TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we Bernard & Frieds Potts legal owners of the property situate in Balt County and which is described in the description and plat attraned hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant

BL zone: for the following reasons:

See attached description

sec attached brief

13/23/72

and (2' for a Special Ex. otion, under the said Zoning Law and Zoning Regulations of Balt

erty is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above re-cli osting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

> Frieda Legal Owner

Address 3200 Milfiel Rd Lorse

Suite 411 Jefferson Bldg. Towers - Maryland 21204...

ioner of Baltimore County, this 15th day

... 197 _2 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out California County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ... 197 2, at 10:090'clock day of March 23r Seni la lenea

RE: PETITION FOR RECLASSIFI-

CATION NE'S Reintergrown Road 7551

...

is hereby DISMISSED without prejudice

NE'S Reistorstown Road, 755-SE of Green Spring Valley Road 3rd District Bernard Potts - Petitioner NO. 72-220-R (Item No. 40)

BALTIMORE COUNTY

OF

BEFORE THE

The Petitioner has withdrawn his Petition, and it is, therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County day of March, 1972, that the said Petition be and the same

FRAN.: E. CICONE
Attorney At Law Octuber 15, 1971

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

RE: Property of Bernard and Frieda Potts

I am filing a petition in the above-subject case and wish to cite as a basis the following reasons which constitute error in the zoning maps signed March 24, 1971.

Error was committed in the 1971 zoning maps because the property is too small and cannot be economically developed for a residential use.

 The 1971 maps failed to take into considera-tion the size, shape and topography of the subjectproperty.

The ownership property lines were disregarded in the adoption of the 1971 maps.

And for other and further sufficient reasons to be shown at the hearing hereof, which will show the glaring error in the adoption of the maps.

FEC :kr

E. F. RAPHEL & ASSOCIATES Rejuted Professional Land Sonryers 201 COURTLAND AVESUE

#40

October 14. 1971

DESCRIPTION TO ACCOMPANY REGLASSIFICATION PETITION OF 1.42 ACRE PARCEL OF LAND 3rd ELECTION DISTRICT BALTIMORE COUNTY

BEGINNING for the same at a point on the northeau saide of Reisterstown Road at a distance of 755' + south easterly from the intersection of Valley Road said point being also at the Leginning of the land which by deed dated February 23, 1961 and recorded among the Land Pecords of Baltimore Count; in Liber WJR 3813 folio 568 was conveyed by Pearl A. Bodensick (widow) to Bernard Pottr and wife running thence and binding on the northeast side of Reisterstown Road and reversely on the fifth or last line in aforeseld deed. 11.9*21'W 420.00' thence leaving the northeast side of Reisterscown Road and binding reversely on the fourth to the first line inclusive in the oforesaid deed the four following courses and distances: 1)N50*01'E 106.00' 2)S82*59'E 61.51' 3)S39*21'E 372.82' 4)S50*01'W 150.00' to the place of beginning.

CONTAINING 1.42 Acre of land more or less.

BEING all of the land which by deed dated February 23, 1761 and recorded among the Land Records of Baltimore Courty in Liber WJR 3813, folic 568 was conveyed by Pearl A. Bodensick (widow) to Bernard Potts and wife.





BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 8, 1971

(a)

BUREAU GE

DEPARTMENT OF TRAITIC ENGINEERIN

BUREAU OF PIRE PREVENTION

HEALTH DEPARTMEN

PROJECT DI ANNINI

BOARD OF EDUCATION

DEVELOPMENT

Mr. George E. Gavrelis, Director Office of Planning & Zoning Room 301, Jefferson Building Towson, Maryland 21204 OLIVER L. M'ERS

> RE: Property Owner: Bernard and Frieda Potts Location: N/E/S Reisterstown Rd., 755* Location: N/E/S Reisterstown Rd., 7
> N/W of Greenspring Valley kd.
> Present Zoning: D.R. 16
> Proposed Zoning: Raclass. to B.L.
> 3rd District Sector: Northwestern
> No. Acres: 1.42
> Item No. 40

The following comments were compiled after a field investigation and an in-office review which will provide the Planning Board and/or the petitions with pertinent information of possible development problems.

The subject site is located on the east side of Reistenstown Road, approximately 755 feet south of Greenspring Valley Road. It is a large, undeveloped fract of land with a slight bank to the existing grade above Reistenstown Road. The property to the morth is seidential in character and improved with oue-family dwellings. The property to the southeast is undeveloped property that is proposed to be developed as apartments. The property on the southwest side of Reistenstown Road is undeveloped residential land.

The plat as submitted does not clearly indicate in which direction from Greenspring Valley Food this site is located. This should be revised. It does not indicate the size of the drive-myor or type of surface to be on the parking area. The entrance widths are in excess of Baltimore County Standards, and no satbacks were shown on Le northermost side of the property from the property to the building line.

Thou L. Myer OLIVER L. MYERS, Chai

JJDJR. :msh

HALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 15, 1972

DATE 3/23/72

RE: Type of Hearing: Reclass to B.L. Location: M/E/S Reisterstown Rd., 755' M/N of Greenspring Valley Rd. Petitioner: Bernard and Friede Potts 3rd District lien NO

13

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced potition and has made an on-site field inspection of the property. The following comments are a 1.24th of this review and inspection.

The subject site is located on the east side of Beisterstom Road, approximately 755 feet south of Greensprine Natley Road. By Road approximately 755 feet south of Greensprine Natley Road. By Road approximately 155 feet south of Greensprine Natley Road State State

The following comments are furnished in regard to the plat sub-mitted to this office for review by the Zoning Advisory Communities in connection with the subject item.

Noisterstown Boad (Md. 140) is a State Boad; therefore, this site will be subject to State Highway Administration review and all street improvements and entrance locations on this road will be subject to State Highway Administration requirements.

Development of this property through stripping, grading and stabilization could result in a dediment pollution problem, desaging private and public foldings demarters of the property. A gradient to, therefore, necessary for all gradient relation the stripping of to soil.

Drainage stud es and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Relsterstown Road (Md. 140) is a State Road. Therefore, drainage re-quirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water:

Public water is available to serve this property.

Public sanitary sewerage can be made available to serve this property by constructing a publi-sanitary sewer extension, approximately 1,600 feet in length, from the exists and 1-in-the Cerrison Sanitary Sub-interceptor Sewer in Reisterstom Road, shown on Drawing 159-1260 - A-10. The portion of this required extension from the sub-interceptor to Gerempring Willey Road, a distance of approximately 257 feet, has been designed and bids have been taken of struction. This proposed 10-inch scalinary severe is shown on Drawing 268-0859 (1).

Reisterscom Road (Md. 140) is a State Road; the fore, any construction within the State Roads right-of-way will be subject to standards, specifications ann approval of the Maryland State Mighway Administration, in addition to those of Bultimore County.

Review of the subject site indicates severe grading and sight distance problems, should the site be developed as shown. The trip density should increase from 180 to 700 trips per day. This increase is undesirable due to present capacity restraints along Reisterstown Road.

BOARD OF EDUCATION:

Acreage too small to have an effect on student population.

FIRE DEPARTMENT:

Fire hydrants for the proposed (lite (are required and) shall be an accordance with mattheway County Standards.

Frank E. Cicone

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

STATE HIGHWAY ADMINISTRATION:

There is poor stopping sight distance along the frontage of the subject site due to an over-vertical curve (hill) to the southeas. The problem is augmented by the steep prade on Reisterstown food. The portion of the frontage that is least objectionable for access is at the northwest property line. Considering the foregoing, only one point of access will be permitted, which shall be located as close to the northwest property line as possible (5' from the property line to the P.C. of the radius return into the entrance).

An entrance 30' in width would be sufficient to serve the type of business

The road-lide curb is to be 28° from and parallel to the centerline of Reisterstown Foad.

The plan must be revised in accordance with the foregoing comments prior to a hearing being assigned,

The entrance will be subject to State Roads Commission approval and permit. The above comments were made by letter to the Zoning Commissioner dated January 21, 1970, when a petition was praylously made.

HEALTH DEPARTMENT:

Metropolitan water available to this sit. . Soil evaluation tests must be made and approved or metropolitan sewers extended before building permit will be

Air Pollution Comments: The building or buildings on this site may be sub-ject 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.

ZONING ADMINISTRATION DIVISION:

The plat as substituted does not clearly indicate in which direction from Greenspring Valley Road this site is located. This should be revised. It does not indicate the size of the drivings or type of surface to be on the parking area. The entrance widths are in access of Baltieure County Stendards, and no setBucks were shown on the northernoest side of the property from the property to the brilding line.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor zore than 90 d ys after the date on the filing certificate, will be forwarded to you in the new future.

Very trely yours, OLIVER L. MYERS, Chairman

JJD, Jr:nv

AUG 29 1972

ORIGINAL. OFFICE OF SCOMMUNITE LIMES RANDALLSTOWN, MD. 21133 March 6 - 19 72 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County was inserted in THE COMMENTY TIMES, a weekly new spage; put is hed, was inserted in the passe / of March 2, 1972.

STROMBERG PUBLICATIONS, Inc.

11 Buth Margan

BALTIMORE COUNTY OFFICE OF PLANNING AND FOILING

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

Your Petition has been received and accepted for filing

Petitioner: Bernard & Frieda Potts

Petitioner's Attorney Frank E. Cleans

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET			
FUNCTION		Мор	Orig	ien	Dupl	icate	Tro	cing	200	O Shee	
TORCTION	date	by	date	by	date	by	dote	tv	date	Ь	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											

CERTIFICATE	OF	PUBLICATION	Ì
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	OWSON, MD., March 2 19.72
THIS IS	O CERTIFY, that the annexed advertisement wa
published in	IE JEFFERSONIAN, a weekly newspaper printer
and published	in Towson, Baltimore County, Md., once december
mat.one.time	macasine weeks before the23rd
day of Ha	ch
appearing on t	e 2ndday of March
1972	
	THE JEFERSONIAN.

Cost of Advertisement, \$_____

15161 72 220 R

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

District of The CLASSICIAL ACCEPTANCE PORTER PROPERTY OF THE CLASSICIAL ACCEPTANCE TO THE PROPERTY OF THE PROP	Date of Pesting MAREH 4
Petitioner BERIADA DOTT	
1	
Location of property A 2/5 Cl. AKES - STOR	K. I'd 788 47 SE OF
Location of property A 6/5 Ol. Rec. 278 TO B. (1884 STRU) S. U. 1/18 X. Location of Signa C. 6/5 C. 186 (1884 STRU)	RCAD.
Location of Signs C. L. S. C.L. Dr. 151. P.	5.10.4 Acres 725 FT.
S CH CREEK STRING 1	Alley ROAD
Remarks Prosted by & Saistra 22 Paral D	

BALTIMO COUNTY, MARYLAND No 310 OFFICE OF FINANCE - REVENUE DIVISION

DATE Kov. 19, 1971 ACCOUNTI-662

Suite 111 Jefferson Building
Touson, Md. 2120h
Fetition for Reglassification for Bernard Potts

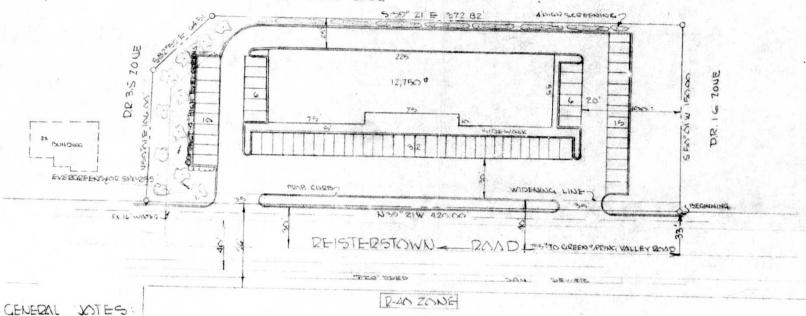
5 0.0 C MSD

BALTIMORE COUNTY, MARYLAND No. 2103 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Harch 23, 1972 ACCOUNT -662 AMOUNT 3122.75 PINK - AGENCY Bernard Potts, Esq. 3206 Hidfield Road Utimore, Md. 21208 Advertising and posting of property #72-112 220-R 122.75 HSC

Change in outline or description___Yes

Map # 3-20

DR. 16 ZOUE



EXISTING LIGHT
PROPOSED USE
EXISTING ZONE
PROPOSED ZONE
AREA

VACANT
RETAIL TRADE
DRIG
BL
142 Act

NOTE

DEEDS, PLATS & OTHER SOLVES

PRIVING NOTES:

FLAGR AREA SPACES READ SPACES PROVIDED 12,750° 2 pez. 200° : 65

EF DAPHEL & ASSOCIATES

PROF registered land SURVEYORS
201 COURTLAND AVENUE
TOWSON 21204 MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
PROPERTY OF

BERNARD

POTTS

ELECTION DIST 3

BALTIMORECO, MID

ELECTION DISTRICT:

DATE /

HINAL

QCT (4, 1971