PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION 3/28/72 1 6 3 ° TO THE ZONING COMM

SIONER OF BALTIMORE COUNTY:

I, or we. Warren Klawans ...legal owner... of the property situate in Baltimor County and which is described in the description and plat attached bereto 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 B.L. and D.R. 3.5 zone to at

.....B.R.....zone; for the following reasons:

In classifying the property B.L. and D.R. 3.5, the Council committed errors as set out on the attached exhibit, which is incorporated ly reference herein; and

Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out in the attached exhibit, which is incorporated by reference herein.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Bal

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 c., upon filing of this petition, and further agree to and are to be bound by the zoning nd restrictions of Baltimore County a topted pursuant to the Zoning Law for Baltimor

No Lan Petitioner's Attorn

204 W. Pennsylvania Ave. Towson, Maryland 21204

Pikesyille, Md. 21208

ORDERED By The Zoning Commissioner of Baltimore County, this. 10th

....., 197 2., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore Caunty, in two newspapers of general circulation throughout Baltimore County, that properly be posted, and that the public hearing be had before the Zoning Jacobs of algalitmore County in Boom 106, County Office Building in Towson, Baltimore ore County in Room 106, County Office Building in Towson, Baltimor , 197 2 .. at 10:00 co'clock

URVEYORS AND CIVIL ENGINEERS

Zarch 29. 1972

DESCRIPTION OF PROPERTY TO BE REGLAS IFIED FROM DR 3.5 AND H.L. TO B.R.

REGINARY for the same on the southwest side of Reisterstown Road (66 feet wide) at a point situate 134-28 feet ressured southersterly along the southest side of Reistersteen Spad from the corner ferred by its intersection with the south side of Cedaruare Road (50 cost wide), thence leaving said place of beginning and running and binding along said southwest, side of Reinterstown Road (1) South 43 degrees 40 minutes 00 seconds - East 30,40 feet, thence leaving Beistersteen Read and running the 5 following courses and distances, viz: (2) South 46 degrees 30 minutes 00 seconds - West 173,64 feet, thence (3) South 43 degrees 40 minutes 00 seconds - East 80.00 feet, thence (4) South 46 degrees 25 minutes 00 seconds -West 463.83 feet, thomas (5) North 44 degrees 02 minutes 00 seconds - West 384.75 feet, there-(6) North 46 degrees 25 minutes 00 seconds - East 660.00 feet to the place of beginning. Containing 5.69 acres of land, more or less.



RE: PETITION FOR RECLASSIFI-SW/S of Reisterstown Road, : ZONING COMMISSIONER 134, 28' SE of Cedarmere Road -

The Petitioner requests a Reclassification from a B. L. and D. R. 3. 5 Zones to a B. R. Zone for a parcel of property located on the southwest side of Reisterstown Road, 134.28 feet southeast of Cedarmere Road, in the Fourth District of Baltimore County, and containing 5.69 acres of land, more or less.

Evidence on behalf of Robert Unger, the contract purchaser of the subject property, indicated that he has been an auto dealer since 1949 and plans to develop the subject property into a new car agency. He further indicated that it is the philosophy of the automotive industry to cluster new car agencies, as opposed to the diffusive method, as in the past. Further in the immediate vicinity of the subject property, in fact, several appeared at the hearing in favor of the subject Petition

Mr. John Erdman, a qualified traffic engineer, stated that the granting of this said reclassification would generate approximately the same trip density as the property is presently generating in its B. L. and D. R. 3. 5

Testimony by Mr. Hugh Gelston, a qualified real estate appraiser. residential homes. He further indicated that an automobile alership is the highest and best use of the subject property. Mr. Gelston as being in agreement with Mr. Unger, the contract purchaser

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner. the Comprehensive Zoning Map. as adopted on March 24, 1971, was in error

1. That the character of Reisterstown Road in this area, is rapidly changing to intensive commercial activity, particularly in the automotive sales field, and this spid change constitutes an engoing change in the character of the neighborhood.

2. Such other and further neighborhood changes as will be disclosed by a minute study of this area are hereby assigned, and such changes will be developed in full at the time of the hearing hereon.

Respectfully submitted,

6

James D. Nolan Attorney for Property Owner

in classifying the subject property B. L. and D. R. 3. 2 zones.

The lack of access to the residentially zoned property and the lack of B. R. zoning along this strip of Reisterstown Road, indicates that further study should have been made on the future development of property that would be suitably zoned for new car agencies in this general area.

Although the property is erroneously zoned, the Petitioner does not need a B. P. Zone but could develop the property, as proposed, in a B. M. Zone. Furthermore, it is not necessary that the whole tract be reclassified in that a portion of the residentially zoned property should remain for that area to the west of the subject property which could be developed into residential homes.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 195 day of January, 1973, that the herein described property or area should be and the same is hereby reclassified from B. L. and D. R. 3.5 zones to a B. M. Zone, saving and accepting that portion of the property herein

Beginning for the same at a point on the southwest side of Reissterstown Poad, 134, 28 feet east of Cedarmere Road, the following five (5) concess and distances: $\mathbf{346^{\circ}}$ 25'00 W 500, 00, S 44° 02 00 E 384, 75', S 46° 25'00 W 100, 00, N 44° 02'00 W 384, 75', N 46° 25'00 E 100, 00,

Being that portion of property indicated in red on the plat attached hereto, said plat being the Zoning Commissioner's Exhibit No. 1 and incorporated herein and made a part hereof. Said described property is hereby GRANTED ase permit for parking in a residential zone pursuant to Section 409, 4 of the imore County Zoning Regulations, subject to the approval of a site plan by e Office of Planning and Zoning. All of the above are also subject to the proval of a site plan by the Bureau of Public Services. State Highway Adminiration and the Office of Planning and Zoning

73-44-R

.

POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN CLASSIPYING THE SUBJECT TRACT, B.L. AND D.R. 3.5 AND CHANGES IN THE NEIGHBORHOOD

The Petitioner states that the County Council committed at least the following errors in classifying the subject parcel B.L. and D.R. 3.5:

- 1. Rather than classifying only a part of the property in a commercial zone, the entire parcel of 5.7 acres plus or minus should have been claced in a B.R. Zone. as was the property diagonally across Reisterstown Road.
- 2. That due to the size of the parcel and the fact that the rear of the parcel is "land-locked", the D.R. 3.5 zoning placed on the rear of the parcel is not usuable, and it was error to so divide the property between commercial zoning and residential zoning.
- 3. That due to the size, configuration and topography of the parcel, it is excellently suited for use as an automobile dealership property or other B.R. use, and it was error for the Council to fail to recognize these potentials.
- 4. For such other and further reasons as may be disclosed upon minute study throughout this case, and further error by the Council is hereby assigned, and will be noted at the time of the hearing hereon.

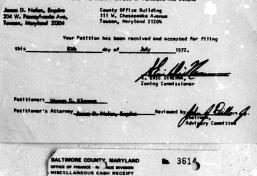
As to substantial changes which have altered the character of the neighborhood since the Council studied the subject property and last classified it, the following

1516N

CERTIFICATE OF POSTING TMENT OF BALTIMORE COUNT

| District. 4 Date of Posting. A | 146.26 1972 |
|--|---------------|
| Posted for: RECLASSIFICATION | |
| Petitioner WARREN D. KLAWANS | |
| Location of property S. N/S. O.F. NEISTERS TOWN Rds. 13.4535." | · SE OF |
| Location of Signs: W/S of AMISTERS TOWN 15017. 5.0F. | CELAR HARE BO |
| Samurke | |
| Posted by Carle 11. Mal Date of return: A46 | 20 1972 |

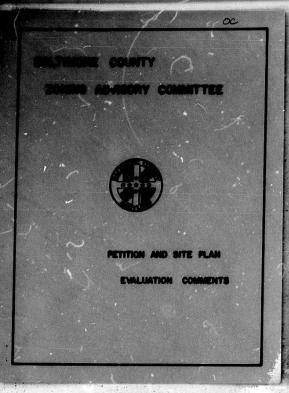
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| BALTIMORE COUNTY, MARYLAND OFFICE OF PRIAMCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Sept. 18, 1978ccount)1-6 | 5018 | | | | | |
| | | | | | | |
| AMOUNT\$127.50 | | | | | | |
| WHITE - CASHIER PIRK - AGENCY WATTON Klawms P-0. Box 2612 Raltimore, Md. 21215 | VELLOW CATOMER | | | | | |
| Advertising an d posting of prop | 122.50m | | | | | |

R 3

9/14/72



May 8, 1972

James D. Nolan, Esquire 204 W. Pennsylvania Avenue Towson, Maryland 21204

Re: Reclassification Petition 3rd Zoning Cycle

Item 15 Warren D. Klawans-Petitioner

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an onsite field inspection of the property. The attached comments are a result of this review and inspection.

The subject property is located on the southwest side of Reisterstown Road, one hundred and thirty-four feet southeast of Gedarmere Road in the Fourth Election District of Baltimore County. The subject property contains 5,69 acres of land and as zoned D.R. 3.5 in the rear portion of the site with the remainder zoned Business Local. There are two residential homes on the north side that are used as offices and a residential dwelling to the south. The properties along Cedarmer. Road are improved with single family residences. The remainder of the properties to the southwest are unimproved. There is no curb and gutter existing along Reisterstown Road at this location.

The Petitioner's plat must be revised to indicate all the existing dwellings along Cedarmere Road that abut this property as well as the homes on the opposite side of Reisterstown Road. The Petitioner's plan indicates that he plans to use this property as a new car sales agency with an adjoining service center. He plans to do this by extending the commercial zoning well into the residential subdivision of Cedarmere.

Since we already have some agencies such as this in the County and therefore some experience with the problems they create, the F. titioner should explain how he will overcome such nuisances such as lights, noise, and voices booming over public address systems. Sould this Petition be granted, new car display James D. Nolon, Famore May 8, 1972

will not be permitted within fifteen feet of the front building

Very truly yours, Oliver & Myers OLIVER L. MYERS, Chairman

When Hickory JOHN J. DILLON, JR., Zoning Tech. II

OLM:TID:bbr

Baltimare County, Maryland Bepartment Of Enblic Barks COUNTY OFFICE BUILDING

April 20, 1972

Mr. Oliver L. Myers, Chairman Zoning Advisor Committee County Office Building Towson, Maryland 21204

Re: Item #15 (Oycle April - October 1972)
Property Owner: Warren Klawann
3AN Bedstertdom #4. 13% 57% of Codarmere Rd.
Present Zoning: B.L. and D.B. 3.5
Proposed Coming: Reclassification to B.R.
District: hth #0. Acres: 5.69 acres

The following comments are farmished in regard to the plat submitted to this office for review by the saing advisory Committee in connections the the

A preliminary plan for an apartment-commercial complex for this site was commented on by this Bureau on February 17, 1972.

Enclosed, for your consideration, is a copy of the comments as forwarded to the Bureau of Public Services.

While this proposal would represent a greater sterm drain run-off and a reduced sanitary sewage production, the law of public facilities for either storm drain or sanitary sewage procedure the same problems to be resolved for development with either present or proposed soning. Industrial waste is an abitional item for the proposed service garage, but provision of storm relating and sanitary sewarage facilities to suitable outfalls for either toning or use would likewise resolve this problem.

END: EAM: CMK: ss

Englosum

MW 13 I Topo Sheet T-MW Key Sheet 51 NW 35 Position Sheet 58 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Coorge A. Roier, P.S.

Date. February 17, 1972

Fllowerth N. Diver. P.W.

Proposed Retnil Store and Townhouses (Xlaums Frob rty)
W/S Pointerstown Read,
S. of Cadarmers Road
District hG3

The preliminary plan submitted to this office has been reviewed by the Developers Design Approval Section and the following comments are furnished:

Two problems of critical commonwhere exist relative to the development of this property. One concerns the possibility of provider suntary reverses correct to the property; the second concerns a sustain outsil for the discharge of the increased and concentrated stora craising run-off from the property.

SANITARY SENSE CONSCIOUS:

Public canitary sewerage is not available to serve this property.

There is an existing public sever main in Coderpore Road as shown on your mits plan. The referenced ofto will be permitted and durain to inc.

No foreign distinct of the restricted and provided and be physically accompany.

No foreign difficulties in such an extension.

When the saver system in Codarmore Read was being designed. Relitions County had planned to serve the proportion lying towers this site and Coderary lead by an extension the proportion lying towers this site and Coderary lead by an extension through an exceent from the natholo shown on your plan with invert extraction of 60,50. This extension was abundaned because rights-of-way could not be acquired from those proportion.

Your plan reflects an extension of the Codermore Road sower out to Reistorstown Road and then south along the latter road to the referenced site. It is obvious that this extension will be difficult.

There may be a problem with available cover over the pipe and for the manholo construction at the approach point to Reistersteen Road.

There will be a crossing of an existing storm drain pape in Cadaranto Road and a erosing of a gas line at the edge of Relaterators Boad. From information taken from our file drawines, it appears that the ators comin crossing may be critical. We have little information on the gos line doping. Proposed Retail Stor- and Townhouses

SAMITARY STURE CONCENTS: (Contid)

The eforementioned gas line runs laterally along the edge of Beisterstown Food. This is not shown on the sits plan. By locating the gas line from our file drawings, it does not appear possible to built the sewer between the colsting gas and water mains. There also does not appear to be enough apace between the gas line and the orienting property lines to construct the every without obtaining rights-of-way from the adjacent properties.

We have had similar experiences with utility extensions along Reistorstown Road where we have had to place sewer mains back into the fronting properties because of the existing water and gas facilities.

If it is messary to obtain rights-of-way for the proposed extension, it is recommended that the right-of-way at the base of the adjacent lets to pursued as was previously proposed by the County. This extension would be district, for less expensive, and the depth of the main would better mit

Baltimore County has currently in design a sewer extension in Kingsley Road, screes Reisserstown Road from this site. This sever could probably be brought screes the road to serve this site, but a costly tunnel operation would be necessary.

All of the above comments are directed to the percible problems we foresee in providing sever service to the cite. It will be your responsibility to provide the County with data to prove that the elected routs will work.

A tentative plan cannot be approved until all doubt is resolved as to the provision of sanitary sewerage service to this site.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and imposition, of the public contract yet countries and the countries and imposition, of the public contract and contract and contract and contract and contract and contract and contract contract and contr

The Developer is responsible for all accompanying right-of-way acquisition

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his ensite private sanitary sewerage, which must conform with the Baltimore County Plusbing Code.

For the product an subject to a Sanitary Sever System Connection Charge. For the product covereint 's, this Charge is based on the size of water motor utilized. For the townloase apartments, this Charge will be \$150.00 per unit.

The total public Samitary Sewer Tyster Co. motion Coarse is determined, and payable, upon application for the rice of the description to the normal front foot accessment and permit charges.

oposed Retail Stor and Tounhouses (Klawans Property) mary 17, 1972

SANITARY STARR COMMENTS: (Cont'd)

The preliminary plat of this property has not been ferwarded for Haryland State Department of Health approval. When evidence of severability is provided, the preliminary plan will be forwarded to the State Health Department.

The Developer west provide messer, drainage facilities (temporary or premanent) to prevent creating any minances or damages to adjacent properties, appositely by the concentration of surface valence. Correction of any problem which any result, due to improve grading or improper installation of draining facilities, would be the full responsibility of

In socrainos with the drainess policy for this type development, the Despoir is preposable for the total asked out of draines Smellities required to entry the store water run-off through the preparty to be developed to a cuitable outfall. The Daveloper's cost responsibilities include the acquiring of erasonst and right-of-level, both center a. Orfatte - including the chading in fact to the County of the right-of-very. Preparation of all construction right-of-very and assessme forwings including engineering and nurveys, and payment of all cabual construction costs including the County creation of the third and cuttable the ar-Darphant, are also the responsibilities remained by the third and cuttable the ar-Darphant, are also the responsibilities of the Developer.

This property drains to adjacent private properties to the coutheast and to Reistorstown Reed to the northeast. Unfortunately, Reistorstown Reed to an open reed section is this area and will not function as a portion of as an object room section in the reas she will be instructed as persons or a section of the section of the section of the section of the section of this acts the vertical like an experience of the section of the representation of the section of the section of the section of the properties errors Fethersch Laron to a many there a depend on the representation of the Relaterscheme Read to a defined waterway. This underway would appear to be the alcoset outlands outfall for a public stoom derives greaten to the story

Reinterstown Read is a State Read. Therefore, drainage requirements as they affect the read come unfor the jurisdiction of the State Highway Administration.

Offsite rights-of-way are necessary for sterw drains or other utilities. The Developer in hereby advised that the first plat and partit util not be approved util the offsite right-of-way is angulard. The County reserves the right to make the messary contents for acquired the right to make the messary contents for acquirities of right-of-way.

The Daveloper shall previou a minimum 10-foot drainage and utility caseand absolute soll provide a similar D-took critics and will life each soll provide and along all bordering property lines which are not edices to County rights-of-way or storm crisis recurrentions, unless a sinflar excessor has provided by the provided the provided the provided the provided the provided the soll life and the provided about 12 decided to the critical control of the provided about 12 decided to the critical of the control of the provided about 12 decided to the critical of the control of the critical of the control of the critical of the control of the critical of the property line within this substration. the blows on the trails be provided along that

Prompsed Rateil Stor" in 1 Town quase February 17, 1972

STORE TOATH CONCERNTS: (Cont'd)

A grading plan is required for processing construction plans.

The Descriper is responsible for the cost of temperary structures and measures required in the event of sectional development.

EMENT CONTROL CONTENTS:

Development of this proceety through stripping, grading and stabilisation could result in a sediment relation proble descring private and public boldings downstream of the property. A gr - portitio, therefore, monoscary for all grading including the surphysic of no sed.

Destance studies and assistant control drawings will be necessary to be reviewed and approved prior to the moording of any record plat or the desumation of any grading or balleting termits.

Reinterstoom Hoad is a State Hoad; therefore, all improvements, inter-sections and entrances on this road will be subject to State Highway Adulated attention requirements.

The State Highway idministration has reper'ed that due to critical might distance prouless through the frontage or this site, ingress and eggrees to the site must be restricted to one location and this to the partismet and of the frontage.

EUD-EAM-CHE: Ba

Public water is evallable to serve this property. There is an existing 8-inch water main in Relateratown Hoad, as shown on Drawing #36-305-3.

The Developer is entirely responsible for the construction, and the cost of the construction and emintenance of his ensite water service system.

This property is subject to a Water System Connection Charge. For the rice property is emegate to about your or the size of the vater mater processed commercial use, this Charge is balled on the size of the vater mater utilized. For the townhouse sportments, this Charge will be \$100.00 per unit.

The total Water System Commention Charge is determined, and jayable, upon application for the Plumbing Paralt. This Charge is in addition to mornal front foot assessment and pormit charges.

Following proof of sewerability, a Public Works Agreement would be required between the owner and Baltimore County for the above mentioned improvements.

Leswin Tor Diver

Camus ELISNORER S. EIVER, P.S. Shief, Buress of Engineers



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

April 28, 1972

Mr. Oliver L. Myers Chairman Zoning Advisory Committee County Office Building Towson, Maryland 21204

Re: Cycle Zoning III Item 15 - ZAC - 4-4-72 Property Owner: Warren Keawans Reisterstown Road SE of Cedarmere Road Reclassification to BR - District 4

The subject petition is requesting a change from DR 3.5 & BL. This should increase the trip density from 1100 trips a day to

At the present time, Reisterstown Road is operating at capacity during peak hours with long delays in certain areas. This additional traffic can only increase these delays and thereby increasing the accident potential.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

STATE HIGHWAY ADMINISTRATION 300 WEST PRESTON STREET

BALTIMORE MD 21201

.....

April 11,1972

Mr. S. Eric DiNenna Zoning Commissioner Att: Mr. O.L. Myers

Res B.A. C. meeting April 4,1972

A.A. C. meeting April 4,1972
Reclassification
Item: 15. Warren Kiawans
(Rte 140) s/w/w Reisterstown Rd.
134' s/e of Cedarmere Rd. B.L. and D.R. 3.5 Redl. to B.R.

Dear Mr. DiMenna:

There is inadequate stopping sight distance along the entire frontage of the subject site due to the vertical alignment of Resisterstown Road. The situation is most serious toward the southeast property line, therefore all access to the site must be at the northwest property line, thereby eliminating the proposed southern contents.

The entrance appears to be over-designed with what scales to be 30' radius returns. The radius must be reduced in order to locate the entrance as close to the crest of the hill as possible, thereby providing better stopping sight distance.

The frontage of the site must be improved with curb and guttes. The roadside curb is to be 28' from the center of the highway.

There is an 80' right of way proposed for Reisterstown Road.
That should be indicated on the plan, The proposed right of way line
or parking set-back line must be curbed with concrete.

The entrance will be subject to State Highway Administration approval and p rmit.

Very truly yours

Charles Lee Chief, Development Engineering Section

ohne Mexin

CI - !M---

Baltimore County Fire Department



Towson, Maryland 21204 875-7310

April 17, 1972

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 ATT: Mr. Oliver L. Hyers, Chairman Zoning Muisory Committee

RE: Property Owner: Warren Keawans

Location: S/W/S Reisterstown Road, 134' S/E of Cedarmere Road

Item Mh. 15 Zoning Agenda April 4, 1972

Dursuant to your request, the referenced property have been surveyed by this Bureau and the comments below marked with an "x" are englicable and required to be corrected or incorporated into the final plans for the

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Beltimore County Standards as published by the Department of Public Norl

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department The site shall be made to comply with all applicable marts of the Fire Prevention Code prior to occupancy or beginning

of operations.

The buildings and structures existing or proposed on the site shall comply with ell applicable requirements of the Mational Fire Protection Association Standard No. 101.
"The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.
() 7. The Fire Prevention Bureau has no comments at this time.

· CILMED

Reviewer: # # 10 total and Pacel 1/2 for Jeaning Group

| Planning Group | Pacel 1/2 for Jeaning Group

| Planning Group | Pacel 1/2 for Jeaning Group | Pacel Inspection Division | Pire Prevention | Pire Preven

J. Austin Deit



April 17, 1972

-Baltimore County, Maryland

DONALD J. ROOP, M.D., M.P.H.

DEPARTMENT OF HEALTH

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Office of Planning & Zoning Baltimore County Office Bldg. Towson, Maryland 21204

Comments on Item 15. Zoning Advisory Committee Meeting, April 4, 1977, are as follows:

Property Owner: Warren Klawans Location: S/W/S Reisterstown Koad, 134' S/E 3. Cedstrace Road Present Zoning: B.L. and D.R. 3.5 Proposed Zoning: Reclassification to B.R. District: 4 No.Acres: 5,69

Metropolitan water and sewer are available to the site.

sice may be subject to a permit to construct and a permit to operate any and all fuel burning and processing evulpment. Additional information processing and processing evulpment. Additional information processing evulpment. Additional information processing evulpment. Additional information processing evulpment. Additional information processing evulpment. Additional formation processing evulpment of fields and industrial Hygiene, and industrial fields.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours.

J. Strawhorn Sanitarian II Water and Sewer Section Division of Sanitary Engineering BUREAU OF ENVIRONMENTAL SERVICES

GEORGE E. GAVPELI



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 9, 1972

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Office of Planning and Zoning Bultimure County Office Building Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 15, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Warren Keawans Location: S/W/S Reistenstown Road, 134' S/E of Cedarmere Road Present Zoning: B.L. and D.R.3.5 Proposed Zoning: Reclassification to B.R.

The area for unloading new automobiles must be shown on the plan.

Proposed lighting must be shown and so arranged as to reflect the light away from residential lists.

Project Planning Division Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM #15

TOWSON, MARYLAND - 21204

Property Owner Warren Kasusna

District h

Present Zoning BL + DR 3.5

Proposed Zoning RE

No. Acres 5.69

A change to allow a car dealership would only result

CERTIFICATE OF PUBLICATION

TOWSON, MD. . . . Amount 2h

... 19.72, the fift publication

Leank Struck

Cost of Advertisement, \$_____

appearing on the 24th day of August



JS:mn

ORIGINAL OFFICE OF

Ocommunity UNIES

RANDALLSTOWN, MD. 21133 August 28 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Fr.c Dinenna Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one 2000 weeks before the 28 day of August 19 72 that is to say, the same

was inserted in the issue of August 24, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

M EMBLIE BARKS

ALVIN LORECK JOSHUA R. WHEELER, SUPERINTENEN MRS. RICHARD K. WUERFO

