#73-51-R

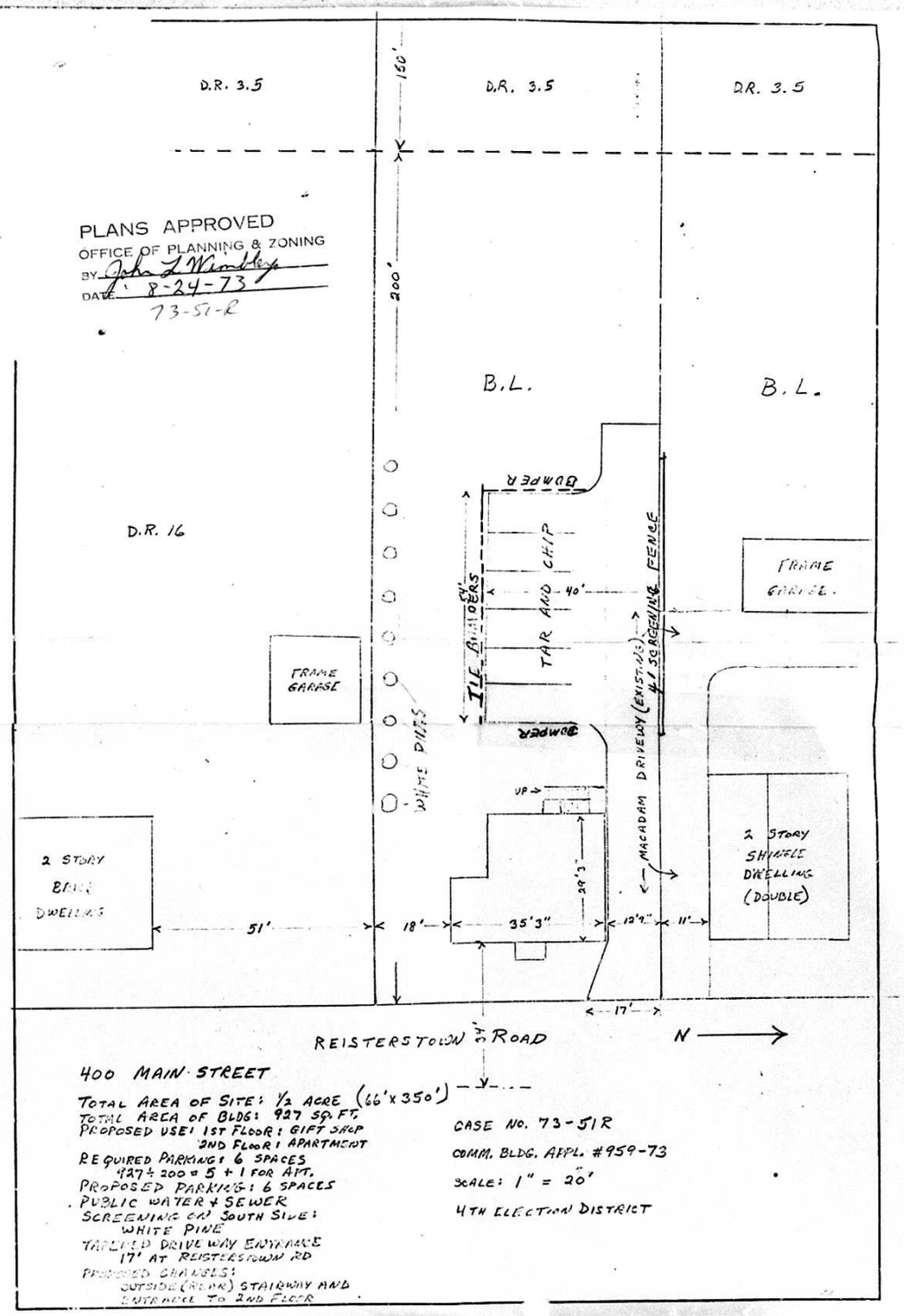
Commercial Building Application #959-73
Gift Shop
W/S Reisterstown Road
982' North of Woodley Avenue
District 4

For: The Ladies Four
400 Main Street
Reisterstown, Md.

The Attached site plan includes the changes requested by the Office of Planning and the State Highway Administration, as follows:

1. Zoning line (as shown) - front 200 ft zoned BL (73-51R), balance R3.5
2. Parking area has been enlarged to allow turning room
3. Screening (white pines) has been provided on south side of property. North side is a common Macadam driveway with property on North.
4. Parking area surface will be tar and chip/
5. Permit number 50563 has been granted for razing garage.
6. Tapered section has been added to driveway at entrance.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L Wimbley
DATE 8-24-73
73-51-R



400 MAIN STREET

TOTAL AREA OF SITE: ½ ACRE (66'x350')
TOTAL AREA OF BLDG: 927 SQ FT.
PROPOSED USE: 1ST FLOOR: GIFT SHOP
2ND FLOOR: APARTMENT
REQUIRED PARKING: 6 SPACES
927 ÷ 200 = 5 + 1 FOR APT.
PROPOSED PARKING: 6 SPACES
PUBLIC WATER + SEWER
SCREENING ON SOUTH SIDE:
WHITE PINE
TAPERED DRIVEWAY ENTRANCE
17' AT REISTERSTOWN RD
PROPOSED CHANGES:
OUTSIDE (REAR) STAIRWAY AND ENTRANCE TO 2ND FLOOR

CASE NO. 73-51R
COMM. BLDG. APPL. #959-73
SCALE: 1" = 20'
4TH ELECTION DISTRICT

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Serah Fuss Beach 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 herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 16 & D.R. 3.5 zone to an B - L zone; for the following reasons: To make possible the use of said property for purpose of operating a retail store, from which gifts, novelties and antiques may be sold.

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.

Sarah F. Beach
Contract purchaser

Serah Fuss Beach
Legal Owner

Address: Cockeysmill Rd., Reisterstown, Md. 21136

James A. Gede
Petitioner's Attorney

Protestant's Attorney

Address: 11000 Reisterstown Rd., Owings Mills, Maryland 21117 356-4870

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of July, 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 throughout Baltimore 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 County, on the 18th day of September 197 2 at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

73-51-R
#42

SARAH F. BEACH
W/S of Reisterstown Rd. opp. Glyndon Dr. 4th
#73-51-R

ORDER RECEIVED FOR FILING
DATE
BY
ASSISTANT ASSISTANT

RE: PETITION FOR RECLASSIFICATION
W/S of Reisterstown Road opposite Glyndon Drive - 4th District
Sarah F. Beach - Petitioner
NO. 73-51-R (Item No. 42)

: BEFORE THE
: DEPUTY ZONING
: COMMISSIONER
: OF
: BALTIMORE COUNTY

::: ::: :::

This Petition represents a request for a Reclassification from a D. R. 3.5 Zone and a D. R. 16 Zone to a B. L. Zone. The parcel consists of one-half (1/2) of an acre of land and is located on the west side of Reisterstown Road, opposite Glyndon Drive in the Fourth District of Baltimore County.

The Petitioner, Sarah F. Beach, testified that she had purchased the property with the intention of converting the two (2) story frame dwelling, that presently exists on the site, to an antique and gift shop. The property is assessed commercially, and tax bills reviewed by Mrs. Beach prior to the purchase, led her to believe that the property was commercially zoned.

Mr. Frederick P. Klaus, a real estate appraisor and consultant, also testified in behalf of the Petitioner. His testimony was, in essence, as follows. Glyndon Drive forms a tee intersection with Reisterstown Road almost directly across from the Petitioner's property. The center line of this road also serves as the division line for the B. L. and D. R. 16 Zones on the opposite side of Reisterstown Road. The extension of this zone line, across Reisterstown Road, was arbitrarily placed on the northern boundary line of the Petitioner's property leaving the subject property - directly opposite the busy intersection of Glyndon Drive - in a residential classification. The land uses along this side of Reisterstown Road, for some distance to the north and south, are basically one (1) and two (2) story frame, shingle, and brick dwellings. Some have been converted to apartment, office, and commercial use. There are no physical features or other differences that could

ORDER RECEIVED FOR FILING
DATE
BY
ASSISTANT ASSISTANT

logically cause the location of the residential - commercial zone line to be located on the north side of the subject property.

Mr. Klaus felt that, in view of these facts, the placing of the Petitioner's property in a residential classification must be considered arbitrary, capricious, and erroneous.

All utilities are available, and the site can be improved so as to meet all design requirements requested by the Zoning Advisory Committee.

OPINION

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has proven error and that the commercial zone line should be relocated to the south side of the Petitioner's property.

The property lies in the path of Glyndon Drive at its intersection with Reisterstown Road, and is exposed to the light, noise, and congestion that accompanies such an intersection more so than any of the other properties in the vicinity. Since there are no other characteristics that would determine the location of the residential - commercial zone line along this strip of like improvements, it seems logical and reasonable to conclude that a portion of the subject property fronting Reisterstown Road, should have been placed in a commercial zone.

The depth of commercial zoning should not exceed two hundred (200) feet from the center line of Reisterstown Road. However, upon submission and approval of a functional site plan for parking on the D. R. 3.5 portion of the Petitioner's property, a use permit for parking in a residential zone will be granted without the necessity of another public hearing. The parking plan must, however, meet all requirements of Section 409.4 and must be approved by the agencies named in the following Order.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 7th day of December, 1972, that the portion

ORDER RECEIVED FOR FILING
DATE
BY
ASSISTANT ASSISTANT

of the herein described property or area presently zoned D. R. 16 should be and the same is hereby Reclassified to a B. L. Zone, subject to approved plans by the Department of Public Works, State Highway Administration, Department of Traffic Engineering and the Office of Planning and Zoning. A use permit for parking on the residentially zoned D. R. 3.5 land, as conditioned in the above opinion is hereby Granted.

Further the above Reclassification for that portion of the herein described property or area that is presently zoned D. R. 3.5 is hereby Denied and the same is hereby continued as and to remain a D. R. 3.5 Zone.

Deputy Zoning Commissioner of Baltimore County

MEMORANDUM: REGARDING REASONS FOR ZONING RE-CLASSIFICATION

PETITIONER: Legal Owner of Property, SARAH FUSS BEACH.
Address: Cockeysmill Road, Reisterstown, Md. 21136

ATTORNEY FOR PETITIONER: James A. Gede
Address: 11000 Reisterstown Road, Owings Mills, Md. 21117
Telephone: 356-4871

* * * * * * * * * * *

Petitioner has requested that the zoning status of the property described in the attached Plat and Description be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 16 & D.R. 3.5 zone, to a B - L Zone, for the following reasons:

To make possible the use of said property for purpose of operating a retail store, from which gifts, novelties and antiques may be sold.

That in pursuance to the adoption of the Land Use Map for Baltimore County, properties adjoining and adjacent to the subject property were re-classified for commercial use, or were contained in their classification as commercial use properties, leaving the subject property "sandwiched" between said commercial properties as a residential property.

The maps would be in error, since they have, in effect, spot-zoned the subject property and are depriving the owner of the proper use of the subject property, unless it is re-classified for commercial use.

JOSEPH D. THOMPSON, P.E.-L.S.
CIVIL ENGINEERS & LAND SURVEYORS
1150
101 SHELL BUILDING · 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VAlley 3-8820

DESCRIPTION OF A 0.50 ACRE PARCEL
400 REISTERSTOWN ROAD

BEGINNING for the same at a point on the west side of Reisterstown Road at the distance of 26 feet, more or less, measured southerly along the west side of Reisterstown Road from the centerline of Glyndon Drive, if said centerline was extended westerly to intersect the west side of Reisterstown Road said point being the beginning point of a tract of land conveyed to Lawrence E. Cole, Milson T. Cole and C. Carolyn Lafferty by deed dated December 6, 1967 and recorded among the Land Records of Baltimore County in Liber 4831 Folio 122, and running thence on the west side of Reisterstown Road North 10 Degrees West 66 feet; thence leaving said road South 81 Degrees 45 Minutes West 330 feet; thence South 10 Degrees East 66 Feet; thence North 81 Degrees 45 Minutes East 330 feet to the place of beginning.

CONTAINING 0.50 Acres of land more or less.

Bearings are referred to the above mentioned deed meridian.

This description compiled from deeds and intended for zoning purposes only.

4-7-72

MEMORANDUM: REGARDING REASONS FOR ZONING RE-CLASSIFICATION

PETITIONER: Legal Owner of Property, SARAH FUSS BEACH.
Address: Cockeysmill Road, Reisterstown, Md. 21136

ATTORNEY FOR PETITIONER: James A. Gede
Address: 11000 Reisterstown Road, Owings Mills, Md. 21117
Telephone: 356-4871

* * * * * * * * * * *

Petitioner has requested that the zoning status of the property described in the attached Plat and Description be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 16 & D.R. 3.5 zone, to an B - L Zone, for the following reasons:

To make possible the use of said property for purpose of operating a retail store, from which gifts, novelties and antiques may be sold.

That in pursuance to the adoption of the Land Use Map for Baltimore County, properties adjoining and adjacent to the subject property were re-classified for commercial use, or were contained in their classification as commercial use properties, leaving the subject property "sandwiched" between said commercial properties as a residential property.

The maps would be in error, since they have, in effect, spot-zoned the subject property and are depriving the owner of the proper use of the subject property, unless it is re-classified for commercial use.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

James A. Gede, Esquire
11000 Reisterstown Road
Owings Mills, Maryland 21117

Re: Reclassification Petition
3rd Zoning Cycle
Item 42
Sarah Fuss Beach-Petitioner

Dear Mr. Gede:

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 west side of Reisterstown Road opposite the intersection of Glyndon Drive in the Fourth Election District of Baltimore County. The subject property is currently improved with an attractive two-story frame dwelling and a frame garage toward the rear of this site. There are residential homes on each side of this site. Curb and gutter are existing along Reisterstown Road.

The subject petition is accepted for filing; however, in view of the comments of the Bureau of Engineering, the petitioner might consider withdrawing this request for a reclassification and consider a request for a special exception in the existing D. R. 16 zone. Should this suggestion not be satisfactory, revised plans must be submitted which indicate these items requested by the State Highway Administration and the Project Planning office prior to the hearing.

Very truly yours,

OLIVER L. MYERS, Chairman

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

OLM:JJD:bbr

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

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

April 24, 1972

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

Re: Item #42 (Cycle April - October 1972)
Property Owner: Sarah Fuss Beach
W/S Reisterstown Rd., opposite Glyndon Dr.
Present Zoning: D.R. 3.5 & D.R. 16
Proposed Zoning: Reclassification to B.L.
District: 4th No. Acres: 0.50 acres

Dear Mr. Myers:

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

General:

The subject site is required in its entirety for the future Nicodemus - Glyndon Boulevard, providing the Reisterstown connection and interchange with the Northwest Expressway.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:CMK:ss

T-NW Key Sheet
60 NW 10 Position Sheet
NW 15 J - K Topo
48 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD P.E. DIRECTOR — WM. T. MELZER DEPUTY TRAFFIC ENGINEER

April 28, 1972

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

Re: Cycle Zoning III
Item 42 - ZAC - 4-4-72
Property Owner: Sarah Fuss Beach
Reisterstown Road opposite Glyndon Drive
Reclassification to BL - District 4

Dear Mr. Myers:

The subject petition is requesting a change from DR 16 and DR 3.5 to BL. This change can increase the trip density from 50 trips to 250 trips per day.

Reisterstown Road, in several areas, has long delays during the peak hours and increase in trip density along this road, can only increase this delay and at the same time, increase the accident potential.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM:nr

STATE HIGHWAY ADMINISTRATION
300 West Preston Street
Baltimore, Md. 21201

April 26, 1972

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

Re: ITEM 42
Z.A.C. Meeting April 4, 1972
Reclassification
Property Owner: Sarah Fuss Beach
Location: W/S Reisterstown Road (Route 140) opp. Glyndon Drive
Present Zoning: D.R. 3.5 & D.R. 16
Proposed Zoning: Reclassification to B.L. - District 4

Dear Mr. DiNenna:

The subject plan indicates a proposed entrance that scales 16' in width. The minimum width for a standard commercial entrance is 24 ft. In order to construct the proposed entrance a large tree would have to be removed and a fire hydrant would have to be relocated.

There is an existing 25 ft. wide entrance, in common with the adjacent property, that is acceptable to serve the proposed business.

Considering the foregoing, it is our opinion that the existing entrance should be utilized and the proposed entrance should be eliminated.

Access to the site is subject to the approval of the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

by: John E. Meyers
Asst. Development Engineer

CL:JE:tsk

APR 28 '72 AM

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
823-7310

April 17, 1972

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

RE: Property Owner: Jacob and Diana Von Gunten

Location: N/S Roaches Lane, 1000' N/E of Reisterstown Road

Item No. 42 Zoning Agenda April 4, 1972

Gentlemen:

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

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Hydrant to be relocated, approval shall be by the Fire Chief.
( ) 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.
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National 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.

Reviewer: H. Thomas E. Kelly Noted and Approved: Paul H. Reincke
J. Planning Group Special Inspection Division — Deputy Chief Fire Prevention Bureau

mb 4/17/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 18, 1972

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

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

Dear Mr. Myers:

Comments on Item 42, Zoning Advisory Committee Meeting, April 11, 1972, are as follows:

Property Owner: Sarah Fuss Beach
Location: W/S Reisterstown Road, opposite Glyndon Drive
Present Zoning: D.R. 3.5 & D.R. 16
Proposed Zoning: Reclassification to B.L.
District: 4
No.Acres: 0.50

Metropolitan water and sewer are available to the site. No health hazards are anticipated.

Very truly yours,

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

JS:mn

GEORGE E. GAVRELIS
Director
Jefferson Building
Suite 301
Towson, Md. 21204
494-3211

S. ERIC DiNENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
494-3351

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 1, 1972

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

Dear Mr. Myers:

Comments on Item 42, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Sarah Fuss Beach
Location: W/S Reisterstown Road, opposite Glyndon Drive
Present Zoning: D.R.3.5 and D.R.16
Proposed Zoning: Reclassification: to B.L.
District 4
No. Acres: 0.50 acres.

The subject property is involved in a major highway improvement as stated in the Bureau of Engineering comments.

If the zoning is granted, the access to the parking should be by use of a driveway in common on the north side of the property and the parking on the south side of the site to give better vehicular circulation.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

JLW:rh

BOARD OF EDUCATION
OF BALTIMORE COUNTY

ITEM #42

TOWSON, MARYLAND - 21204

Property Owner Sarah Fuss Beach

District 4

Present Zoning DR 3.5 + DR 16

Proposed Zoning BL

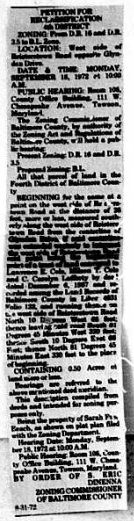
No. Acres .050

No adverse effect on student population

M. EMSLIE PARKS, PRESIDENT
EUGENE E. MEISS, VICE PRESIDENT
MRS. ROBERT L. BENNEY

MRS. JOHN M. CROCKER
JOSEPH N. McGURAN
ALVIN LOWERE
JOSHUA B. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD C. WUERTZ



PETITION FOR RECLASSIFICATION 4th DISTRICT

ZONING: From D.R. 16 and D.R. 3.5 to B.L. Zone.

LOCATION: West side of Reisterstown Road opposite Glyndon Drive.

DATE & TIME: MONDAY, SEPTEMBER 18, 1972 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: D.R. 16 and D.R. 3.5

Proposed Zoning: B.L.

All that parcel of land in the Fourth District of Baltimore County

BEGINNING for the same at a point on the west side of Reisterstown Road at the distance of 26 feet, more or less, measured southerly along the west side of Reisterstown Road from the centerline of Glyndon Drive, if said centerline was extended west to intersect the west side of Reisterstown Road and said point being the beginning point of a tract of land conveyed by Lawrence E. Cole, Minnie T. Cole and C. Carolyn Lafferty by deed dated December 6, 1967 and recorded among the Land Records of Baltimore County in Liber 4031, Folio 122, and running thence, so as a west side of Reisterstown Road North 10 Degrees West 66 feet; thence leaving said road South 81 Degrees 45 Minutes West 330 feet; thence South 10 Degrees East 66 Feet; thence North 81 Degrees 45 Minutes East 330 feet to the place of beginning

CONTAINING 0.30 Acres of land more or less.

Bearings are referred to the above mentioned deed meridian.

This description compiled from deeds and intended for zoning purposes only.

Being the property of Sarah Fuss Beach, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, September 18, 1972 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF S. ERIC DINENNA ZONING COMMISSIONER OF BALTIMORE COUNTY

8-31-72

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

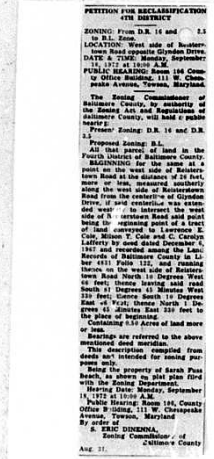
RANDALLSTOWN, MD. 21133 Sept. 5, 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric 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 successive weeks before the 5th day of Sept., 1972 that is to say, the same was inserted in the issues of August 31, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan



PETITION FOR RECLASSIFICATION 4TH DISTRICT

ZONING: From D.R. 16 and D.R. 3.5 to B.L. Zone.

LOCATION: West side of Reisterstown Road opposite Glyndon Drive.

DATE & TIME: Monday, September 18, 1972 at 10:00 A.M.

PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: D.R. 16 and D.R. 3.5

Proposed Zoning: B.L.

All that parcel of land in the Fourth District of Baltimore County.

BEGINNING for the same at a point on the west side of Reisterstown Road at the distance of 26 feet, more or less, measured southerly along the west side of Reisterstown Road from the centerline of Glyndon Drive, if said centerline was extended west to intersect the west side of Reisterstown Road and said point being the beginning point of a tract of land conveyed by Lawrence E. Cole, Minnie T. Cole and C. Carolyn Lafferty by deed dated December 6, 1967 and recorded among the Land Records of Baltimore County in Liber 4031 Folio 122, and running thence on the west side of Reisterstown Road North 10 Degrees West 66 feet; thence leaving said road South 81 Degrees 45 Minutes West 330 feet; thence South 10 Degrees East 66 Feet; thence North 81 Degrees 45 Minutes East 330 feet to the place of beginning

Containing 0.50 Acres of land more or less.

Bearings are referred to the above mentioned deed meridian.

This description compiled from deeds and intended for zoning purposes only.

Being the property of Sarah Fuss Beach, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, September 18, 1972 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By order of S. ERIC DINENNA, Zoning Commissioner of Baltimore County

Aug. 31.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 31, 19 72

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 18th day of September, 1972, the first publication appearing on the 31st day of August, 19 72.

THE JEFFERSONIAN

S. Frank Streaker

Manager.

Cost of Advertisement, $

Item # 42

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

James A. Gede, Esquire
11000 Reisterstown Road
Owings Mills, Maryland 21117

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

Your Petition has been received and accepted for filing this 17th day of July 1972.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Sarah Fuss Beach

Petitioner's Attorney James A. Gede, Esquire Reviewed by John J. Dillon, Jr.
Chairman,
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		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: Revised Plans:
Change in outline or description ___Yes ___No
Previous case: Map #

BALTIMORE COUNTY, MARYLAND No. 2137
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 6, 1972 ACCOUNT 01-662

AMOUNT $50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Cash
Petition for Reclassification for Sarah F. Beach
(James A. Gede, Esq.)

VALID 19 78 10 50.00 MSC

BALTIMORE COUNTY, MARYLAND No. 5020
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Sept. 18, 1972 ACCOUNT 01-662

AMOUNT 119.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Sarah Fuss Beach
Cockeysmill Road
Reisterstown, Md. 21136
Advertising and posting of property
#73-51-R

VALID 19 78 10 119.00 MSC

1516W 73-51-R

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 4TH Date of Posting SEPT. 2-1972

Posted for: RECLASSIFICATION

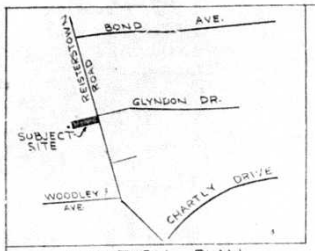
Petitioner: SARAH F. BEACH

Location of property: W/S OF REISTERSTOWN RD. OPP. GLYNDON DR.

Location of Signs: ON N.E.C. REISTERSTOWN RD.

Remarks:

Posted by Clarke M. Reed Signature Date of return: SEPT. 15-1972



LOCATION PLAN
SCALE 1"=1000'

4831-122
Dec. 6, 1967
Lawrence E. Cole
Mileon T. Cole
& C. Carolyn Lafferty

EX. ZONING- BL

2 STY. SHINGLE DWG.

S. 81°45' W.

330.0'

BL

MAC. DRIVE

FRAME GARAGE TO BE RAZED

4 P.S.

10' Sewer R/W 56-154-G

EX. 6" SAN. L.

DR-16

DR3.5

PROPOSED MAC PARKING AREA

2 STY FRAME DWG.

7 P.S.

14'

EX. 6" W.L.

16'

16'

N. 10°00' W. 66.0'

S. 10°00' E. 660'

N. 81°45' E.
330'

4 HIGH COMPACT EVERGREEN PLANTINGS

FRAME GARAGE

51.2'

BEGINNING

EX. F.H. TO BE RELOCATED

CURB

EX. 40 MAC. PAVEMENT

REISTERSTOWN ROAD (66')

CLASS 1 COMMERCIAL

MOTORWAY

BL

T.V. REPAIR BUSINESS

GLYNDON DRIVE

RESIDENTIAL

N

EX. ZONING- DR-16

2 STY. BRICK DWG.

MAP 10
NW 15-S,K
ELECTION DIST. 4
DATE 4-14-72
SURVEYED P.K.
BY M.T.
TRACED 4-29
BY

GENERAL NOTES

Total Area of Site Equals .500 Acres ±
Existing Zoning of Parcel DR-16, D-3.5
Existing Use of Parcel RESIDENTIAL
Proposed Zoning of Parcel BL
Proposed Use of Parcel RETAIL ANTIQUE STORE
Floor Area of Building- 2100 S.F.
Parking Required: 11 P.S. (2100 S.F. ÷ 200)
Parking Proposed: 11 P.S.
Public Water & Sewer is available
Screening shall consist of 4 high compact evergreen planting

Robert T. Fishpaugh
Registered Land Surveyor No. 6034

RTF, INC.
LAND SURVEYORS
REISTERSTOWN MD. WESTMINSTER MD.

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
400 REISTERSTOWN ROAD
ELECTION DISTRICT 4 BALTIMORE COUNTY MD.
SCALE 1"=20' APRIL 6, 1972

72-21