

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, REBA KERN & MIAMI 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 BL zone to an BM zone; for the following reasons:

The Petitioner presently holds a pawn broker's license -- a use not permitted in a BL zone; and also for reasons in attached brief.

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.

Contract purchaser: John J. Dillon, Jr. Legal Owner

Address: 24 West Pennsylvania Avenue Esq. 10 LIGHT ST. Baltimore, Md. 21204

By: William S. Baldwin Petitioner's Attorney

Address: 24 West Pennsylvania Avenue Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of April, 1973, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of September, 1973, at 10:30 o'clock.

John J. Dillon, Jr. Zoning Commissioner of Baltimore County.

(over)

BRIEF OF JACK AND STANLEY BROWN AND BONDED LOAN COMPANY IN SUPPORT OF THEIR REQUEST FOR RECLASSIFICATION

1. That substantial changes have occurred in the neighborhood since the adoption of the presently existing zoning map in 1971.

2. That the County Council erred in not placing sufficient commercial zoning along the Reisterstown Road frontage to accommodate the various types of businesses which are found in a commercial core center normally. In that practically all of the commercial zoning along the Reisterstown Road corridor was placed in a BL classification and that the BL classification severely limits and restricts the types of businesses that can be placed in it and that the County Council should have foreseen the need for BM and BR classifications along the Reisterstown Road corridor to accommodate businesses that are not allowed in BL classification.

3. And for such other reasons that may be assigned at the time of the hearing hereon.

Respectfully submitted,

William S. Baldwin
William S. Baldwin
Attorney for Petitioners

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

COUNTY OFFICE BUILDING
111 S. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

STATE ROADS COMMISSION

BUREAU OF

PLANNING

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

William S. Baldwin, Esq.,
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition

Item 11
Reba Kern & Miami Beach 1st National Bank - Petitioners

Dear Mr. Baldwin:

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 following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast corner of Reisterstown Road and Old Court Road, in the 3rd District of Baltimore County. This property, which is zoned Business Local, is currently improved with a two-bay service station that has existed in this area for many years.

The proposed Reclassification to Business Major would remove the service structure from this property and petitioner's site plan indicates that a structure that measures approximately 50 feet in length by 12 feet would be placed along the southernmost side of the property that is directly adjacent to Old Court Road. This property would be for a bonded jeweler, and this Committee feels that there are several site problems that should be looked into prior to final approval of this site plan. There is a 15 foot alley that is directly behind this site that appears to be somewhat below grade from the existing service station property. Proper grading would be required to use this alley as an exit. Also, since most traffic would be generated from Reisterstown Road into the property, and possibly a good many cars will be exiting onto this alley, which incidentally is being requested

Item #11 (April to October 1973 - Cycle V)
Property Owner: Reba Kern and Miami Beach First National Bank
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April 26, 1973

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.

Water and Sanitary Sewer:

Public water and sewer are available to serve this site.

Very truly yours,

William S. Baldwin
WILLIAM S. BALDWIN, P.E.
Chief, Bureau of Engineering

END:HAM:PMK:as

P-SE Key Sheet
NW 8 P Topo Sheet

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

Bureau of Engineering
ELLSWORTH M. DILLON, P.E. CHIEF

April 26, 1973

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

Re: Item #11 (April to October 1973 - Cycle V)
Property Owner: Reba Kern and Miami Beach First National Bank
N/E cor. Reisterstown Rd. and Old Court Rd.
Present Zoning: B.L.
Proposed Zoning: Recl. to B.M.
District: 3rd No. Acres: 6,631 sq. ft.

Dear Mr. DiNenna:

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

Highways:

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

Old Court Road is an existing County road of which no additional improvements are required except for closing the existing entrance with Baltimore County Standard curb and gutter and sidewalk.

Storm Drains:

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any 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.

The Petitioner shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision. If an easement less than 10 feet in width has previously been provided along any bordering property line within an adjacent subdivision, an additional easement to provide for a minimum width of 10 feet shall be provided along that property line within this subdivision.

William S. Baldwin, Esq.
Re: Item 11
Page 2
April 13, 1973

to be widened to a minimum of 20 feet for commercial traffic, we feel that consideration should be given to this differential in grade. Secondly, the petitioner's site plan indicates that the proposed loading area would be from this 15 foot alley, and this point would be extremely close to the intersection of Old Court Road.

We feel that there could be some site problems with trucks backing into this area for loading purposes and exiting onto Old Court Road. Old Court Road at this time is a point of congestion at the intersection of Reisterstown Road. These foregoing comments will be further developed by the Bureau of Engineering, Department of Traffic Engineering, State Highway Administration, and the Project Planning Office.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1973 and October 15, 1973 will be forwarded to you well in advance of the date and time.

Very truly yours,

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

JJDjr:LD

(Enclosure)

cc: Maryland Surveying and Engineering Co., Inc.,
Subsidiary of Lyon Associates, Inc.,
6707 White Stone Road (21207)



May 3, 1973

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

Att: Mr. John J. Dillon

Dear Mr. DiNenna:

An inspection made at the subject site revealed that the radius return at the corner of Old Court Road is approximately 16 ft. The current standard radius return is 30', therefore, the corner must be reconstructed. The plan indicates a proposed 6' x 18' curb along the parking set back line. State Highway Administration standards require an 8' x 20' curb along a line between the parking lot and the right of way line.

The plan should be revised prior to the hearing.

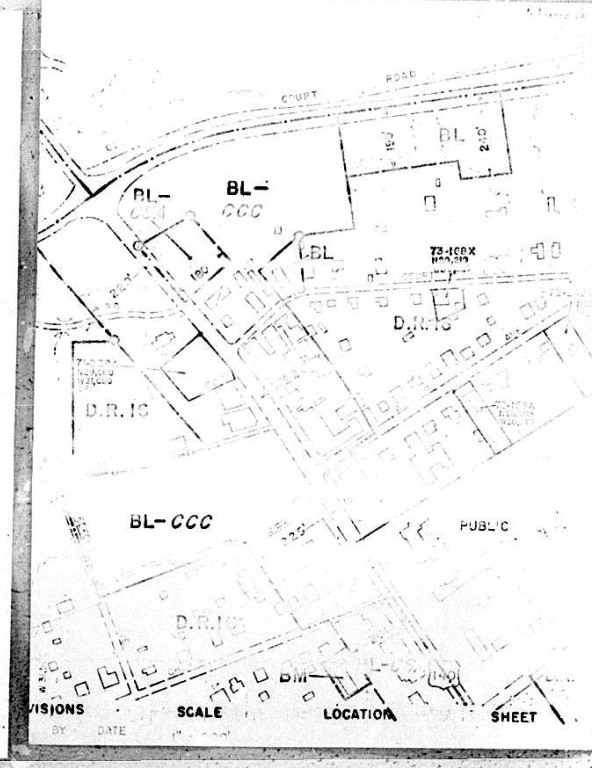
The entrance will be subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic count on this section of Reisterstown Road is ... 24,100 vehicles.

Very truly yours,

Charles Lee
Charles Lee, Chief
Development Engineering Section
John J. Dillon, Jr.
by: John E. Meyers
Asst. Development Engineer

CLJ:dkk



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		GDD 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, GC, CA										
Reviewed by: <u>FTH (JDD)</u>					Revised Plans: Change in outline or description _____ Yes _____ No					
Previous case: _____					Map # _____					

William S. Boldin, Sec.
24 West Pennsylvania Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 19th day of April 1973

[Signature]
S. ERIC BISHOP
Zoning Commissioner

Petitioner John Kern & Howard Joseph Ltd National Bank

Petitioner's Attorney William S. Boldin
ccs 1000 N. E. 10th St. (1000)

Reviewed by *[Signature]*
Chairman
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 12th day of April 1978. Item # .

H. D. G.
J. Eric L. Hanna
Zoning Commissioner

Petitioner Kenneth M. H. H. Submitted by Baldwin

Petitioner's Attorney Baldwin Reviewed by ETH

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

[illegible][illegible]

2-SIGNS

74-55-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: AUGUST 25, 1973

Posted for: PETITION FOR RECLASSIFICATION

Petitioner: BGA, KERN, ET AL

Location of property: NE COR. OF REISTERSTOWN AND CLO, CLO
COUNT RT.

Location of Signs: ① N. Side of CLO, CLO, COR. Rd. 8' for - W. of
REISTERSTOWN Rd. ② NE Side of REISTERSTOWN Rd. 100' for -

Remarks: N. of CLO, CLO, COR. RT.

Posted by: Thomas R. Beland Date of return: AUG. 30, 1973
Signature

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 11194

DATE 9/10/73 ACCOUNT 01-662

AMOUNT \$114.57
~~114.57~~

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASE No. 74-55-R
Reba Kain, et al
V/S Cor. Reisterstown Rd. & Old Old Ct. Md.
43342510
114.57

ad. & post.

ALTMORE COUNTY, MARYLAND No. 8330
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

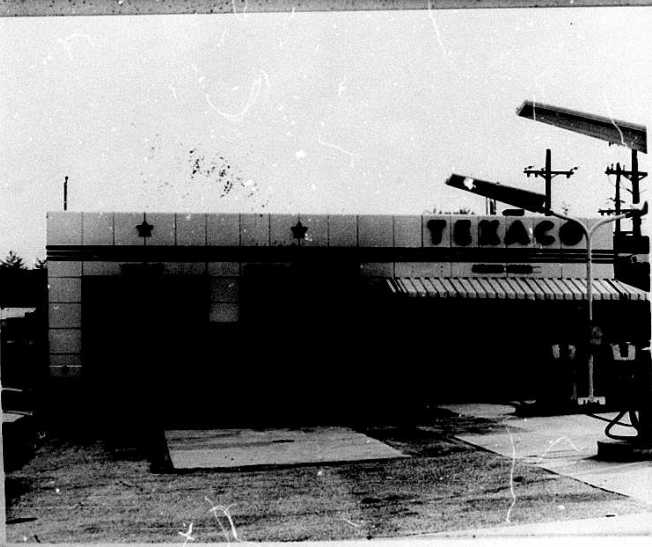
DATE May 3, 1973 ACCOUNT 01-662

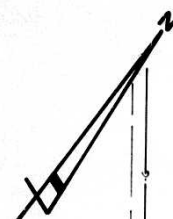
AMOUNT \$50.00

PAYEE'S NAME WILLIAM S. BALDWIN, JR.
24 W. Penna. Ave.
Bowman, Md. 21030
 PETITION FOR RECLASSIFICATION FOR Nuts K&M and
 Miami Beach Int. Nat. 5

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FOR DEPOSIT

500 CIRC





MD. 140
REISTERSTOWN RD.

P.O.B.
ZONING

I.O.O.F
MELVIN M. HARRIS, TRUSTEE
3300/43
ZONED: BL

ODD FELLOWS TEMPLE
EX
2 STORY FRAME BLDG
FOAM STONE FRONT
ZONED BL

DONNELL M SMITH
2475/61
ZONED: BL

EX
1 STORY BRICK BLDG
ELLA SAMUELSON'S
LINEN BOUTIQUE
ZONED: BL

MITCHELL S. EISENBERG
1427/144
ZONED: BL
GROSS COUNTRY CLOTHES

OLD COURT ROAD



LOCATION MAP
Scale 1" = 100'

PARKING:
1ST FLOOR - RETAIL STORE - 1/1000' 10 SPACES
2ND FLOOR - JEWELRY REPAIR - 1/1500' 15 SPACES
TOTAL REQUIRED - 15
TOTAL PROVIDED - 18

MAP
DATE
REVISION
BY
DATE
BY
DATE
BY

ZONING DATA:
EXISTING ZONING: BL
EXISTING DISTRICT: CCE
PROPOSED ZONING: RM
EXISTING USE: SERVICE STN
PROPOSED USE: JEWELRY &
DIAMOND BROKER & JEWELRY
REPAIR FACILITIES.

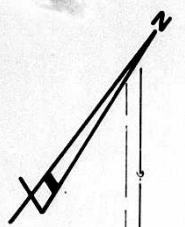
N.E. COR. REISTERSTOWN ROAD &
OLD COURT ROAD
BALTO. Co. ELECT. DIST. 3 BLOCK 8



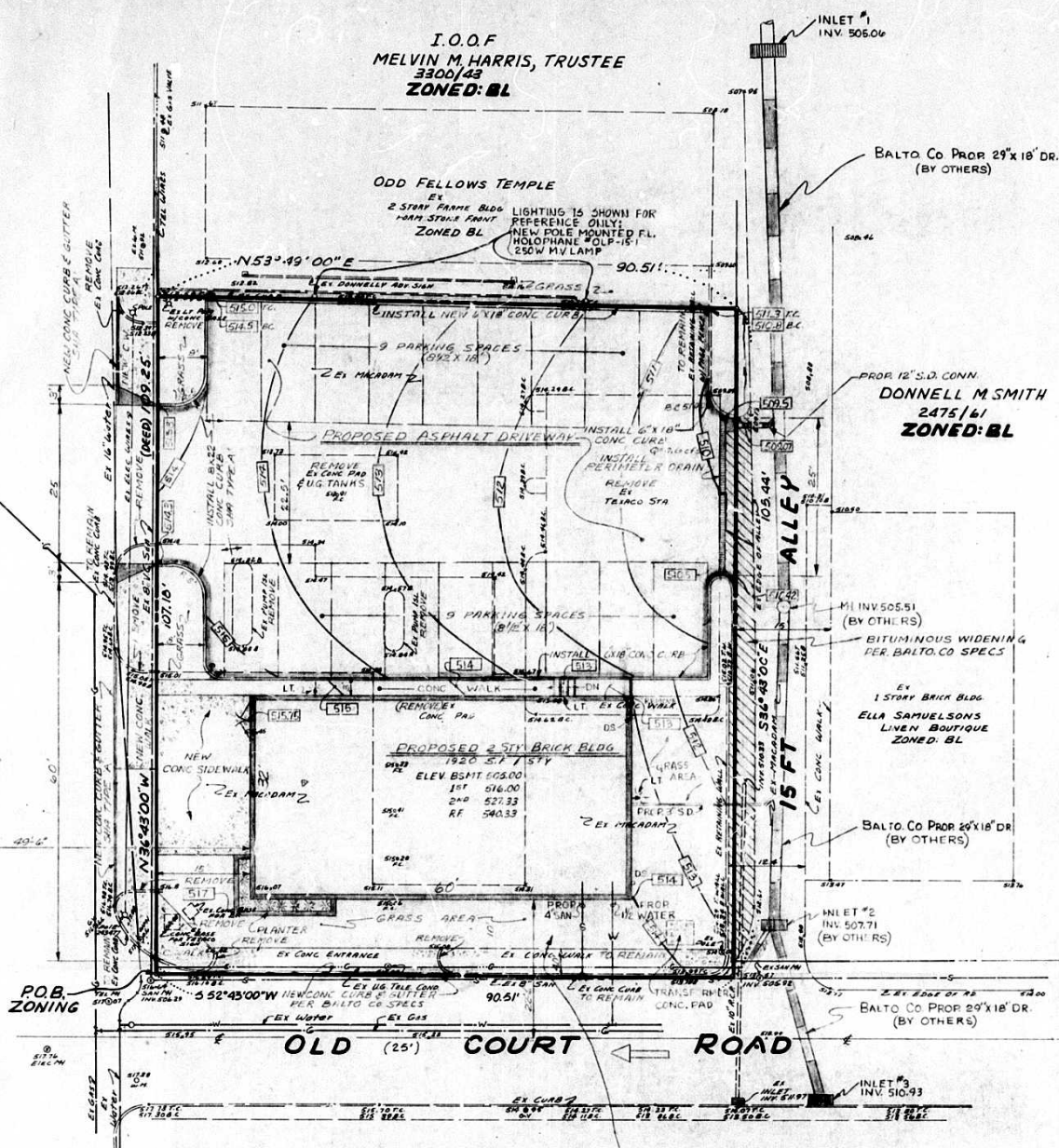
J. R. H. [Signature]

ZONING PLAN	
CHECKED BY:	PREPARED BY:
SCALE: 1" = 10'	MARYLAND SURVEYING AND ENGINEERING
AUTH. NO.:	SUBDIVISION OF 1/1000' PROPOSED
DRAWN BY: A.J.C.	600 WHITE STONE ROAD
DATE: MAR 24, 1973	BALTIMORE COUNTY, MARYLAND





MD. 140
REISTERSTOWN RD.



I.O.O.F.
MELVIN M. HARRIS, TRUSTEE
3300/43
ZONED: BL

ODD FELLOWS TEMPLE
EX
2 STORY FRAME BLDG
W/4TH ST. FRONT
ZONED BL

LIGHTING IS SHOWN FOR
REFERENCE ONLY:
NEW POLE MOUNTED FL.
HODOPHANE 40' H.
250W MV LAMP

BALTO. CO PROP 29'x18' DR.
(BY OTHERS)

PROPR 12' S.D. CONN.
DONNELL M. SMITH
2475/61
ZONED: BL

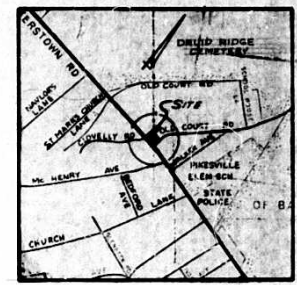
EX
1 STORY BRICK BLDG
ELLA SAMUELSONS
LINEN BOUTIQUE
ZONED: BL

BALTO. CO PROP 20'x18' DR.
(BY OTHERS)

MITCHELL S. EISENBERG
1487/144
ZONED: BL
CROSS COUNTRY CLOTHES

NOTE: ON-SITE WATER & SEWER CONNECTIONS
TO BE PICKED UP AT RIGHT-OF-WAY LINE.

NOTE: Elevations shown are from an assumed
Bench Mark; To adjust to Balto. Co datum
subtract 0.95:



LOCATION MAP
Scale 1"=1000'

PARKING:
1ST FLOOR - RETAIL STORE - 1/200' 10 SPACES
2ND FLOOR - JEWELRY REPAIR - 1/300' 18 SPACES
TOTAL REQUIRED - 18
TOTAL PROVIDED - 18

DEED 2620/375
AREA 9809.055 S.F. (0.225 AC)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 5/24/74
74-55R

ZONING DATA:
EXISTING ZONING: BL
EXISTING DISTRICT: CCC
PROPOSED ZONING: BM
EXISTING USE: SERVICE STATION
PROPOSED USE: JEWELRY
DIAMOND BROKER & JEWELRY
REPAIR FACILITIES

N.E. COR. 1501-1503 REISTERSTOWN RD.
& OLD COURT ROAD
BALTO. Co ELECT DIST 3 BLOCK 2 MD
FOR
BONDED JEWELRY CENTER

SITE PLAN

CHECKED BY J.E.B.	PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC.
SCALE 1"=10'	SUBSIDIARY OF LYON ASSOCIATES, INC. 6707 WHITE STONE ROAD BALTIMORE CO. MD. 21207 TELEPHONE 301-944-9281
AUTH. NO.	
DRAWN BY A.J.C.	
DRWG. NO.	
DATE MAR. 13, 1974	FILE 2326-2

