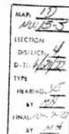


PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, the undersigned, CONTRACT PURCHASER AND legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the hereto described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

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... offices

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 of Baltimore County.

Scott A. Broadbent
Scott A. Broadbent
Sara H. Broadbent Contract purchaser
Address: 15 Butler Road

William H. Reter
William H. Reter
Susie R. Reter Legal Owner
Address:

Paul H. Reter
Paul H. Reter
Address: 201 H. Chesapeake Avenue
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 1972, 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... day of August, 1972, at 1:00 o'clock P.M.

John H. Reter
Zoning Commissioner of Baltimore County.

10117

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

July 26, 1972

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

Re: Item 4 - ZAC - July 3, 1972
Property Owner: William H. & Susie R. Reter
N/S Reisterstown Rd. W. of Chartley Blvd.
Special exception for offices - Dist. 4

Dear Mr. DiNenna:

As presently zoned, this site would generate about 90 trips per day. With the proposed zoning change, this site could generate about 470 trips per day. Reisterstown Road is already at capacity and any increase would be detrimental.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:mr

RE: PETITION FOR SPECIAL EX- : BEFORE THE
CEPTION : DEPUTY ZONING
NE/S of Reisterstown Road, 916' : COMMISSIONER
SE of Chartley Boulevard - :
4th District : OF
William H. Reter - Petitioner :
NO. 73-36-X (Item No. 4) :
: BALTIMORE COUNTY

This Petition represents a request for a Special Exception on a parcel of land located on the northeast side of Reisterstown Road, nine hundred and sixteen (916) feet, more or less, southeasterly from the center line of Chartley Boulevard. Said parcel of land is zoned D.R. 16, contains sixty-eight hundredths (.68) of an acre, and is improved with a two (2) story frame dwelling and garage.

Mr. Paul Martin, attorney for the contract purchaser, submitted revised plans indicating the revisions requested by the Zoning Advisory Committee.

Mr. Scott A. Broadbent, contract purchaser of the property, testified, in essence, as follows:

Mr. Broadbent explained that he was familiar with the area and that he had lived there since he was twelve (12) years old. If the Special Exception is granted, the office would be utilized as a real estate office for his wife and himself.

The building is presently in a very run-down condition, windows are boarded up, and it is in need of carpentry repairs and paint. The small garage, located at the rear, is to be used to store signs, and is also in need of major repair work.

No additions are planned at this time, however, prior to occupying the building, the interior is to be remodeled and the exterior of the building, as well as the garage, restored to its original condition. Trees are to be removed from the front to provide for a parking area. A screen fence is to be installed between the driveway-easement that runs through the property, more or less, parallel and adjacent to the northernmost property line. The driveway-easement which services a dwelling located beyond the rear of the tract in question, will be incorporated within the entrance to the proposed parking area.

- 1 -

approved by the Department of Traffic Engineering, State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

John H. Reter
Deputy Zoning Commissioner of
Baltimore County

ORDERED FOR FILING
DATE...
BY...

The frontage of the property has been improved with curbing and sidewalks in accordance with State Highway Administration standards. Insofar as traffic is concerned, cars entering and leaving the site will have clear and ample site distance to the north and south. It was also pointed out that a real estate brokerage office would not increase traffic to the point that it would be a traffic hazard.

Mr. Rudolph Von Ganten of 634 Main Street, Reisterstown, was in attendance at the hearing in protest of the subject Petition. Mr. Von Ganten gave the following reasons or objections to the requested Special Exception:

The property has been rented for residential premises for sometime and has for the most part, been kept in good repair. However, the most recent tenants have let the property deteriorate. It was his opinion that if the owner lived on the subject property, it could be maintained and a change in use would not be necessary. He also quoted from Planning pamphlets that stated, "every effort has been made with the new maps as with the previous maps, to maintain the character of existing substantially developed areas." He felt that this area was such an area and that a Special Exception for office use would represent a change that could lead to commercial zoning along this section of Reisterstown Road.

One other area resident was present and protested the Special Exception. He also felt that an office use would change the character of the neighborhood, especially if the large trees located along the front of the property are to be removed to make way for a parking area.

Mrs. Angus M. Logsdon, who resides at 630 Main Street, could not attend the hearing because of illness. However, she did write a letter supporting the requested Special Exception. She felt that the proposed improvements would be a welcome asset to the area and as such would improve the situation as it presently exists.

OF/INION

The Planning Office apparently did not submit a recommendation on this requested Special Exception. In any case, the fact that D.R. 16 zoning has been placed on several areas of individually owned properties along this section of Reisterstown Road suggest that office uses are expected or planned.

- 2 -

ORDERED FOR FILING

DATE...
BY...

DESCRIPTION
TO ACCOMPANY APPLICATION
FOR
SPECIAL EXCEPTION
PROPERTY OF
WILLIAM H. RETER AND SUSIE R. RETER, HIS WIFE
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



BEGINNING for the same at a point on the northeast side of Reisterstown Road, as laid out 66 feet wide, distant 916 feet more or less southeasterly from the centerline of Chartley Boulevard, said point being on the Fifth line of that parcel of land firstly described in a deed dated October 8, 1940, recorded among the Land Records of Baltimore County, Maryland in Liber C.W.B. Jr. 1126 at Folio 193 which was conveyed by Michael Paul Smith to William H. Reter and Susie R. Reter, his wife, and distant 476.63 feet from the end thereof and running thence bidding along part of said Fifth Line North 57° 30' East 324 feet to a point thereon at the end of the Second Line of that parcel of land which by deed dated April 25, 1931 and recorded among the aforesaid Land Records in Liber L.M.L.M. 877 at Folio 110 was conveyed by Henry E. Fox and Grace E. Fox to Grace Fox Arbaugh, thence binding reversely along part of the Second Line of the above last mentioned deed South 32° 30' East 90.75 feet to a point thereon at the beginning of the Third Line of that parcel of land firstly described in the above first mentioned deed, thence binding along part of said Third Line South 57° 30' West 324 feet to a point on the aforesaid northeast side of Reisterstown Road, thence binding along said northeast side of Reisterstown Road North 32° 30' West 90.75 feet to the place of beginning, containing 0.68 acres of land more or less.

Subject to a right of way 10 feet wide as means of ingress and egress to and from Reisterstown Road, said right of way being adjacent, contiguous, parallel and southeast of the First Line of the hereinabove described parcel of land and being more particularly described in an agreement dated November 21, 1941 recorded among the aforesaid Land Records in Liber C.H.K. 1214 at

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS
1023 North Calvert Street, Baltimore, Maryland 21202

A personal inspection of this area and the area to the north, clearly indicates that many changes, similar to that being requested by the Petitioner, have already taken place. These changes are having a stabilizing effect on the area.

Zoning Advisory Committee comments by the Department of Traffic Engineering are as follows:

"As presently zoned, this site would generate about ninety (90) trips per day. With the proposed zoning change, this site could generate about four hundred and seventy (470) trips per day. Reisterstown Road is already at capacity and any increase would be detrimental."

Since the proposed use involves the conversion of an existing dwelling and garage, and consists of a little more than twelve hundred (1200) square feet that requires only four (4) parking spaces, it must be assumed that the Traffic Engineering comments were referring to the ultimate use of the property, i.e., if the property were to be developed in its entirety as an apartment complex under the present zoning, it would generate about ninety (90) trips per day. If it were to be developed in its entirety as an office complex, it would generate about four hundred and seventy (470) trips per day. Since the contract purchaser does not plan any additions or expansion to the dwelling or garage, the proposed use must be considered, at least traffic wise, as the best possible use of the subject property.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 11th day of September, 1972, that the herein Petition for a Special Exception be GRANTED, subject, however, to the following Restrictions:

1. No additions or expansions are to be made to the house or garage.
2. The residential character and exterior of the dwelling is to be maintained.
3. The parking area, as presently proposed, must be re-located to the side or rear of the existing dwelling.
4. The trees located on the front of the property are not to be removed, and every effort should be made to protect them.
5. The Petitioner and/or contract purchaser is responsible for submitting revised plans indicating the above items to be

- 3 -

ORDERED FOR FILING

DATE...
BY...

DESCRIPTION

TO ACCOMPANY APPLICATION
FOR
SPECIAL EXCEPTION
PROPERTY OF
WILLIAM H. RETER AND SUSIE R. RETER, HIS WIFE
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



Folio 80 between William H. Reter and Susie R. Reter, his wife, and Lydia A. Schwartz, widow, and The Glyndon Bank.

BEING part of that parcel of land firstly described in a deed dated October 8, 1940 recorded among the aforesaid Land Records in Liber C.W.B. Jr. 1126 at Folio 193 which was conveyed by Michael Paul Smith to William H. Reter and Susie R. Reter, his wife.

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS

1023 North Calvert Street, Baltimore, Maryland 21202

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 26, 1972

Paul Martin, Esq.,
203 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Special Exception for offices Petition
Item 4
William H. & Susie R. Reter - Petitioners

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 attached comments are a result of this review and inspection.

The subject property is located on the northeast side of Reisterstown Road, a approximately 915 feet southeast from the center line of Chartley Blvd. in the 4th District of Baltimore County. This property is currently improved with a two-story frame dwelling, with a detached frame garage to back of the existing dwelling. There is a narrow driveway that currently runs along the northern edge of this property to the rear, which services another 1 1/2 story frame dwelling, which is apparently on a separate parcel. There are existing dwellings on either side of the subject property. The opposite side of Reisterstown Road at this location is also developed with residential dwellings, each of which has driveway entrances onto Reisterstown Road. There is no curb and gutter existing along Reisterstown Road at this location.

The subject property is accepted for filing, however, revised site plans must be submitted to this office prior to the hearing that reflect those comments indicated by the Maryland Department of Transportation, Bureau of Engineering, the Health Department and Department of Traffic Engineering. Also, the revised site plan must indicate the existing easements on the subject site along Reisterstown Road. I also recommend that should this Special Exception be granted, and if a larger office building is erected, public shall be extended to this site.

This petition is accepted for filing on the date of the second filing certificate. Notice of the hearing date and time,

Paul Martin, Esq.,
Item 4
July 25, 1972

which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillon
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJD:JD

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLSWORTH N. DAVIS, P. E. CHIEF

July 20, 1972

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

Re: Item #4 (1972-1973)
Property Owner: William H. and Susie R. Reter
N/S Reisterstown Rd., 915' W. of Chartley Blvd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
District: 4th No. Acres: 90.75' x 324'

Dear Mr. DiNenna:

The following comments are furnished in regard to the plot submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Reisterstown Road (Md. 110) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

The status of the 10-foot right-of-way through this property is unknown and assumed to be private. It is the responsibility of the Petitioner to ascertain and clarify rights therein. The redevelopment of this site must not be detrimental to others who may have interests in this right-of-way.

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.

Storm Drains:

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

Reisterstown Road (Md. 110) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Item #4 (1972-1973)
Property Owner: William H. and Susie R. Reter
Page 2
July 20, 1972

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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 supply is available and serving this property.

Sanitary Sewer:

This property is utilizing private onsite sewage disposal.

Public sanitary sewerage can be made available to serve this property by construction of a public sanitary sewer extension, approximately 250 feet in length, from the 1-inch public sanitary sewer in Walgrove Road (See Drawing #63-0619, File 1).

Very truly yours,

Ellsworth N. Davis
ELLSWORTH N. DAVIS, P.E.
Chief, Bureau of Engineering

END:EN:PM:iss

cc: Samuel Bellestri

T-W Key Sheet
57 & 58 NW 39 Position Sheet
NW 15 - Topo
48 Tax Map

Maryland Department of Transportation
State Highway Administration

July 16, 1972

Harry R. Hughes
Secretary
David H. Fisher
Administrator

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

Re: T.A.C. meeting July 3, 1972
Item: Property Owner: William H. and Susie R. Reter, N/S Reisterstown Road, 915' W of Chartley Boulevard, Present Zoning Dist. 16, Proposed Zoning: Special Exception for offices Dist. 4, 90.75' x 324'

ATTN: Mr. John J. Dillon.

Dear Mr. DiNenna:

There must be a minimum of 5' from the property line to the beginning of the depression transition of the entrance to the subject site.

The plan must indicate proposed curb and gutter along the entire frontage of the site. The finished face of curb is to be 28" from and parallel to the centerline of Reisterstown Road.

The barrier curb between the parking lot and the right of way line must be 8" high and must consist of concrete.

It is our opinion that the plan should be revised prior to the hearing.

The entrance will be subject to approval and permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John E. Meyers
by: John E. Meyers
Asst. Development Engineer

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 21, 1972

DONALD J. TOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Zoning Comments on Item 4, Zoning Advisory Committee Meeting, July 20, 1972, are as follows:

Property Owner: William H. and Susie R. Reter
Location: N/S Reisterstown Road, 915' W of Chartley Blvd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
District: 4
No. Acres: 90.75' x 324'

Metropolitan water is available to the site.

Private septic system was not failing at time of inspection, however, if excessive usage is placed on the system, it may require extension.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:am

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Guimby
Acting Director

August 7, 1972

JEFFERSON BUILDING
Suite 221
Towson, Md. 21204
#632311

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
#632311

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 4, Zoning Advisory Committee Meeting, July 3, 1972, are as follows:

Property: Owner: William H. and Susie R. Reter
Location: N/S Reisterstown Road, 915' W of Chartley Boulevard
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
District: 4
No. Acres: 90.75' x 324'

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

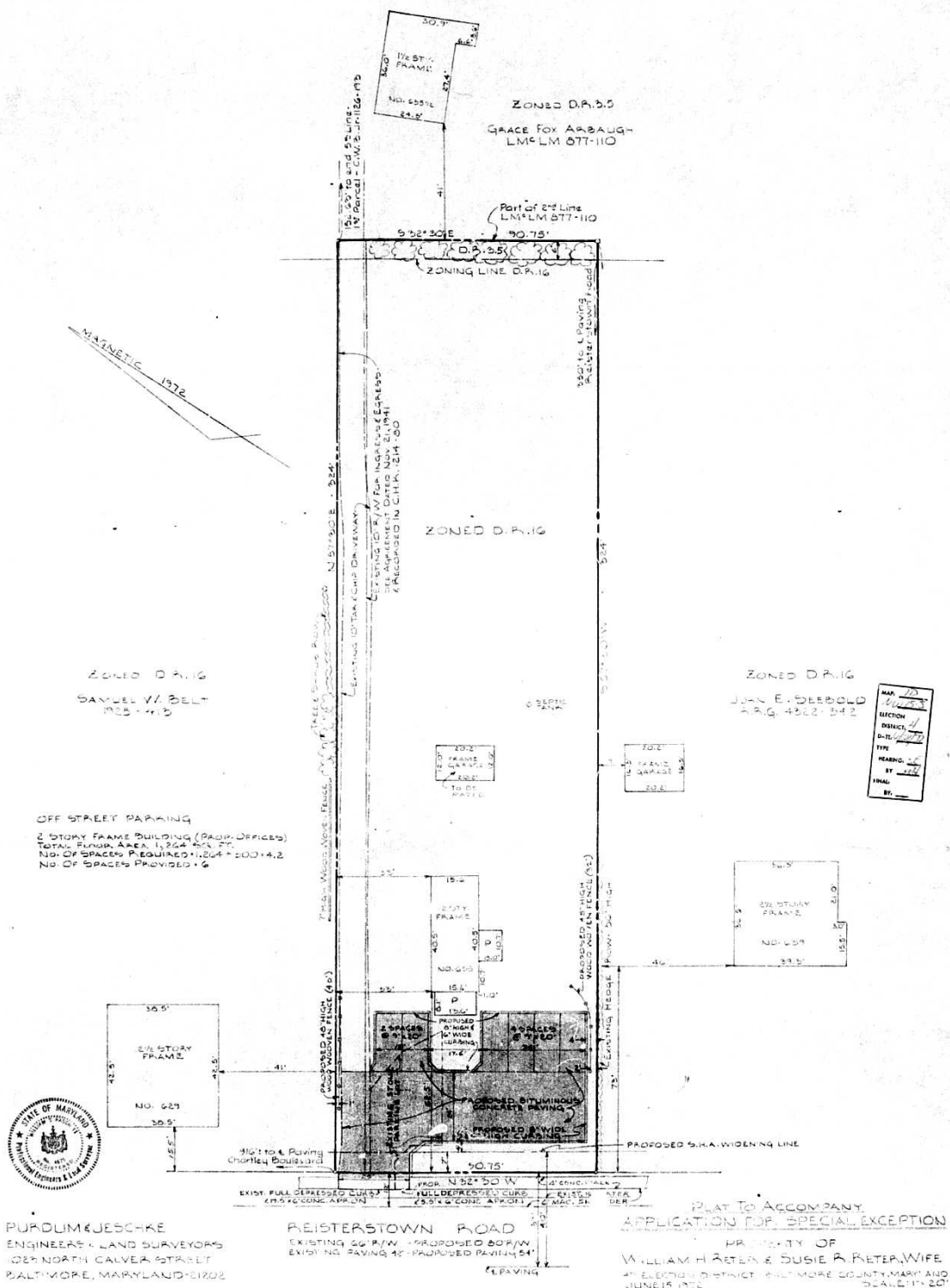
Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTYITEM #4
July 11, 1972

TOWSON, MARYLAND 21204

Property Owner: Reter
District: 4
Present Zoning: DR 16
Proposed Zoning: S.E. for offices
No. Acres: 90.75' x 324'

No effect on student population



PURDUM & JESCHKE
ENGINEERS & LAND SURVEYORS
1023 NORTH CALVER STREET
BALTIMORE, MARYLAND-21202

REISTERSTOWN ROAD
EXISTING 66' R/W - PROPOSED 80' R/W
EXISTING PAVING 42' - PROPOSED PAVING 55'
6' PAVIN

PLAT TO ACCOMPANY
APPLICATION FOR SPECIAL EXCEPTION

PROPERTY OF
WILLIAM H. PETER & SUSIE B. PETER, WIFE
4th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
JUNE 15, 1972 DECEMBER 20

