

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Leon Wolfe and Gerald J. LaBorwit, legal owners of the property shown 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 M-L and M-L-R with an I.M. District to an M-L District; and for the following reasons:

Error in original zoning.

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 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.

Contract purchaser
Leon Wolfe
Gerald J. LaBorwit
Legal Owner
Address: 3609 WARDEN AVENUE
Landover, Maryland 20785

Protestant's Attorney
W. Lee Harrison, Petitioner's Attorney
Address: 308 W. Joppa Road
Towson, Maryland 21204 (823-1200)

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of August, 1971, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on 20th day of September, 1971 at 11:00 o'clock.

John W. Harrison
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE 1/14/72
BY J. C. Harrison

RE: PETITION FOR RECLASSIFICATION
TOWNSHIP
SW/4 of Reisterstown Road,
1860' S of Painters Mill
Road - 3rd District
Leon Wolfe, et al -
Petitioners
NO. 72-68-R (Item No. 28)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners request a Reclassification from M-L and M-L-R Zones, with an I.M. District, to a B-L Zone, for a parcel of property containing 22.2 acres of land, more or less, located on the southwest side of Reisterstown Road, eighteen hundred and sixty (1860') feet south of Painters Mill Road, in the Third District of Baltimore County.

Evidence on behalf of the Petitioners indicated that, as owners of the subject property, they wish to develop it as a shopping center. The property has maintained a history of industrial zoning since 1951 but has never been developed as such. On November 18, 1970, this Zoning Commissioner, then Deputy Zoning Commissioner, as a result of a Petition filed by the Petitioners, and after a public hearing, reclassified the property to a B-L Zone. No appeal was taken from said decision.

Expert testimony indicated that the Baltimore County Council, in its adoption of the Comprehensive Zoning Map on March 24, 1971, was never aware that the property had been zoned B-L since November 18, 1970. It was pointed out that under the recommendations of the Baltimore County Planning Board, to the Zoning Commissioner for purposes of this hearing, titled as Item No. 28, that the existing zoning at the time of the adoption of the Comprehensive Zoning Map, was M-L and M-L-R, with an I.M. District. Nowhere, in these comments, is the fact stated that the property had been zoned B-L. The Petitioners claim that the property can best be developed in a commercial capacity. In fact, additional property to the rear of the subject property, which is owned by

the Petitioners, would be developed industrially because of its location and contiguous nature to the Western Maryland Railroad, immediately to the west of that property.

Residents of the area, in protest of the subject Petition, indicated that additional traffic would be created along Reisterstown Road if this Petition were granted. It must be noted that if the property were developed in its present classifications additional traffic would also be generated along Reisterstown Road and the adjoining road network.

In the opinion of the Zoning Commissioner, the Comprehensive Zoning Map was in error in not classifying the subject property B-L. The mere fact that the property was zoned B-L prior to the adoption of the map was in itself not error. From the evidence presented at the public hearing, it was indicated by the Petitioners and their witnesses that the Baltimore County Council was not apprised of the fact that the property had been finally zoned B-L since November 18, 1970. A total of four (4) months had passed with no knowledge of the Reclassification by the Baltimore County Council. This is evidenced by the Baltimore County Planning Board recommendations. Too long a period had lapsed. Because of this fact and additionally the fact that the subject property had not been developed for many years in its industrial zone, it is conceivable that the Baltimore County Council would have placed this property in a B-L classification.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of January, 1972, that the herein described property or area should be and the same is hereby reclassified from M-L and M-L-R Zones, with an I.M. District, to a B-L Zone, from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services and the Office of Planning and Zoning.

John W. Harrison
Zoning Commissioner of Baltimore County

- 2 -

RE: Petition for Reclassification
M-L and M-L-R with an I.M.
District to B-L, Southwest side of
Reisterstown Road
Leon Wolfe and Gerald J. LaBorwit,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MEMORANDUM

Now come Leon Wolfe and Gerald J. LaBorwit, legal owners of the above captioned property, by W. Lee Harrison, their attorney and in accordance with Bldg. Section 22, 22(b) state that the reclassification requested should be granted and for reasons say:

The original zoning map adopted in 1957 zoned the subject parcel and others M-R and M-L. This zoning was erroneously carried onto the new map by the County Council. During this period from 1957 to the present time no significant M-L or M-R development has taken place in this immediate area. It would seem a logical conclusion can be reached that both the original map and the new map are clearly in error, particularly in view of the fact that the Council ignored, or was unaware of, the decision of the Zoning Commissioner, dated November 18, 1970, which reclassified a portion of the property from M-L and M-R to B-L. We respectfully request that the error by the County Council be rectified and the property be reclassified to its proper zoning that being B-L.

W. Lee Harrison
W. Lee Harrison
308 W. Joppa Road
Towson, Maryland 21204
823-1200
Attorney for Petitioners.



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1030 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 Matthal 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 second 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

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



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1030 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

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 Baltimore County Zoning Description 3-MR-2, thence binding on said line northwesterly 800 feet, more or less, to intersect the north 57 degree 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.

RL:smpl J.O. #68213 April 12, 1971



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1030 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, southeasterly 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 350 feet, more or less, to intersect a line drawn parallel to and 650 feet southwest 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.

RL:smpl J.O. #68213 4/12/71

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty, Zoning Commissioner
Mr. H. B. Staab, Industrial Development Commission
Date: May 11, 1971
Office of Zoning Commissioner
FROM: H. B. Staab - Industrial Development Commission
SUBJECT: Item No. 28 - Reclassification Cycle Agenda
Owner: Leon Wolfe, et al
Location: S/W/S Reisterstown Road, 1200' S/E of St. Thomas Lane
Present Zoning: MR and ML
Proposed Zoning: Reclass to BL and ML
District: 3d Sector: Northwestern
No. Acres: 22.30

The Industrial Development Commission has reviewed the subject petition.

The amount of prime industrial land in this area is constantly being reduced by development and within a short period of time there will be a shortage of such acreage. The need for prime industrial land in this section is vital to the economy of the County.

Therefore, the Industrial Development Commission recommends that this site and the same described in Item No. 24 be retained in their present classifications.

H. B. Staab
H. B. STAAB
Director

MAR 03 1972

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1971

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204OLIVER E. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

ZONING ADMINISTRATION

BOARD OF EDUCATION

DEPARTMENT OF DEVELOPMENT

Mr. George E. Cavallis
Director
Office of Planning and Zoning
301 Jefferson Building
Towson, Maryland 21204RE: Item 28 (April - October Cycle 1971)
Property Owner: Leon Wolfe, et al.
Location: S/W Reisterstown Road, 1200'
S/S of St. Thomas Lane
District: 3rd Sector: Northwestern
Present Zoning: M.R. and M.L.
Proposed Zoning: Reclassification to
S.R. and M.L.
No. Acres: 22.20

Dear Mr. Cavallis:

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 an undeveloped tract of land, with the property to the north improved with a residential use; however, it is zoned M.L. and M.R. The property to the south is improved with a manufacturing building. The property to the west is bordered by the Western Maryland Railroad. The property to the east and on the east side of Reisterstown Road is presently improved with the Garrison Forest School. Reisterstown Road is not improved as far as concrete curb and gutter are concerned for the entire frontage of the property.

BUREAU OF ENGINEERING

Highways

Reisterstown Road (U.S. 110) 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 either a public or private access road will be determined at such time that the subject property is reviewed by the Joint Subdivision Planning Committee or application is made for a building or grading permit. However, provisions

Item 28

for vehicular access to the rear of the subject site should be indicated on the subject plan and in accordance with the requirements of the Fire Bureau, Office of Planning and Zoning and Department of Traffic Engineering.

Storm Drainage

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface water. 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.

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

Reisterstown Road (U.S. 110) is a State Road. Therefore, drainage requirements as they affect the road 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 issuance of any grading or building permits.

Water

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 8 inch public sanitary sewer along the east side of the Western Maryland Railroad, see Drawing #65-1398, File 1.

PROJECT PLANNING DIVISION

The access to be subject to State Roads Commission approval.

Item 28

STATE ROADS COMMISSION

The proposed southeasterly entrance at the subject property is in an area of poor stopping sight distance, due to the vertical alignment of Reisterstown Road, and must be eliminated. The proposed northeasterly entrance is also in an area of poor stopping sight distance and must be located 80' to the southeast. The plan should be revised prior to the hearing.

The entrances will be subject to State Roads Commission approval and permit.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a change from M.R. and M.L. to S.R. and M.L. The subject petition was reviewed as zoning petition 71-115, and the previous comments, which follow, remain valid.

This should increase the trip density from 1100 trips per day to 6500 trips per day. Due to the present volumes on Reisterstown Road and the volumes which will be created by the undeveloped land, the present capacity of Reisterstown Road is not adequate for this increased trip density.

FIRE PREVENTION DIVISION

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 300 feet.

The owner shall be required to comply with all applicable requirements of the 1901 Life Safety Code, 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPARTMENT OF HEALTH

Public water and sewers are available to the site.

Food Control Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete 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.

BOARD OF EDUCATION

No bearing on student population.

Item 28

INDUSTRIAL DEVELOPMENT COMMISSION

The amount of prime industrial land in this area is constantly being reduced by development and within a short period of time there will be a shortage of such acreage. The need for prime industrial land in this section is vital to the economy of the County.

Therefore, the Industrial Development Commission recommends that this site and the site described in Item No. 24 be retained in their present classification.

ZONING ADMINISTRATION DIVISION

Based on the opinions expressed by the State Roads Commission and the Department of Engineering of Baltimore County as to the anticipated generation of traffic at this location, in relation to the capacity of Reisterstown Road, this office is of the opinion that any or all of the petitions submitted to this office located within the Reisterstown Road corridor, will generate traffic congestion, if granted, and build as proposed, that can visually render Reisterstown Road impassable as far as traffic is concerned. If the subject property is to be developed as proposed by the Petitioner's site plan, some means of access must be provided to the rear portion of the property which will not impair the traffic circulation inflow for the developed front.

Very truly yours,

Oliver E. Myers
Chairman

OLIVER

cc: Mr. Edward D. Hardesty
Zoning CommissionerW. Lee Harrison, Esquire
305 West Joppa Road
Towson, Maryland 21204

PETITION FOR RECLASSIFICATION

NORTHWESTERN SECTION

SOUNDING FROM M.L. and M.L. with

LOCATION: Subdivision site of Reisterstown Road, 1200' S/S of St. Thomas Lane

PUBLIC HEARING: 11:00 A.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

DATE & TIME: Monday, September 20, 1971 at 11:00 A.M.

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the petition of Leon Wolfe, et al., for the reclassification of the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The property is located in the 3rd Sector, Northwestern District, and is presently zoned M.L. and M.R.

The proposed zoning is S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

The petition is being submitted for the purpose of obtaining a zoning change for the property located at the intersection of Reisterstown Road and St. Thomas Lane, from M.L. and M.R. to S.R. and M.L.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 2, 1971

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 20th day of September, 1971, the first publication appearing on the 2nd day of September, 1971.

THE JEFFERSONIAN

L. Leach Strickland
Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 2, 1971

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 20th day of September, 1971, the first publication appearing on the 2nd day of September, 1971.

THE JEFFERSONIAN

L. Leach Strickland
Manager

Cost of Advertisement, \$

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Sept. 6, 1971

THIS IS TO CERTIFY that the annexed advertisement of The Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one time before the 6th day of September, 1971 that is to say, the same was inserted in the issue of September 2, 1971.

STROMBERG PUBLICATIONS, Inc.

D. Ruth Morgan

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplices		Indexing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 02M			Revised Plans:							
Previous case: 71-115-R			Change in outline or description							
			Map # 3-20							

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 324
Posted for RECLASSIFICATION
Petitioner LEON WOLFE, et al.
Location of property 3415 REISTERSTOWN RD. 2560.50 AC.
Location of Sign 3415 REISTERSTOWN RD. 2560.50 AC.
Posted by Thomas J. Baker Date of return 9/20/71

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 84976

DATE Sept. 27, 1971

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

TO: Leon Wolfe
3215 Park View Road
Chevy Chase, Md. 20815

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-662		TOTAL AMOUNT
RETURN THIS PORTION WITH YOUR REMITTANCE		\$139.50
QUANTITY	COST	
Advertising and posting of property #2.68	139.50	
4		

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

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

N7 76675

DATE April 21, 1971

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

TO: W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Md. 21204

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
RETURN THIS PORTION WITH YOUR REMITTANCE		\$50.00
QUANTITY	COST	
Petition for Reclassification for Leon Wolfe, et al	50.00	
5		

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

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Md. 21204

Reclassification
Item 28

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

10th day of August 1971

Eric D. Dinnia
S. ERIC DINNIA,
Zoning Commissioner

Petitioner: Gerald J. LaBovolt and Leon Wolfe

Petitioner's Attorney: W. Lee Harrison

Reviewed by *Michael T. Myers Jr.*
Chairman of
Advisory Committee

Ed Plot

WESTERN MARYLAND RAILROAD

MATZ, CHILDS & ASSOCIATES
1020 CHOMWELL DRIVE ROAD
BALTIMORE, MARYLAND 21204
1.0 IN. = 50 FT. DRAWN BY: T. M. ST. CHECKED BY: RLS

ADDITIONAL PROPERTY OWNED BY PETITIONER
EXISTING ZONING "M"
TO BE DEVELOPED FOR WAREHOUSE USE WITH RAIL SERVICE

EXISTING ZONING "M"
RESIDENTIAL USE
NO USE

Beginning Point - Road 15-
312' to Cornerstone

Beginning Point - Road 15-
312' to Cornerstone

LOCATION PLAN
SCALE: 1"=50'

GENERAL NOTES

1. Total area of property 22.20 Ac
2. Area of property requesting reclassification . . . 11.95 Ac
3. Existing zoning of property "MR(51Ac) & ML(171Ac)"
4. Existing use of property "No Use"
5. Proposed zoning of property "BL(11.95Ac) & ML(10.25Ac)"
6. Proposed use "Shopping Center & Manufacturing - Warehouse" Use.
7. Parking Requirements for Shopping Center:
A. Proposed floor area 114,228 Sq Ft
B. Required parking 582 Units
C. Proposed parking 635 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 will be by "Use in common" of the "Service Drive" with the Shopping Center.

* Zoned "BL" by Section 71-15 R

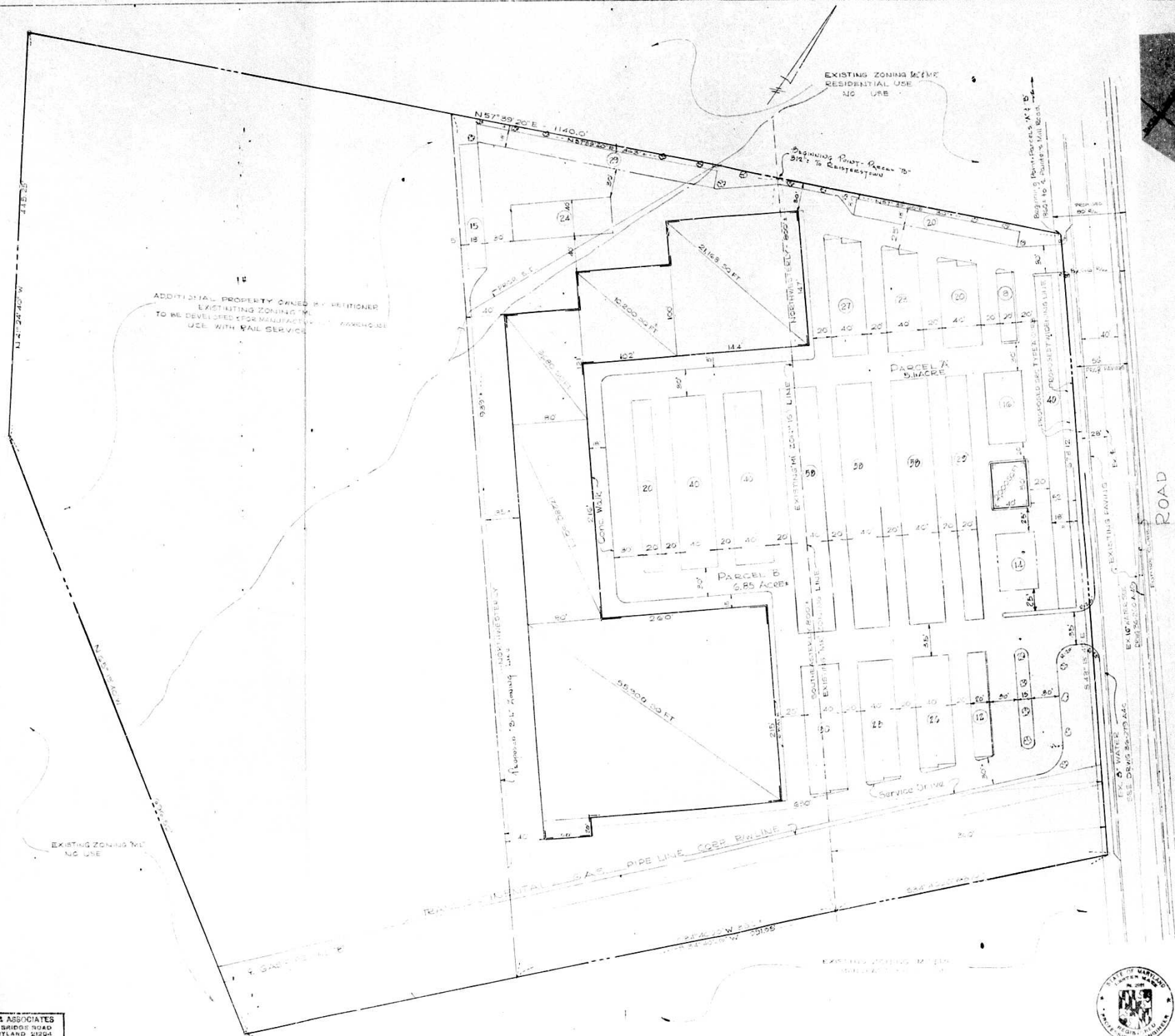
PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY

REISTERSTOWN RD & ST. THOMAS LANE
ELECTION DISTRICT 3 BALTIMORE CO. MD
APRIL 19, 1971
Revised Sept. 16, 1971

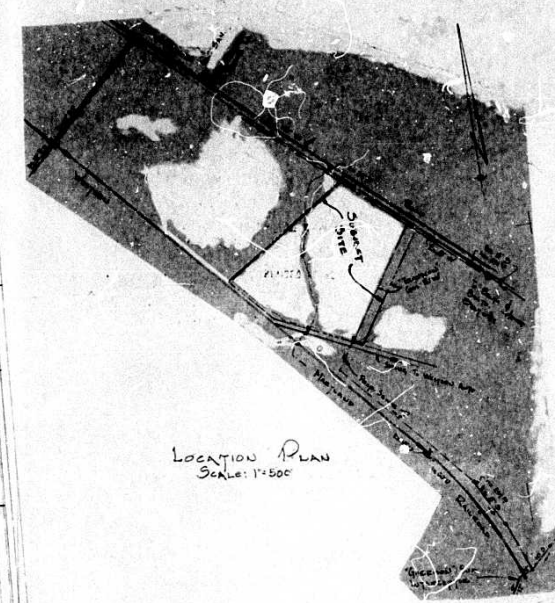


WESTERN MARYLAND RAILROAD

MATZ, CHILDS & ASSOCIATES
1000 CHOMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
1.0 PM. DRAWN BY: T. M. ST. CHECKED BY: RLS



REISTERTOWN ROAD



LOCATION PLAN
Scale: 1"=500'

GENERAL NOTES

1. Total area of property 22.20 Ac.
2. Area of property request a reclassification 11.95 Ac.
3. Existing zoning of property ML(11.95 Ac) & ML(11.11 Ac).
4. Existing use of property "No Use".
5. Proposed zoning of property "B" (11.95 Ac) & ML (10.25 Ac).
6. Proposed use "Shopping Center" & "Manufacturing-Warehouse" Use.
7. Parking Requirements for Shopping Center:
 - A. Proposed floor area 110,228 sq. ft.
 - B. Required parking 582 Units
 - C. Proposed parking 695 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 extension to serve the site.
11. Access to the ML site will be by Use in common of the "Service Drive" with the Shopping Center.

72-61

Zone "B" By Petition 71-115 R

OFFICE COPY

SEP 17 11 1971



PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY VICINITY

REISTERTOWN RD & ST. THOMAS LANE
ELECTION DISTRICT 3
BALTIMORE CO., MD.
APRIL 19 1971
Scale 1"=50'

Revised: Sept. 16, 1971



MAR 03 1972