a 50-foot closed roadway within an 80-foot
right-of-way. Highway right-of-way and improvements would be required
in connection with any subsequent development of this site.

Cockeys Mill Road is an existing macadam road which is proposed for
relocation in a southerly direction at its intersection with the
Reisterstown bypass. Planned improvements are for a 40-foot closed
roadway within a 50-foot right-of-way. Highway right-of-way widening
and improvements would be required in connection with any subsequent
development of this site.

The alignments of Chatsworth Avenue and Cockeys Mill Road have not
been firmly established as of this date. The petitioner's engineer
should contact the Maryland State Roads Commission for additional
information concerning these proposed alignments.

All entrance locations to the proposed business areas will be
subject to the approval of the Department of Traffic Engineering, the
Office of Planning and Zoning and/or the Maryland State Roads Commission.

Storm Drainage:

No provisions for accommodating storm water or drainage have been
indicated on the subject plan; however, a storm drainage study and storm
drainage facilities and/or easements will be required in connection with
the proposed development of this property.

The petitioner must provide necessary drainage facilities (temporary
or permanent) to prevent creating any nuisances or damages to adjacent
property, especially by the concentration of surface waters. Correction

Messrs. Joshua G. and
Nicholas D. N. Harvey
c/o Salt Company
Fallsway & High Street
Baltimore, Maryland 21202
Item 250

- 3 - June 11, 1970

of any problem which may result, due to improper grading or improper
installation of drainage facilities, would be the full responsibility
of the petitioner.

Westminster Road, Reisterstown Road and the proposed Reisterstown
bypass are State roads. Therefore, drainage requirements as they
affect these roads come under the jurisdiction of the Maryland
State Roads Commission.

Sediment Control:

Development of this property through stripping, 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 stripping
of top soil.

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

Sanitary Sewers:

Public sanitary sewerage can be made available to serve this
property by construction of gravity sewers, pumping stations and force
mains in accordance with the sewerage study for this property. The
"Sewerage Study Harvey and Hauswald Tracts" was submitted by the
petitioner's engineer and approved by Baltimore County in 1965. Any
subsequent sanitary sewerage construction must be closely coordinated
with the Chief of the Sanitary Sewer Design Section of the Baltimore County
Bureau of Engineering.

Water:

Public water supply can be made available to serve this property
via private water main systems from the existing public water mains
in Westminster Road and Reisterstown Road and/or from the extension
of the public main in Chatsworth Avenue which will be required with any
subsequent development of this site.

Sufficient information in regard to water demands, including fire
protection requirements, is not indicated on the subject plan. The
petitioner's engineer should further investigate this matter.

Messrs. Joshua G. and
Nicholas D. N. Harvey
c/o Harvey Salt Company
Fallsway & High Street
Baltimore, Maryland 21202
Item 250

- 4 - June 11, 1970

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements
of the 101 Life Safety Code, 1959 edition, and the Fire Prevention Code
when construction plans are submitted for approval.

DEPT. OF TRAFFIC ENGINEERING:

The subject petitioner is requesting a change from R-10 to BL.
At the present time, access to the subject site can only be allowed via
Westminster Road. This one road access is expected to handle 54 acres
of commercial land.

PROJECT PLANNING DIVISION:

We concur with the Department of Traffic Engineering that
Chatsworth Avenue and Westminster Road are not adequate to secure a site
of this magnitude.

BOARD OF EDUCATION:

There would be no increase in the student population but it should
be noted that this area is right next to the Franklin Jr. High School.

HEALTH DEPARTMENT:

Public water and sewers are available.

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

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.

STATE ROADS COMMISSION:

The subject plan indicates a proposed highway designated as
"Northwestern Expressway." This is a misnomer. The proposed highway will
be known as Reisterstown Bypass, relocated Route 30.

Messrs. Joshua G. and
Nicholas D. N. Harvey
c/o Harvey Salt Company
Fallsway & High Street
Baltimore, Maryland 21202
Item 250

- 5 - June 11, 1970

STATE ROADS COMMISSION: (Continued)

The plan indicates Chatsworth Ave. extended as intersecting
with the Bypass at a point other than that which was determined by
the State Roads Commission. This point would be approximately 400' farther
to the north. The matter should be resolved between the Commission, the
County Planning Office and the developer prior to a hearing being assigned.

The proposed access to Westminster Road appears to be generally
acceptable. However, future plans must indicate proposed curbing
detail.

Access to Westminster Road will be subject to State Roads
Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as revised
plans are submitted to this office in accordance with State Roads
Commission.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD

Enc.

Messrs. Joshua G. and
Nicholas D. N. Harvey
c/o Harvey Salt Company
Fallsway & High Street
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

on 6/16 day of October, 1970.

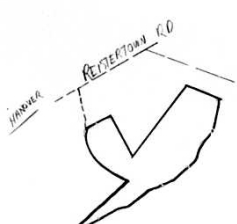
Edward D. Hardisty
EDWARD D. HARDISTY,
Zoning Commissioner

Petitioner: Messrs. Joshua G. and
Nicholas D. N. Harvey
Petitioner's Attorney

Reviewed by Oliver L. Myers
Chairman of the
Advisory Committee

CERTIFICATE OF PETITION
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 475 Date of Petition: Nov. 7-1970
Filed for: RECLASSIFICATION FROM R-10 TO B-6
Petitioner: JOSHUA D. HARVEY
Location of property: N1/4 of CHATSWORTH AVE. 614 FT. x 140 FT.
REISTERSTOWN RD.
Location of Sign: S1/4 of WESTMINSTER RD. DEPT. OF HARVEY & HARVEY
N1/4 of CHATSWORTH AVE. N1/4 of COCKEYS MILL RD.
Remarks: N1/4 of REISTERSTOWN RD.
Filed by: Charles M. [Signature] Date of return: Nov. 17-1970



71-172-R

TELEPHONE 484-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE	No. 75482
	Branch Division COURT HOUSE TOWSON, MARYLAND 21204	DATE: Jun. 19, 1971
TO: Marshall A. Glaser Mayor Baltimore, Md. 21401	Zoning Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$101.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
Advertising and posting of property for Joshua G. Harvey, et al #71-172-R		101.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204		

CERTIFICATE OF PUBLICATION

TOWSON, MD.....November 5.....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 successive weeks before the 23rd day of November, 1979, the first publication appearing on the 5th day of November, 1979.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.....

DETENTION
ON SUBJECT

ZONING—City of Baltimore, Md. Code, Sec. 2-101, 2-102, 2-103, 2-104, 2-105, 2-106, 2-107, 2-108, 2-109, 2-110, 2-111, 2-112, 2-113, 2-114, 2-115, 2-116, 2-117, 2-118, 2-119, 2-120, 2-121, 2-122, 2-123, 2-124, 2-125, 2-126, 2-127, 2-128, 2-129, 2-130, 2-131, 2-132, 2-133, 2-134, 2-135, 2-136, 2-137, 2-138, 2-139, 2-140, 2-141, 2-142, 2-143, 2-144, 2-145, 2-146, 2-147, 2-148, 2-149, 2-150, 2-151, 2-152, 2-153, 2-154, 2-155, 2-156, 2-157, 2-158, 2-159, 2-160, 2-161, 2-162, 2-163, 2-164, 2-165, 2-166, 2-167, 2-168, 2-169, 2-170, 2-171, 2-172, 2-173, 2-174, 2-175, 2-176, 2-177, 2-178, 2-179, 2-180, 2-181, 2-182, 2-183, 2-184, 2-185, 2-186, 2-187, 2-188, 2-189, 2-190, 2-191, 2-192, 2-193, 2-194, 2-195, 2-196, 2-197, 2-198, 2-199, 2-200, 2-201, 2-202, 2-203, 2-204, 2-205, 2-206, 2-207, 2-208, 2-209, 2-210, 2-211, 2-212, 2-213, 2-214, 2-215, 2-216, 2-217, 2-218, 2-219, 2-220, 2-221, 2-222, 2-223, 2-224, 2-225, 2-226, 2-227, 2-228, 2-229, 2-230, 2-231, 2-232, 2-233, 2-234, 2-235, 2-236, 2-237, 2-238, 2-239, 2-240, 2-241, 2-242, 2-243, 2-244, 2-245, 2-246, 2-247, 2-248, 2-249, 2-250, 2-251, 2-252, 2-253, 2-254, 2-255, 2-256, 2-257, 2-258, 2-259, 2-260, 2-261, 2-262, 2-263, 2-264, 2-265, 2-266, 2-267, 2-268, 2-269, 2-270, 2-271, 2-272, 2-273, 2-274, 2-275, 2-276, 2-277, 2-278, 2-279, 2-280, 2-281, 2-282, 2-283, 2-284, 2-285, 2-286, 2-287, 2-288, 2-289, 2-290, 2-291, 2-292, 2-293, 2-294, 2-295, 2-296, 2-297, 2-298, 2-299, 2-300, 2-301, 2-302, 2-303, 2-304, 2-305, 2-306, 2-307, 2-308, 2-309, 2-310, 2-311, 2-312, 2-313, 2-314, 2-315, 2-316, 2-317, 2-318, 2-319, 2-320, 2-321, 2-322, 2-323, 2-324, 2-325, 2-326, 2-327, 2-328, 2-329, 2-330, 2-331, 2-332, 2-333, 2-334, 2-335, 2-336, 2-337, 2-338, 2-339, 2-340, 2-341, 2-342, 2-343, 2-344, 2-345, 2-346, 2-347, 2-348, 2-349, 2-350, 2-351, 2-352, 2-353, 2-354, 2-355, 2-356, 2-357, 2-358, 2-359, 2-360, 2-361, 2-362, 2-363, 2-364, 2-365, 2-366, 2-367, 2-368, 2-369, 2-370, 2-371, 2-372, 2-373, 2-374, 2-375, 2-376, 2-377, 2-378, 2-379, 2-380, 2-381, 2-382, 2-383, 2-384, 2-385, 2-386, 2-387, 2-388, 2-389, 2-390, 2-391, 2-392, 2-393, 2-394, 2-395, 2-396, 2-397, 2-398, 2-399, 2-400, 2-401, 2-402, 2-403, 2-404, 2-405, 2-406, 2-407, 2-408, 2-409, 2-410, 2-411, 2-412, 2-413, 2-414, 2-415, 2-416, 2-417, 2-418, 2-419, 2-420, 2-421, 2-422, 2-423, 2-424, 2-425, 2-426, 2-427, 2-428, 2-429, 2-430, 2-431, 2-432, 2-433, 2-434, 2-435, 2-436, 2-437, 2-438, 2-439, 2-440, 2-441, 2-442, 2-443, 2-444, 2-445, 2-446, 2-447, 2-448, 2-449, 2-450, 2-451, 2-452, 2-453, 2-454, 2-455, 2-456, 2-457, 2-458, 2-459, 2-460, 2-461, 2-462, 2-463, 2-464, 2-465, 2-466, 2-467, 2-468, 2-469, 2-470, 2-471, 2-472, 2-473, 2-474, 2-475, 2-476, 2-477, 2-478, 2-479, 2-480, 2-481, 2-482, 2-483, 2-484, 2-485, 2-486, 2-487, 2-488, 2-489, 2-490, 2-491, 2-492, 2-493, 2-494, 2-495, 2-496, 2-497, 2-498, 2-499, 2-500, 2-501, 2-502, 2-503, 2-504, 2-505, 2-506, 2-507, 2-508, 2-509, 2-510, 2-511, 2-512, 2-513, 2-514, 2-515, 2-516, 2-517, 2-518, 2-519, 2-520, 2-521, 2-522, 2-523, 2-524, 2-525, 2-526, 2-527, 2-528, 2-529, 2-530, 2-531, 2-532, 2-533, 2-534, 2-535, 2-536, 2-537, 2-538, 2-539, 2-540, 2-541, 2-542, 2-543, 2-544, 2-545, 2-546, 2-547, 2-548, 2-549, 2-550, 2-551, 2-552, 2-553, 2-554, 2-555, 2-556, 2-557, 2-558, 2-559, 2-560, 2-561, 2-562, 2-563, 2-564, 2-565, 2-566, 2-567, 2-568, 2-569, 2-570, 2-571, 2-572, 2-573, 2-574, 2-575, 2-576, 2-577, 2-578, 2-579, 2-580, 2-581, 2-582, 2-583, 2-584, 2-585, 2-586, 2-587, 2-588, 2-589, 2-590, 2-591, 2-592, 2-593, 2-594, 2-595, 2-596, 2-597, 2-598, 2-599, 2-600, 2-601, 2-602, 2-603, 2-604, 2-605, 2-606, 2-607, 2-608, 2-609, 2-610, 2-611, 2-612, 2-613, 2-614, 2-615, 2-616, 2-617, 2-618, 2-619, 2-620, 2-621, 2-622, 2-623, 2-624, 2-625, 2-626, 2-627, 2-628, 2-629, 2-630, 2-631, 2-632, 2-633, 2-634, 2-635, 2-636, 2-637, 2-638, 2-639, 2-640, 2-641, 2-642, 2-643, 2-644, 2-645, 2-646, 2-647, 2-648, 2-649, 2-650, 2-651, 2-652, 2-653, 2-654, 2-655, 2-656, 2-657, 2-658, 2-659, 2-660, 2-661, 2-662, 2-663, 2-664, 2-665, 2-666, 2-667, 2-668, 2-669, 2-670, 2-671, 2-672, 2-673, 2-674, 2-675, 2-676, 2-677, 2-678, 2-6

**PETITION FOR
DECLASSIFICATION
4th DISTRICT
NG: From B-10 to B-1 2**

LOCATION: North side of
Chatham Avenue 614 feet, more or
less, West of Reisterstown Road.
DATE & TIME: MONDAY,
NOVEMBER 23, 1970 at 1:00 P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning A- and Regulations of Baltimore County, will hold a public hearing:
Present Zoning: R-10
Proposed Zoning: B.L.
All that parcel of land in the Fourth District of Baltimore County This Description is for "B.L." Zoning

[illegible]

Nov. 5, 1970

ORIGINAL

OFFICE OF



RANDALLSTOWN, MD. 21133 November 9 - 1970

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 in Baltimore County, Maryland, once a week for one ~~month~~ week before the 9th day of Nov. 1970, that is to say, the same was inserted in the issue of November 5, 1970.

STROMBERG PUBLICATIONS, inc.

By Ruth Morgan



471-172R

m AD

#4

SEC. 1-D

WW-16-K

72

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY

WESTMINISTER ROAD & WOLF AVENUE
BALTIMORE Co., Md.
ELECTION DISTRICT 4
MARCH 31, 1970
SCALE: 1"=100'

ENGINEER
MATZ, CHILDS & ASSOCIATES
1025 CROMWELL BRIDGE RD.
BALTIMORE, MARYLAND 21204



Pyralis Red, Angled, Mordant stain of

January 14, 1971

Chairman, Baltimore County Council

Room 112, County Office Building
Towson, Maryland 21204

Dear Sir:

A timely request was made to the Planning Board to reclassify

subject of a hearing before the Zoning Commissioner on November 23, 1967. The Northwest Zoning Map recommended by the

change to 3L of 8-0 acres, shown as parcel 21 on the attached plat.

At the Northwest sector hearing on January 13, 1971 the original request was renewed and it was announced by Harold I. Glaser, attorney for all the plaintiffs, that the plaintiffs would be asking for a \$100,000 settlement.

residents and the Westberry Community Association (all protestants have members of these associations).

property owners and contract purchasers that a compromise agreement had been reached by all parties. The agreement was signed by the

Attach a plate indicating the agreed changes be submitted promptly.

The change of parcel 11 is agreeable and the Council is requested to add as HL-CCC the approximately 3 acres in parcel 12.

point the location of buildings for the development of the property

... since no shopping center.

very truly yours,
C. C. C.

Harold I. Glaser, for a
pro. stants

1471. 1.50 1/4

March 11, 1909

CONSTITUTIONAL HISTORY

100

05-21-71

ROAD

REINFORCED

To House



OFF-STREET PARKING REQUIREMENTS

Residential (Single-Family)	1.00
Residential (Two-Family)	1.50
Residential (Three-Family)	2.00
Residential (Four-Family)	2.50
Residential (Five-Family)	3.00
Residential (Six-Family)	3.50
Residential (Seven-Family)	4.00
Residential (Eight-Family)	4.50
Residential (Nine-Family)	5.00
Residential (Ten-Family)	5.50
Residential (Eleven-Family)	6.00
Residential (Twelve-Family)	6.50
Residential (Thirteen-Family)	7.00
Residential (Fourteen-Family)	7.50
Residential (Fifteen-Family)	8.00
Residential (Sixteen-Family)	8.50
Residential (Seventeen-Family)	9.00
Residential (Eighteen-Family)	9.50
Residential (Nineteen-Family)	10.00
Residential (Twenty-Family)	10.50
Residential (Twenty-One-Family)	11.00
Residential (Twenty-Two-Family)	11.50
Residential (Twenty-Three-Family)	12.00
Residential (Twenty-Four-Family)	12.50
Residential (Twenty-Five-Family)	13.00
Residential (Twenty-Six-Family)	13.50
Residential (Twenty-Seven-Family)	14.00
Residential (Twenty-Eight-Family)	14.50
Residential (Twenty-Nine-Family)	15.00
Residential (Thirty-Family)	15.50
Residential (Thirty-One-Family)	16.00
Residential (Thirty-Two-Family)	16.50
Residential (Thirty-Three-Family)	17.00
Residential (Thirty-Four-Family)	17.50
Residential (Thirty-Five-Family)	18.00
Residential (Thirty-Six-Family)	18.50
Residential (Thirty-Seven-Family)	19.00
Residential (Thirty-Eight-Family)	19.50
Residential (Thirty-Nine-Family)	20.00
Residential (Forty-Family)	20.50
Residential (Forty-One-Family)	21.00
Residential (Forty-Two-Family)	21.50
Residential (Forty-Three-Family)	22.00
Residential (Forty-Four-Family)	22.50
Residential (Forty-Five-Family)	23.00
Residential (Forty-Six-Family)	23.50
Residential (Forty-Seven-Family)	24.00
Residential (Forty-Eight-Family)	24.50
Residential (Forty-Nine-Family)	25.00
Residential (Fifty-Family)	25.50
Residential (Fifty-One-Family)	26.00
Residential (Fifty-Two-Family)	26.50
Residential (Fifty-Three-Family)	27.00
Residential (Fifty-Four-Family)	27.50
Residential (Fifty-Five-Family)	28.00
Residential (Fifty-Six-Family)	28.50
Residential (Fifty-Seven-Family)	29.00
Residential (Fifty-Eight-Family)	29.50
Residential (Fifty-Nine-Family)	30.00
Residential (Sixty-Family)	30.50
Residential (Sixty-One-Family)	31.00
Residential (Sixty-Two-Family)	31.50
Residential (Sixty-Three-Family)	32.00
Residential (Sixty-Four-Family)	32.50
Residential (Sixty-Five-Family)	33.00
Residential (Sixty-Six-Family)	33.50
Residential (Sixty-Seven-Family)	34.00
Residential (Sixty-Eight-Family)	34.50
Residential (Sixty-Nine-Family)	35.00
Residential (Seventy-Family)	35.50
Residential (Seventy-One-Family)	36.00
Residential (Seventy-Two-Family)	36.50
Residential (Seventy-Three-Family)	37.00
Residential (Seventy-Four-Family)	37.50
Residential (Seventy-Five-Family)	38.00
Residential (Seventy-Six-Family)	38.50
Residential (Seventy-Seven-Family)	39.00
Residential (Seventy-Eight-Family)	39.50
Residential (Seventy-Nine-Family)	40.00
Residential (Eighty-Family)	40.50
Residential (Eighty-One-Family)	41.00
Residential (Eighty-Two-Family)	41.50
Residential (Eighty-Three-Family)	42.00
Residential (Eighty-Four-Family)	42.50
Residential (Eighty-Five-Family)	43.00
Residential (Eighty-Six-Family)	43.50
Residential (Eighty-Seven-Family)	44.00
Residential (Eighty-Eight-Family)	44.50
Residential (Eighty-Nine-Family)	45.00
Residential (Ninety-Family)	45.50
Residential (Ninety-One-Family)	46.00
Residential (Ninety-Two-Family)	46.50
Residential (Ninety-Three-Family)	47.00
Residential (Ninety-Four-Family)	47.50
Residential (Ninety-Five-Family)	48.00
Residential (Ninety-Six-Family)	48.50
Residential (Ninety-Seven-Family)	49.00
Residential (Ninety-Eight-Family)	49.50
Residential (Ninety-Nine-Family)	50.00
Residential (One Hundred-Family)	50.50

- GENERAL NOTES
1. TOTAL AREA OF PROPERTY: 34.2 ACRES
 2. EXISTING ZONING: RESIDENTIAL
 3. EXISTING ZONING: RESIDENTIAL
 4. EXISTING ZONING: RESIDENTIAL
 5. PROPOSED ZONING: RESIDENTIAL
 6. PROPOSED ZONING: RESIDENTIAL
 7. PROPOSED ZONING: RESIDENTIAL
 8. PROPOSED ZONING: RESIDENTIAL
 9. PROPOSED ZONING: RESIDENTIAL
 10. PROPOSED ZONING: RESIDENTIAL

DATE	BY	REVISION
10/1/77	J. H. HARRIS	1
10/1/77	J. H. HARRIS	2
10/1/77	J. H. HARRIS	3
10/1/77	J. H. HARRIS	4
10/1/77	J. H. HARRIS	5
10/1/77	J. H. HARRIS	6
10/1/77	J. H. HARRIS	7
10/1/77	J. H. HARRIS	8
10/1/77	J. H. HARRIS	9
10/1/77	J. H. HARRIS	10

UNPROFILING

