PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

L AXXX Harry Waller legal owner... of the property situate in Bali County and which is described in the description and plat attached hereto and made a part hereof, petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an......DR-16. _zone; for the following reasons:

Error in the adoption of the comprehensive zoning map by the County Council in downshifting said property from 8L to DR-16 dee when subsequent changes in the neighborhood since the adoption of the map

and (2) for a Special Exception, ".nder the said Zoning L.w and Zoning Regulations of Baltim County, to use the herein described property, for.....

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

Property is to be possed and advertised as prescribed you coming regulators, i.e., and i.e., and

Robert o. Relitioner's ss 809 Eastern Boulevard Baltimore, Maryland 21221

0.12

tool

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 JUL 1 Formshadoner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 198272, at 11:00 o'clock

See attached description

Har Walle Legal Owner

> Address P. 0. Bax 866. Baltimore, Maryland 21203 Join & Lol 454 Worly to Ame

108272 that the subject matter of this petition be advertised, as

PETITION FOR RECLASSIFICATION: NE/S of Reisterstown Road, 738.86' NW of Craddock Lane - : 3rd District Harry Wallor - Petitioner : NO. 73-52-k (Item No. 17) 111

RE: PETITION FOR RECLASSIFICATION :

ZONING COMMISSIONER OF

111

BALTIMORE COUNTY 111 111

The Petitioner has withdrawn his Petition, therefore, IT IS CRDERED by the Zoning Commissioner of Baltimore County, this

day of December, 1972, that the said Petition be and the

same is hereby DISMISSED without prejudice

Vrom D.R. 15 to B. L. Som

SEPTEMBER 18, 1972 at 11:00 A.M.

hoom 106, ocurty Office Building, 174 V. Ch.

ty, by authority of the Soning Act and

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

being the property of Carry Valler, as shown on plat plan faled with the

Building, 111 V. Chesopeake Avems, Treson, Md.

Robert J. Smadka, Esquire 809 Eastern koulovard Baltimore, Navyland 21221

RE: Petition for Reclassification NE/S of Reisterston Road, 738.96' NW of Craddock Lane -3rd District Harry Waller - Petitioner NO. 73-52-8 (Item No. 17)

Dear Mr. Romadka:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

15/ S. ERIC DI MENNA

SED/srl

Attachment

co: Calhoun Bond, Esquire Blaustein Building Baltimore, Maryland 21201

James H. Cook, Esquire 409 Washington Avenue Towson, Maryland 21204

JOSEPH D. THOMPSON, P.E.AL.S. CIVIL ENGINEERS & LAND SURVEYORS

> 101 SHELL BUILDING . 200 HAST JOPPA ROAD TOWSON, MARYLAND (1204 · VAlley 3-8820

DESCRIPTION OF A PARCEL OF LAND TO BE REZONED FROM DR 16 TO BL REISTERSTOWN ROAD, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the northeast side of Reisterstown Road, 66 feet wide at the distance of 738.86 feet measured Northwesterly from the west side of Cradock Lane said point being on the dividing line between that land zoned DR16 and that land zoned BL and running thence and binding on the northeast side of Reisterstown Road North 39 Degrees 52 Minutes West 27,02 feet, North 43 Degrees 24 Minutes West 270.00 feet, North 44 Degrees 21 Minutes West 387.90 feet, North 44 Degrees 52 Minutes 20 Seconds West 166.58 feut, North 45 Degrees 24 Minutes 40 Seconds West 1385,19 feet and North 47 Degrees 09 Minutes 40 Seconds West 15,56 feet thence leaving the Northeast sterstown Road and running North 44 Degrees 35 Minutes 20 Seconds East < 28.45 feet, South 45 Degrees 24 Minutes 40 Seconds East 800.00 feet , South 11 Degrees 24 Minutes 40 Seconds East 180.00 feet, South 45 Degrees 24 Minutes 40 Seconds East 775.00 feet, South 85 Degrees 24 Minutes 00 Second East 223,00 feet and South 43 Degrees 24 Minutes 00 Seconds East 378 feet, more or less, and runningthence South 47 Degrees 18 Minutes 45 Seconds West 450,00 feet, more or less to the place of beginning.

3-29-72

CONTAINING ... 44 ucres of land, more or less.

MEMORANDUM IN SUPPORT OF PETITION FOR REGLASSIFICATION

Re: Petitioner - Harry Waller Reclassification of property from DR-16 to BL

Road northwest of land located on the northeast side of Reisterstown Road northwest of Craddock Lane, consists of 19.44 acres; that said site is presently zoned DR-16 and has available al; public utilities. The tract of land prior to the adoption of the Comprehensive Zoning Rap in 1971 was zoned Busis "s Local for a number of years and despite objections from yo.. Petitioner, the County Council downshifted said property and rezoned same frem Bl to DR-16.

shifted said property and rezoned same from 8L to DR-16.

The Petitioner feels that the County Council was in error since there are a number of commercial enterprises along Reisterstown Road, and the state of the

It is, therefore, respectfully requested that your Petitioner's property be reclassified to its former zoning of BL.

Respectfully submitted,

obert J. Comadka for Petitioner COOK, MUDD, MURRAY & HOWARD

June 17, 1972

Zoning Commissioner for Baltimore County County Office Building Towson, Maryland 21204

Attention: Mrs. Anderso

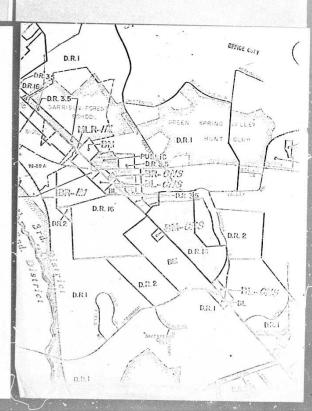
Re: Petition of Harry Waller -Northwest Sector No. 17, Reisterstown Road 600 feet northwest of Craddock Lare

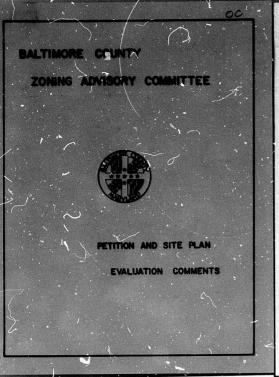
Dear Mrs. Anderson:

This will confirm my request to you that you enter my appearance as counsel for the Protestants in the petition filed by Harry Waller in the present cycle requesting, reclassification of 19 acres in the Third Election District of Baltimore County from D. R. 16 to B.L., this property located on Relsterstown Road, 600 feet northwest of Craddock Lame, and recorded as Item No. 17 in the Northwest Sector.

I would appreciate you forwarding me any comments from the various Departments of Baltimere County that are sent to the Zoning Commissioner for inclusion in the file, as well as advising me as soon as a hearing date is assigned.

THC: rm





BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

HEALTH DEPARTMENT

PROJECT PLANNING

DUILDING DEPARTMEN

BOARD OF STUCATION

809 Eastern Boulevard Baltimore, Maryland 21221

Re: Reclassification Petition 3rd Zoning Cycle

Dear Mr. Romadka:

Robert J. Romadka, Esquire

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

The subject property is located on the northeast side of Reisterstown Road, seven hundred and thirty eight feet northeast of Graddock Lane in the Third District of Baltimore County. This property was previously zoned BL by Case No. 64-87R; hewever, property was previously zoned BL by Case No. 0-1-018, newver, it was removed from this classification when the sew maps were adopted in 1911. The property contains 55, 8 acres, of which 19.44 acres is the subject of this property is to remain DR 16 and is proposed to be developed as the Queen. Anne Village Addition. The property to the southeast is aned BL and is developed as a bilevel shopping complex. The property on the southwest side of Reisterstown Road is zoned BM most of which is undeveloped except for a small drive-in cluster of retail stores. The preperty on the northwest side of this site is DR 16 and is the subject of another petition in the cycle (item 37). There is no curb and gutter existing along Reisterstown Road at this location.

Although the subject petition is accepted for filing revised clans must be submitted prior to the hearing that reflect the comments of the State Highway Administration and the Bureau of Engineering.

Very truly yours. Myear QLIVER L. MYERS, Chairman John J. DILLON, JR., Zoning Tech. I

OLM:JJD:bbr

Ralitmore County, Margland Bepartment @f Jubite Borks

> COUNTY OFFICE BUILDING TOWSON, MARYLAND 2120

April 24, 1972

Hr. Oliver L. Myers, Chairman Zoning Advisory Committee County Office Building Towson, Haryland 21204

Re: Item #17 (Cycle April - October 1972)
Property Owner: Harry Waller
M/ES Reistertebum Rd., 6001 Wh of Craddock Lane
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L.,
District: 3rd No. Acres: 19.5% acres

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

Reisterstown Road and Green Spring Valley Road are State Roads; therefore, all improvements, intersections and entrances on these roads will be subject to State Highway Administration requirements.

Craddook Lane Relocated (McDonogh Road) will traverse a portion of this property. This road is proposed for improvement as a closed roadway within an Do-Toot right-of-m-y for the limits of this property. The proposed paying cross-section will vary from 50 feet at existing Greadook Lane to a divided Part of the road at Insistence Road. The right-of-way width and exact and this road are not shown correctly on the Plat for Resoning and must be corrected prior to the soning hearing.

Storm Drains:

Detailed provisions for accommodating storm water or drainage have not been indicated on the subject plan; however, drainage facilities and easements will be required in connection with the proposed development of this property.

Reisterstown Road and Green Spring Yelly Road are State Roads. Therefore, minage requirements as they affect these roads come under the jurisdiction the Maryland State Highway Administration.

The Patitioner must provide tacessary drainage facilities (temporary or permanni) to prevent creating any mnianness or datages to adjacent properties, especially by the concentration of surface water. Correction of any problem which any result, due to improper praining or improper installation of drainage facilities, would be the full responsibility of the Patitioner.

DEPARTMENT OF TRAFFIC ENGINEERING

April 28, 1972

Hr. Oliver L. Hyers Chr'rman Zoning Advisory Committee County Office Building Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

JEFFERSON BU'LDING TOWSON, MARYLAND 2120

Cycle Zoning III Item 17 - ZAC - 4-4-72 Property Owner: Harry Waller Reisterstown Road MW of Craddock Lane Reclassification to BL - District 3

The subject petition is requesting a change from DR 16 to BL of 19.44 acres. This should increase the trip density from 2300 to 9700 \pm vehicles a day.

At the present time, Reisterstown Road has severe capacity problems in many areas. Long delays occur which increase the accident potential and any increased density along Reisterstown. Road can be expected only to increase these delays and increase the accident potential.

C Richard Hoore ssistant Traffic Engineer

Very truly yours

STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET BALTIMORE, MD. 21201

April 11, 1972

Hr. S. Eric DiNenna Zoning Commissioner County Office Building

Att: Mr. O. L. Myers

Re: ITEN 17 Z.A.C. meeting, "pril 4, 1972 Reclassification
Property Owner: Harry Haller
Location: N/E/S Reisterstown
Road (Route 140) 600' N/W
of Craddock Lane
Present Zoning: U.R. 16 Proposed Zoning: Reclass.to District: 3 No. Acres: 19.44

Dear Mr. DiNenna:

CLIJEMIN

Extensive commercial and apartment development is being planned for the properties along the Southwest side of Reiterstown Road, opposite the subject site. Studies have been made to deterain the most practical location for access to these properties. Somercial not the subject roperty must be coordinated with that of the properties on the opposite side of the highways therefore, it may be necessary to change the location of the points of access to the subject site, depending upon which side of Reisterstown Road is first to be developed.

In any event, monumental type entrances must have medians of 120 ft. length minimum,

The plan indicates a proposed extrance of 50 ft. in width. The maxi-

The entire frontage of the site must be improved with curb and gutter. The roadside curb is to be a minimum of 31 ft. from the center of the high-way. The exact distance would be determined at a letter date. There is an 82' right of way proposed for the subject section of Reisterstown Road, that is not indicated on the plan. This right of way line or the parking setback line must be curbed with concrete.

The proposed development may render the storm drain structures under Reisterstown Road inadequate to accommodate the concentrated storm water that would run off of the proposed buildings and paved areas.

Access to Reisterstown Road i. subject to State Highway Administration

Very truly yours, Charles Lee, Chief, Development Engineering Section The Chief Chief Dy Son E. Neyers, Asst. Development Engineer Baltimore County Fire Department

J. Austin Deitz



Towson. Maryland 21204

823-7310

April 17, 1972

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

RE. Property Owner: Harry Waller

Location: N/E/S Reisterstown Road 600' N/W of Craddock Lane

Item 15. 17 Zoning Agenda April 4, 1972

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

(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 Baltimore County Standards as published by the Department of Public Works.

() 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 thall be made to comply with all applicable narts of the Fire Frewention Code prior to occupancy or beginning

of the Fire Prevention Code prior to occupancy or segminism of operations. The buildings and structures existing or promosed on the site shall comply with all applicable requirements of the internal fire Protection Association Standard No. 101 "The Protection Production prior to occupancy." Site plans are annowed in the production of the protection occurrency. The Fire Prevention Bureau has no comments at this time.

Reviewer: # # Long E 24 10 ted and Approved: Deputy Chief Park | 1/17/22 | Special Inspection Division | Fire Prevention Sure:

Fire Prevention Bureau

GEORGE E. GAVRELI Jefferson Building Soite 301 Towson, Kd. 21204

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Page 2

Re: Item #17 (Cycle April - October 1972)

Development of this property through stripping, grading and stabilisation could result in a sediment pollution problem, desaging private and public holdings downstream of the property. A grading routh is, therefore, necessar, for all grading, including the stripping of top abil.

Public water supply is available to serve this property from the existing public water mains in Reisterstown Road and from the public water main extension in Gradook Lane Belocated which will be required in connection with any subsequent development of this property.

Very truly yours,

ELISMORTH N. DIVER, P.E. Chief, Buryau of Engineering

Public sanitary sewrage will be a Alable to serve this property by extension of a public sanitary sewer win from the Valley Village Pumping Station withints currently under contract for construction. Valley Village Function and Station is located at the intersection of Green Spring Valley Road and Oradook Lane approximately 1,500 feet from this procesty.

April 24, 1972

Sediment Control:

Sanitary Sever:

END: E4M: CLW: as

P-NE Key Sheet NW 10 G Tupo 36 NW 26 Position Sheet



Zaning Countsele or County Office Buildle 111 W. Channada A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 9, 2

Mr. Oliver L. Myers, Chairman Zoning Adv' ory Committee Office of Planning and Zoning Baltimore County Office Building *owson, Maryland 21204

Dear Mr. Myers:

Comments on Item 17, Zoning Advisory Committee Meeting, April 4, 1772, are as follows:

Property Owner: Harry Waller Location: N/E/S Reistarstown Road, 600' N/W of Craddock Lune Present Zoning: D.R.16 Proposed Zoning: Reclassification to B. L. District: 3 No. Acres: 19.44 acres

This office will withhold comments at this time because of the complexity of the changes from the approved Preliminary Plan. These changes will require further meetings with

> Richard B. Williams Planner II Project Planning Division

Vary truly yours,

Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

April 12, 1972

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

Comments on Item 17, Zoning Advisory Committee Meeting, April 4, 1972 are as follows:

Property Owner: Harry Waller Location: N/E/S Reisterstown Road, 600'N/W of Craddock Lane Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L. District: 3 No.Acres: 19.44

The method of providing public sewer to the site must be indicated on plans submitted to this office before hearing. Netropolitan water is available.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baitimore County Department of Health, for review and

Air Pollution Comment. The building or building on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimure County Departuent of Health.

Swimming Pool Comments: Prior to approval of a public pool on this site, two complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval

for review and approval.

If public vater and severs are not available, a plot plan must be submitted showing locations of pool, bath-bouse, parking area, water well, sewerage system and method of disposing filter backwash water. Where utilities are available, the locations of same should be shown on plot plan as well ze other items listed.

Mr. Oliver Myers

April 12, 1972

<u>Department of Water Resources Comments</u>: 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.

Shopping Centers and Apartment Hruse Comments: Approval for a shopping center or apartrent house is based upon owner responsibility for the collection, storage and disposal of refuse in accordance with Health Department requirements.

Very fruly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAN - 21204

District 3

Property Owner Harry Waller Present Zoning DR 16

Proposed Zoning BL

No. Acres 19.hh

A change to BL would result in a loss of approximately 323 spartment units. Since the schools servicing this area are experiencing overcrowded conditions this change would have no adverse effect on the student population

D.R 16 0 D.R. 13

H. EMSLIE PARTS, HEALTH

CERTIFICATE OF PUBLICATION

TOWSON MD August 31 1972

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

appearing on the 31st day of August

THE JEFFERSONIAN,

Cost of Advertisement.

OFFICE OF O COMMUNITE LIMES RANDA!LSTOWN, MD. 21133 Sept. 7, 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Binenna, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper publishe in Baltimore County, Maryland, once a week for One XXXXXXXX week before the 5th day of Sept., 1972, that is to say, the same was inserted in the issue of Aug. 31, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth morgan

PETITION	MAPPING			PROGRESS			SHE	ET		
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					110					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenu Towson, Haryland 21204 Your Petition has been received and accepted for filing

Petitioners Harry Waller

Item # 17

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

May 10, 1972, ACCOUNT 01-662

PINK - AGENCY

Arrw Oil Company P.C. Dox 866 Baltimore, Md. 21203 Petition for Reclassification

50.00 NS

No. 3617



BALTIMORE COUNTY, MARYLAND Nov. 29, 1972 ACCOUNT 01-662 \$127.30 AMOUNT_ PINK - AGENCY Arrow Gil Company P.O. Nox 866 Baltisors, Md. 21203 Advertising and posting of property

