

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Warren Klawans and
I, or we, Warren Klawans, 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. 3.5 zone to an B.R. zone, for the following reasons:

- In classifying the property D. R. 3.5, the Council committed errors as set out in the attached exhibit, which is incorporated by 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 on the attached exhibit, which is incorporated by reference herein.

Petition for Variance from Section 238.4 - To permit storage and display of vehicles, equipment and materials of 22 feet from the front building line instead of the required 15 feet.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for N. A.

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

Let us, 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 Warren Klawans
Address Warren Klawans Legal Owner
Anita J. Klawans
Address 2 HAWK COURT
Pikesville, Maryland 21208

Protestant's Attorney
James D. Hagan
204 West Pennsylvania Avenue
Baltimore, Maryland 21201 (823-7800)

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of March, 1974, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of March, 1974, at 11:00 o'clock A.M.

Warren Klawans
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION :
from D. R. 3.5 zone to B. R. zone;
VARIANCE from Section 238.4 of the :
Baltimore County Zoning Regulations
NE corner of Reisterstown Road and
Kingsley Road
4th District
OF
BALTIMORE COUNTY
RE: PETITION FOR RECLASSIFICATION :
from D. R. 3.5 zone to B. R. zone
NE/S of Reisterstown Road 132 feet
Northwest of Kingsley Road
4th District
and
No. 74-182-RA
No. 75-190-R
OPINION

The property which is the subject of petition No. 74-182-RA is located on the northeast corner of Reisterstown Road and Kingsley Road, in the 4th Election District of Baltimore County, and contains approximately one (1) acre of ground. The requested reclassification from D. R. 3.5 to B. R. was denied on April 22, 1974 by the Deputy Zoning Commissioner, and the requested variance was dismissed. From this decision the Petitioner appealed, and he has since abandoned his request for a variance regarding this parcel. The Petitioner, Len Stoler, is no longer the contract purchaser by virtue of his having since accomplished the purchase of this property.

The property which is the subject of No. 75-190-R is located immediately to the north of the parcel just referred to, and contains a strip approximately seventy (70) feet by three hundred and thirty (330) deep lying between the previously referred to parcel and the existing B. R. zoned land owned by the Petitioner, which contains his automobile agency. This petition for reclassification was granted by the Deputy Zoning Commissioner on June 5, 1975, and from that decision the People's Counsel appealed.

The Petitioner appeared and testified, and produced other witnesses, including a representative of Ford Motor Company, indicating his need for additional area

No. 74-182-RA and No. 75-190-R

in order to properly handle the requirements of his customers and his automobile dealer business. There was additional testimony concerning the proposal which showed that there will be no substantial increase in traffic.

There was also testimony from a real estate expert concerning this proposed land use, and he had made some indication as to possible error committed by the Council, but his testimony was more directed to the numerous and substantial changes in the character of this area of Reisterstown Road since the adoption of the Comprehensive Zoning Maps.

It is interesting to note that apparently the Deputy Zoning Commissioner was likewise so inclined, for in his decision in April of 1974 he had denied the requested reclassification on that particular parcel, and then in July of 1975 he had granted the requested reclassification on the second parcel, and indicated as his reasons therefor the substantial changes which have occurred. We concur in that finding and feel that since both of these parcels are now before us, that this contention applies equally to both parcels and that the requested reclassification should be granted. We do, however, feel that the two parcels which are under consideration here are adequate for the Petitioner's present and future needs, and for these reasons we are granting the requested petitions, with the exception of a strip of land which we are going to designate as D. R. 16 to act as a buffer in this matter. This will be a strip eight (8) feet in width along the southern border of the parcel located at the northeast corner of Reisterstown Road and Kingsley Road running easterly along Kingsley Road for the length of that property line, and then running northerly along the eastern boundary of that property until it meets the property line of the second parcel under consideration here, and from that point a strip of five (5) feet in width is to be designated as D. R. 16 zoned land, running in an easterly direction along the southern boundary of the second parcel under consideration here, to the end of that property line, thus giving an effect of a D. R. 16 zoned buffer between the Petitioner's property and the adjacent residential uses. This buffer is shown on the plat of the subject property, which is to be attached to this Order, and is indicated by the red hatch marks along the perimeters designated.

It is therefore the opinion of this Board that the petition for reclassification

No. 74-182-RA and No. 75-190-R

tion in both of these cases should be granted, subject to the modifications indicated above, and as indicated on the attached plat containing the subject properties.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 7th day of June, 1976, by the County Board of Appeals ORDERED, that the reclassification of the two parcels petitioned for, from D. R. 3.5 to B. R. zone, be and the same are hereby GRANTED, saving and excepting the five (5) and eight (8) foot width strips designated below in this Order as D. R. 16; and it is

FURTHER ORDERED, that the eight (8) foot wide strip of land hereby designated as a D. R. 16 zoned buffer along the southern border of the parcel located at the northeast corner of Reisterstown Road and Kingsley Road, running easterly along Kingsley Road for the length of that property line, and then running northerly along the eastern boundary of that property until it meets the property line of the second parcel under consideration here, and from that point a strip five (5) feet in width, hereby designated as D. R. 16 zoned land, running in an easterly direction along the southern boundary of the second parcel under consideration here, to the end of that property line, be and the same are hereby GRANTED, same being shown by red hatch marks along the perimeters designated on the plat attached hereto.

Any appeal from this decision must be in accordance with Rules B-1 to B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman
Robert L. Gillford
John A. Miller



EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR RD. / BALTIMORE, MD. 21236 (301) 668-1901
539 RUPPEN STREET / CAMBRIDGE, MD. 21613 (301) 339-3300
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 344-1700
13 E. WASHINGTON STREET / EASTON, MD. 21601 (301) 321-9433

October 1, 1973

DESCRIPTION OF 11221 REISTERSTOWN ROAD, TO ACCOMPANY
PETITION FOR ZONING RECLASSIFICATION FROM D.R. 3.5
TO B.R. ZONE.

RESINING FOR THE SAME at the corner formed by the intersection of the northeast side of Reisterstown Road and the northwest side of Kingsley Road, thence leaving said place of beginning and running and binding on the northeast side of Reisterstown Road (1) North 39 degrees 00 minutes 00 seconds West 132.00 feet, thence leaving the northeast side of Reisterstown Road and running the following courses and distances, vizi: (2) North 54 degrees 00 minutes 00 seconds East 140.00 feet (3) South 39 degrees 00 minutes 00 seconds East 132.00 feet to the northwest side of Kingsley Road, thence running and binding on the northwest side thereof (4) South 54 degrees 00 minutes 00 seconds West 140.00 feet to the place of beginning.

Containing 0.42 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



1 SOUTH PLATTS, PA. 15
1 CARROLL COUNTY, MD.
1 GEORGE W. HICKS, JR., MD.

ASSOCIATES
JESSE W. HURLEY
RICHARD L. HILL

ITEM NO. 32

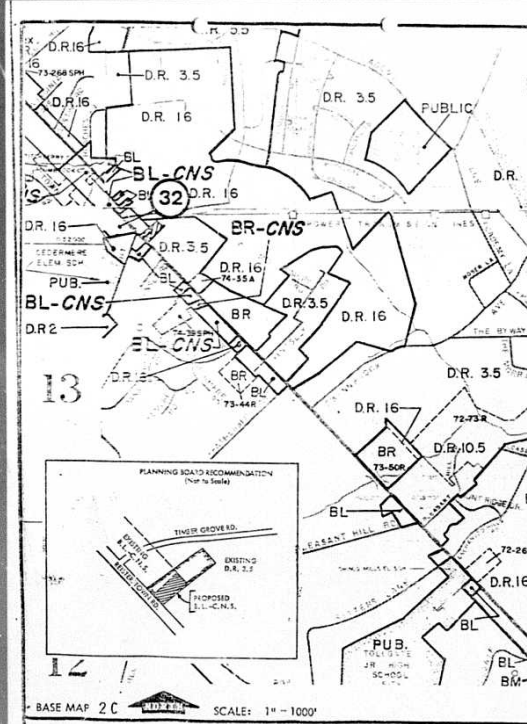
PROPERTY OWNER: Norman T. Miller
LOCATION: N/E of Reisterstown Rd., 157' S. of Timber Grove Rd.
ELECTION DISTRICT: 4
GEOGRAPHICAL GROUP: IX
RECOMMENDED DATE OF HEARING: Week of March 4, 1974
ZONING PRIOR TO 3/24/74: R. 10
EXISTING ZONING: D. R. 3.5
REQUESTED ZONING: B. L.
PLANNING BOARD RECOMMENDATION: B. L. (0.138 ac.) D. R. 3.5 (0.329 ac.)

This 0.467-acre portion of a 0.538-acre property, containing a 2-story dwelling, is located on the north side of Reisterstown Road, 157 feet south of Timber Grove Road. To the north, east, and south are single-family dwellings on land zoned D. R. 3.5; also, to the north, east, and south are commercial uses on the opposite side of Reisterstown Road, are commercial uses on commercially zoned land. The petitioner is requesting a change from D. R. 3.5 to B. L. zoning, proposing to construct a retail store.

Prior to the adoption of the comprehensive zoning map, this property was previously zoned B. L.-C. N. S. (0.119 acres) and R. 10 (0.42 acres). During the preparation of these maps, the zoning of this property was not B. L.-C. N. S. and D. R. 3.5 zoning here.

After reviewing this petition, the Planning Board agrees that the remainder of the tractage of this property of this size. It is the opinion of the Board that the depth of commercial zoning established by the existing zoning map (170 feet from the center line of Reisterstown Road) is correct. If the petitioner desires to utilize the rear portion of his property for parking, a use permit can be requested by petition.

It is therefore recommended that B. L. zoning be granted to a depth of 170 feet from and parallel to the center line of Reisterstown Road (0.138 acres) and that D. R. 3.5 zoning be retained for the remaining 0.329-acre portion of the property (see insert on opposite page).



LOAFERS DELIGHT AWNINGS

Automatic Roll-up Full 8 ft. Projection
NO MORE POLES OR ROPES CAN BE USED IN TIGHT SPACES
TO FOOL WITH OR TRIP OVER CAN BE OPENED ANY DISTANCE
(To 8 Feet)

● Custom Made
AVAILABLE IN VINYL OR VINYL CANVAS-BACKED

● Economy Priced
15' - \$150. OTHER SIZES PRICED PROPORTIONATELY

● Installation Available
OR DO IT YOURSELF IN ABOUT ONE HOUR

BRADLEY DISTRIBUTING COMPANY
3823 Cherrybrook Road
Randallstown, Maryland 21133

RE: PETITION FOR RECLASSIFICATION AND VARIANCE
NE/corner of Reisterstown Road and Kingsley Road - 4th District
Warren Klawans, et ux - Petitioners
NO. 74-182-RA (Item No. 31)
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 3.5 Zone to a B.R. Zone, and a Variance to permit storage and display of vehicles, equipment and material at a point twenty-two (22) feet in front of the front building line instead of the permitted fifteen (15) feet. The property contains approximately one (1) acre and is situated on the north-east side of Reisterstown Road at the intersection of Kingsley Road, in the Fourth Election District of Baltimore County.

At the outset of the hearing, the Petitioner requested that he be permitted to withdraw the above referenced Variance. His request was granted, and the Variance will not be considered as a part of this hearing.

Testifying on behalf of the request for Reclassification were the Petitioner, Mr. Warren Klawans, a real estate broker and developer; the leasee, Dr. H. Pollack, who operates a pharmacy; Mr. L. Allen Evans, President of the firm of Evans, Hagan & Holdefer, Incorporated, who prepared the Petitioner's site plan; and Mr. Hugh E. Gelston, a real estate broker and appraiser with many years experience in Baltimore County.

Properties to the north consist of a D.R. 3.5 zoned lot improved with a two story frame residence and a rather large commercially zoned tract utilized as a Ford dealership. Properties to the east and south are improved with residentially zoned and improved properties. The property to the west or opposite side of Reisterstown Road is commercially zoned and is presently being improved for a new car agency.

This property was originally reclassified from residential to commercial by Petition No. 5257 in 1961. Commercial zoning was granted to a

depth of 250 feet and a Special Exception granted for a convalescent home on the remaining residential portion at the rear. In January, 1973, Mr. Klawans Petitioned for and was granted commercial zoning on the residential portion at the rear, and the entire property is now being developed for the aforementioned new car agency.

The Petitioner plans to remove all existing structures from the subject property and construct a modern building with a sales office and service garage that would be leased for the sale and service of camper trailers and awnings.

The Petitioner's real estate expert provided testimony to the effect that no new homes have been constructed on Reisterstown Road for the past fifteen (15) years and that this frontage is no longer suitable for residential purposes. A great deal of testimony was also offered with regard to existing land uses in the area, the need for additionally zoned commercial properties, and the fact that the Baltimore County Planning Board apparently erred in their evaluation of existing available commercially zoned sites in this vicinity.

Most of the commercially zoned sites thought to be available for development are being utilized. One such site having been purchased by Baltimore County for the right-of-way of Metropolitan Boulevard. However, a ten (10) acre tract of commercially zoned land, located approximately eighteen hundred (1800) feet south of the subject property, was reclassified by Petition in the Third Zoning Cycle and remains vacant to this day. This undeveloped tract does raise serious questions as to the need for additional commercially zoned land in this area.

Pertinent comments by County and State agencies, who reviewed the Petitioner's proposed development plans, are as follows:

Baltimore County Department of Traffic Engineering

"Due to a study conducted in the Northwest area earlier this year, it was determined that the existing

and proposed road system is adequate only for existing Zoning, assuming the entire road system can be built along with the mass transit and any trip density increases, and there also be a downgrading of some other properties to offset this increase. Therefore, the increasing of the density proposed can only continue to aggravate an already serious traffic problem."

State Highway Administration

"Due to the vertical alignment of Reisterstown Road, stopping sight distance at the subject property is far less than what is required for safe access to and from the property. To establish a commercial entrance into the property would create an extreme traffic hazard."

The Petitioner did not present any expert traffic testimony with regard to the traffic problems that apparently exist in this area and has generally failed to meet his burden of proving that the Comprehensive Zoning Map is in error or that the character of the neighborhood has changed to a degree that would warrant an additional change in the present zoning of his property.

His contention that the Comprehensive Zoning Map does not provide ample commercial opportunities is not borne out by the fact that one site lay vacant for ten (10) years before a commercial user (a new car dealer) came along and another ten (10) acre commercially zoned site less than 2,000 feet away has been vacant since it was reclassified almost two years ago.

Reclassification of this individual property by Petition would represent uncoordinated, piecemeal zoning and would not be in the best interest of the present or future welfare of the community and should be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of April, 1974, that the above Reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a D.R. 3.5 Zone, and the Variance, having been withdrawn, is hereby DISMISSED without prejudice.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

LAW OFFICES
SULLIVAN, WIESMAN & SINGER
TELE EAST LAGER
BALTIMORE, MARYLAND 21204

May 31, 1974

Office of the Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification and Variance
NE/corner of Reisterstown Road and Kingsley Road - 4th District
Warren Klawans, et ux, Petitioners
No. 74-182-RA (Item No. 31)

Gentlemen:

In accordance with my advice by telephone, please enter my appearance on behalf of the Petitioners in the above entitled case, and Ten Storer Ford as contract purchasers, in the place of James D. Nolan.

Thank you.

Yours very truly,

Marvin I. Singer
Marvin I. Singer

MIS/ecg

cc: James D. Nolan, Esq.



April 22, 1974

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

RE: Petition for Reclassification and Variance
NE/corner of Reisterstown Road and Kingsley Road - 4th District
Warren Klawans, et ux - Petitioners
NO. 74-182-RA (Item No. 31)

Dear Mr. Nolan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mr. Joseph A. Spurrer, Jr.
524 Edrie Drive
Linthicum, Maryland 21090

Mrs. Kathleen M. Bogmann
9 Croftley Road
Lutherville, Maryland 21093

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

March 12, 1974

JAMES D. NOLAN
J. EARLE PLUMHOFF
NEPTON A. WILLIAMS
WILLIAM H. HESSON, JR.
KENNETH H. HARTER
THOMAS J. BENNER

The Honorable James E. Dyer
Deputy Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Property owned by Baltimore County, Md. at intersection of Reisterstown Road and Featherbed Lane - concerning Sixth Cycle, Item 30, Petition of Helen Bleakley (Harold Goldsmith, contract purchaser and present owner) Case No. 74-183-R, and Item 31, Petition of Warren Klawans, Case No. 74-182-RA

Dear Commissioner Dyer:

As I am sure you will recall there was testimony in both of the above cases during the hearing on March 4, to the effect that Baltimore County is the owner of a property at the north-west corner of Reisterstown Road and Featherbed Lane of approximately .1 acre in area, which is zoned B.L. In this regard, please find enclosed herewith two xerox copies, one to be included in each case, of a deed dated November 3, 1970, from Albert Landay to Baltimore County, which deed is recorded among the Land Records of Baltimore County in Liber 5147, folio 63. It is our belief that this property was acquired by the County in connection with future plans for the construction of Metropolitan Boulevard. According to my notes, in both of these cases, this Deed is Exhibit 5.

Thanking you for your attention to this Exhibit, I am

Sincerely yours,

James D. Nolan

JDN/hl
Enclosures
cc: Mr. Warren Klawans
Mr. Harold N. Goldsmith

RE: PETITION FOR RECLASSIFICATION * BEFORE THE
AND VARIANCE * DEPT. ZONING
NE corner of Reisterstown Road and *
Kingsley Road - 4th District
Warren Klawans, et al - Petitioners *
NO. 74-182-RA (Item No. 31) *
OF *
* BALTIMORE COUNTY

NOTICE OF APPEAL

Please enter an appeal in the above entitled case to the County Board of Appeals on behalf of Petitioners, from the Order of the Deputy Zoning Commissioner dated April 22, 1974.

Marvin I. Singer
MARVIN I. SINGER
10 East Eager Street
Baltimore, Maryland 21202
752-1122
Attorney for Petitioners

POINTS OF ERROR COMMITTED BY THE
COUNTY COUNCIL IN CLASSIFYING THE
SUBJECT PROPERTY D.R. 3.5

The Petitioner states that the Baltimore County Council committed at the very least the following errors and very probably additional errors in classifying the subject property D.R. 3.5.

- 1.) That this property is located directly on Reisterstown Road contiguous to large BR developed zone, and this small parcel cannot be developed properly at a density of D.R. 3.5.
- 2.) That the northwest corner is classified B.L., and this property should have been included as well in a commercial zone.
- 3.) That there is a need for additional commercially zoned land along Reisterstown Road in this area, and it was error for the Council to overlook this need and to not place the subject tract in a commercial zone, such as B.R.
- 4.) That the property directly opposite this tract across Reisterstown Road is zoned B.N. and intensively developed, and a density of D.R. 3.5 is completely inappropriate on such a heavily traveled road directly confronting commercial zone and next to a commercial zone.
- 5.) For such other and further errors as shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

The following changes have altered the fundamental character of this area:

- 1.) A ten acre tract a short distance to the south was recently reclassified from D.R. 16 to BR in Case No. 73-50-R; and a five acre tract directly across Reisterstown Road was reclassified from D.R. 3.5 and

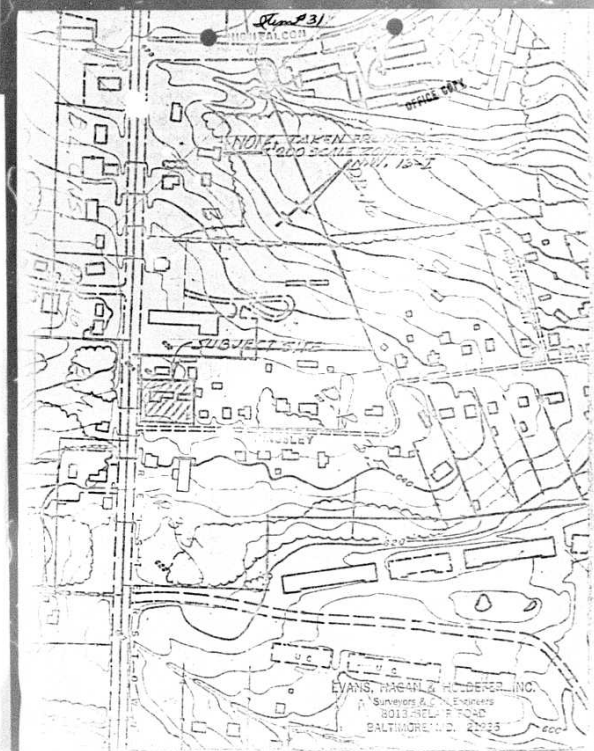
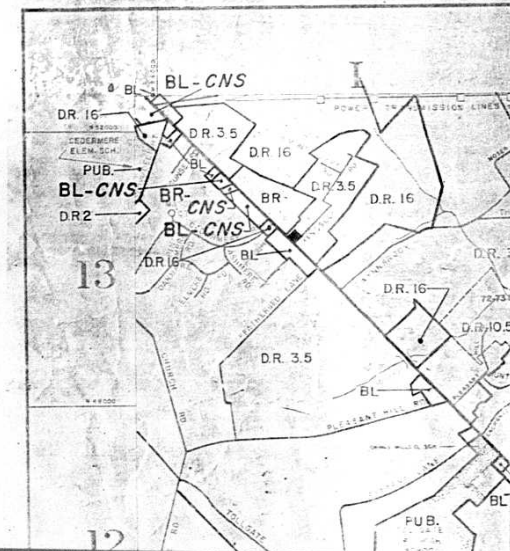
B.L. to B.M. in Case No. 73-44-R. Both of these cases are indicative of area change and the need for commercial land and facilities along this stretch of Reisterstown Road.

- 2.) This need for additional commercial land along Reisterstown Road was reinforced by an increase in density from D.R. 3.5 to D.R. 10.5 on a large nearby tract on the same side of Reisterstown Road a short distance to the south in Case No. 72-73-R.
- 3.) The Northwest Expressway which is to be an area reality will serve the entire area near this tract, and Featherbed Lane is likely to serve as an interchange point - an asset to commercial usage of this tract but a detriment to a use of this parcel as presently zoned.
- 4.) For such other and further changes as shall be disclosed by a minute study of the area, to be brought out at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
James D. Nolan
Attorney for the Petitioners

JDN:ak



NAW/al - 3/4/74

20 PER EX 6

Points of Error and Change Concerning:

KLAWANS ZONING CASE, NORTHEAST CORNER
OF REISTERSTOWN & KINGSLEY ROADS,
SIXTH CYCLE, ITEM NO. 31

The subject property consists of an older frame home nearing the end of its useful life. The property is rented, as is the neighboring property to the north, and both of these Reisterstown Road frontage properties are in a transitional status.

Neither the subject property nor the property to the north which adjoins the very large Len Stoller Ford Agency located on B.R. zoned land were issues during the 1971 comprehensive rezoning. Hence, probably these properties did not receive proper consideration by the planners, the Planning Board or the County Council.

The proposed operation, namely a sporting goods and recreation oriented store, is not the type of facility which would generate a great deal of long distance traffic, but rather it will serve the Reisterstown/Owings Mills area, and indeed in many cases will shorten trips to sporting goods stores located closer to the city.

Despite the Planning Board Comments, D.R. 3.5 zoning is definitely erroneous for the subject tract for the following reasons:

1. A glance at the zoning map indicates that commercial zoning should have been carried clear to Kingsley Road on the east side of Reisterstown Road, since there is a very large com-

mercially zoned and utilized area directly to the north, and there is another automobile agency under construction directly across the street on land rezoned to B.R. in Case No. 73-44-R.

2. In fact, the entire Reisterstown Road frontage from Len Stoller's Ford on the north to the Richmar Apartment entrance on the south, opposite Featherbed Lane, should have been commercially zoned since this frontage is confronted by complete commercial on the west side of Reisterstown Road, and furthermore this frontage will be very significantly affected by Metropolitan Boulevard which will cross Reisterstown Road on an angle from Featherbed Lane on the west toward Kingsley Road on the east. Indeed, the right-of-way for Metropolitan Boulevard has been set aside on the Richmar plats and it is mentioned in the Comments on Item 30 in the present Cycle, namely, the Goldsmith/Bleakley case.

3. In view of the large amount of commercial to the north and to the west, as well as Metropolitan Boulevard, it is completely impractical to ever expect the subject property to be used for new housing of any sort at a D.R. 3.5 density.

4. As to other commercial areas available in the area, the northwest corner of Reisterstown Road and Featherbed Lane although zoned B.L. is owned by Baltimore County; the 5-acre tract zoned B.R. directly across Reisterstown Road is under construction as Ungar Oldsmobile; and finally, the 17 acres of vacant B.R. land a third of a mile to the south is slated for shopping center development at some time in the indefinite future and would not be practical for use for a single store as the petitioner proposes. In summary, the subject property and the

property to the north should both have been commercially zoned by the Council in 1971, in view of the commercial nature of the area, and the effect of Metropolitan Boulevard. As D.R. 3.5, these rented properties can only continue to deteriorate and can never be practically utilized at a D.R. 3.5 density.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 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 15th day of October 1973

[Signature]
ERIC DINENIA,
Zoning Commissioner

Petitioner: Warren Klawans and Anita J.

Petitioner's Attorney: James D. Nolan
c/o: Evans, Hagan & Holdefer, Inc.
8013 Belair Road, Baltimore, Md. 21236

Reviewed by:
[Signature]
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 3, 1973

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 31 - 6th Zoning Cycle
Warren Klawans and Anita J.
Klawans - Petitioners

Dear Mr. Nolan:

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 of the property. The following comments are a result of this review and inspection.

The subject property is located on the northeast corner of Reisterstown Road and Kingsley Road, in the 4th District of Baltimore County.

This property is currently zoned D.R. 3.5 and is improved with an existing two-story frame dwelling as well as an existing detached garage in the rear of the property. The area of this property is 0.42 acres and lies adjacent to existing residential properties that front on Kingsley Road and on Reisterstown Road. The petitioner proposes to develop this property for the sale of recreational vehicles with a small service garage facility. The petitioner is proposing a display area for 25 vehicles and parking spaces for seven customer cars.

- 2 -

James D. Nolan, Esq.,
Re: Item 31 - 6th Cycle
December 3, 1973

It should be noted that in a B.R. zone under Section 238.4 "Storage and display of materials, vehicles and equipment are permitted in the front yard but not more than 15 feet in front of the required front building line". The petitioner's engineer should carefully look at this and determine if a Variance situation is evident. If so, the petitioner should either revise the site plan accordingly or request a Variance to the setback.

There currently is no curb and gutter existing along Reisterstown Road or Kingsley Road at this location.

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 plans, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 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 March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,

[Signature]
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JD

Enclosure

c/o: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1973

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 31 - 6th Zoning Cycle
Warren Klawans and Anita J.
Klawans - Petitioners

Dear Mr. Nolan:

The attached comments indicate revised site plans are to be filed by December 17, 1973. Since I have been unable to forward comments as early as I would have liked, I am revising this date to January 17, 1974.

Very truly yours,

[Signature]
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JD

Enclosures

c/o: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

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

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

October 30, 1973

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

Re: Item #31 (October 1973-April 1974 - Cycle VI)
Property Owner: Warren and Anita J. Klawans
9708 of Reisterstown Rd., N/W of Kingsley Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: B.R.
No. of Acres: 0.42 Acre District: 4th

Dear Mr. Dinenna:

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 site.

Highways:

Reisterstown Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Kingsley Road is a private road, which shall ultimately be improved as a public road with a 30-foot combination curb and gutter cross-section with bituminous concrete paving on a 10-foot right-of-way.

Storm Drainage:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Construction of any facilities which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Item #31 (October 1973-April 1974 - Cycle VI)
Property Owner: Warren and Anita J. Klawans
Page 2
October 30, 1973

Waters:

There is an existing 6-inch water main in Kingsley Road which can be used to serve this site. (See Drawing #12-0006, A-1-a)

Sanitary Sewer:

There is an existing 8-inch sanitary sewer in Kingsley Road which may be used to serve this site. (See Drawing #70-0329, A-10) If the Petitioner can obtain any necessary rights-of-way to get to the public sewer.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURES

MM 131 Topo

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. McLEOD
DIRECTOR DEPUTY TRAFFIC ENGINEER

October 25, 1973

Mr. S. Eric Dinenna
County Office Building
Towson, Maryland 21204

Re: Item 31 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Warren Klawans
Northeast corner of Reisterstown Road and Kingsley Road
B.R.
District 4

Dear Mr. Dinenna:

Due to a study conducted in the Northwest area earlier this year, it was determined that the existing and proposed road system is adequate only for existing zoning, assuming the entire road system can be built along with the mass transit and any trip density increases, and there also be a downgrading of some other properties to offset this increase. Therefore, the increasing of the density proposed can only continue to aggravate an already serious traffic problem.

Very truly yours,

[Signature]
C. Richard Moore
Assistant Traffic Engineer

CRH/pk



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

October 10, 1973

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

Att: Mr. John J. Dillon

Re: Baltimore County
Sixth Zoning Cycle, Oct. 1973
Property Owner: Warren & Anita
Klawans
Location: N.W./S of Reisterstown Road
(Site 140) N.W. of Kingsley Road
Existing Zoning: D.R. 3.5
Proposed Zoning: B.R.
No. of Acres: 0.42 acre
District: 4th

Dear Mr. Di Nenna:

The proposed entrance into the subject site from Reisterstown Road must have a minimum width of 25'. The entire frontage must be improved with curbing, paving and sidewalks. The roadside curb is to be 28' from the centerline of the road and must return into Kingsley Road on a 30' radius. The plan must be revised prior to the hearing.

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

Due to the vehicle alignment of Reisterstown Road, stopping sight distance at the subject property is far less than what is required for safe access to and from the property. To establish a commercial entrance into the property would create an extreme traffic hazard.

The 1972 average daily traffic count on this section of Reisterstown Road is 22,000 vehicles.

Very truly yours,

CLJ:MAD

Charles Lee, Chief
Bureau of Engineering Access Permits
[Signature]
By: John Rogers

P.O. Box 117 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

413-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Warren & Anita J. Klawans

Location: n.e./S of Reisterstown Road, N.W. of Kingsley Road

Item No. 3/ Zoning Agenda Wednesday, October 3, 1973

Gentlemen:

Pursuant to your request, the referenced property has 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.

- () 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.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. _____, the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 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", 1973 Edition prior to occupancy. Site plans are approved as drawn.
- () 6. _____
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *[Signature]*
Planning Group
Special Inspection Division

Noted and Approved:
Deputy Chief
Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 17, 1973

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

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

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 3, 1973, are as follows:

Property Owner: Warren & Anita Klawans
Location: NE/S Reisterstown Rd., corner Kingsley Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: B.R.
No. Acres: 0.42
District: 4

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings 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, Baltimore County Department of Health.

Water Resources Administration 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 Water Resources Admin. requirements.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnp

cc: W.L. Phillips

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 27, 1973

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

Dear Mr. DiNenna:

Comments on Item #31, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Warren & Anita J. Klawans
Location: N.E./S of Reisterstown Road, N.W. of Kingsley Road
Existing Zoning: D.R. 3.5
Proposed Zoning: B.R.
No. of Acres: 0.42 acre
District: 4

This office concurs with the comments of the State Highway Administration and Baltimore County Bureau of Engineering as to the driveway on Reisterstown Road and the widening of Kingsley Road. The driveway on Kingsley Road must be widened to a minimum of 24 feet.

If there are to be any damaged or disabled vehicles stored on the property, the area must be screened from off-site view by walls or fences at least eight feet in height in accordance with Section 405 of the Zoning Regulations.

All storage and display areas must be paved and curbed. All lighting must be indicated on the site plan and limited to 8 feet in height.

Very truly yours,
[Signature]
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING AREA 3211 ZONING AREA 3281

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: October 25, 1973

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

Re: Item
Property Owner: Warren & Anita J. Klawans
Location: N.E./S. of Reisterstown Rd, N.W. of Kingsley Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: B.R.

Z.A.C. Meeting of: "Cycle 6"

District: 4th
No. Acres: 0.42

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
[Signature]
W. Nick Petrovich
Field Representative

WNP/ml

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 474 Date of Posting Feb. 16, 1974
 Posted for: G. P. Miller For Reclassification Co. Petition For Variance
 Petitioner: WARREN KLAUWANS
 Location of property: NE corner of Roisterstown Rd. & Kingsley Rd.
 Location of Signs: FRONT 11231 Roisterstown Rd.
 Remarks: _____
 Posted by: James E. DiNenna Date of return: Feb. 23, 1974
 Signature _____

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, PA, CC, CA										
Reviewed by: <u>JEH</u>										
Previous Case:										
Revised Plans: Change in outline or description									Yes	No
									No	
									Map #	

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 16th day of February, 1974. Item # _____

APR 16 1974
 S. Eric DiNenna
Zoning Commissioner

Petitioner: Klauwans Submitted by: Talant
 Petitioner's Attorney: Talant Reviewed by: JEH

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 474 Date of Posting: June 22, 1974
 Posted for: APPEAL
 Petitioner: WARREN KLAUWANS, et al.
 Location of property: NE corner of Roisterstown Rd. & Kingsley Rd.
 Location of Signs: FRONT 11231 Roisterstown Rd.
 Remarks: _____
 Posted by: Thomas E. Boland Date of return: June 23, 1974
 Signature _____

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

No. 15033

DATE May 29, 1974 ACCOUNT 01-662

AMOUNT \$75.00

WHITE CASHIER: Marvin I. Singer, Esquire
 Cost of Filing of an Appeal and Posting of Property on Case No. 74-182-RA
 NE corner of Roisterstown Road and Kingsley Road - 4th District
 Warren Klawans, et al - Petitioners

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

No. 13122

DATE March 14, 1974 ACCOUNT 01-662

AMOUNT \$132.00

WHITE CASHIER: James D. Nolan, Esq.
 204 W. Penna. Ave.
 Towson, Md. 21204
 Advertising and posting of property for Warren Klawans
 74-182-RA

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

No. 12758

DATE Nov. 27, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE CASHIER: James D. Nolan, Esq.
 204 W. Penna. Ave.
 Towson, Md. 21204
 Petition for Reclassification for Warren Klawans

PETITION FOR RECLASSIFICATION AND VARIANCE

ZONING: From D.R. 2.5 to R. 1
 Zone: Petition for Variance from Front Building Line

LOCATION: Southeast corner of Roisterstown Road and Kingsley Road
 DATE & TIME: MONDAY, MARCH 11, 1974 at 11:00 A.M.
 PUBLIC HEARING: Room 104, 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.

Section 224 - Storage and display of material, vehicles and equipment are permitted in the front yard but not exceeding 15 feet in front of the required front building line.

Section 224 - Storage and display of material, vehicles and equipment are permitted in the front yard but not exceeding 15 feet in front of the required front building line.

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THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 February 18 - 1974

THIS IS TO CERTIFY, that the annexed advertisement was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 18th day of Feb. 1974 and that the same was inserted in the issue of February 14, 1974.

STROMBERG PUBLICATIONS, Inc.

B. Rock Morgan

PETITION FOR RECLASSIFICATION AND VARIANCE

ZONING: From D.R. 2.5 to R. 1
 Zone: Petition for Variance from Front Building Line

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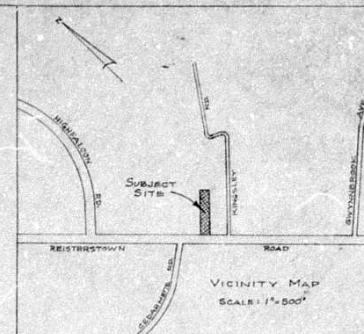
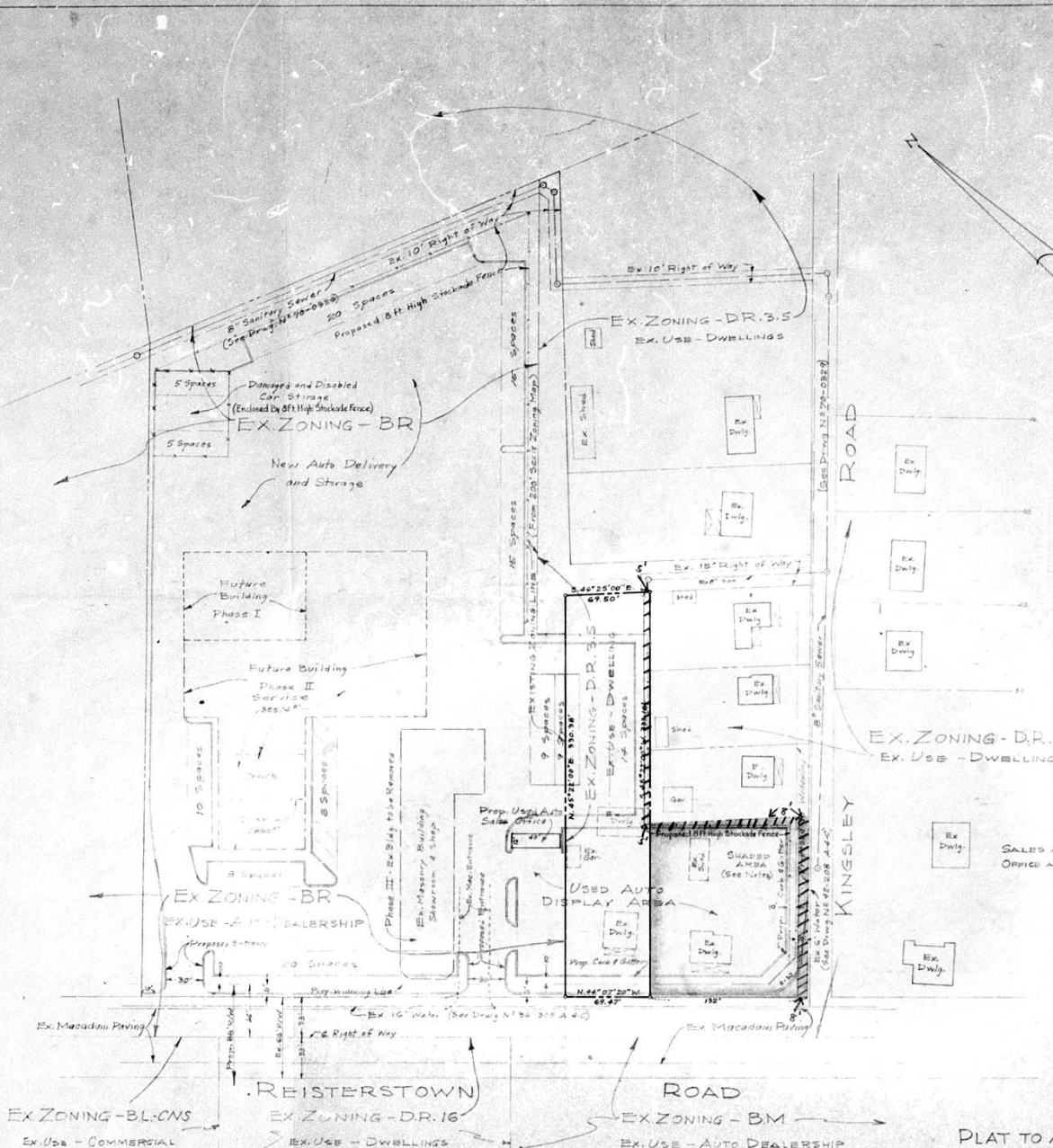
CERTIFICATE OF PUBLICATION

TOWSON, MD. February 16, 1974

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 a week for one week before the 16th day of March, 1974, the first publication appearing on the 11th day of February 1974.

THE JEFFERSONIAN,
James D. Nolan, Esq.
 Manager

Cost of Advertisement, \$ _____



GENERAL NOTES

AREA OF PARCEL TO BE REZONED OR ACCESS
 DISPLAY AREA TO BE CONSTRUCTED OF A TAR &
 CHIP SURFACE, PROPERLY DRAINED.
 EXTERIOR LIGHTING SHALL BE LOCATED AND
 DIRECTED AWAY FROM SURROUNDING DWELLINGS.
 STOCKADE FENCE SHOWN HEREON SHALL BE
 OF A MINIMUM HEIGHT OF 6' FEET.
 SHADED AREA NOW BEFORE COUNTY BOARD
 OF APPEALS - CASE N° 74-182-PA.

PARKING TABULATION

SALES AND DISPLAY (AREA 2830') 1/200'	REQD. SPACES - 15
OFFICE AND SERVICE (AREA 30574') 1/300'	" 102
TOTAL REQUIRED SPACES 117	
TOTAL PROPOSED SPACES 128	

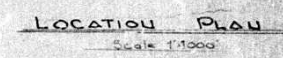
GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON 4, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
 FOR RECLASSIFICATION
 FROM
 DR. 3.5 ZONE TO B.R. ZONE
 NORTHEAST SIDE REISTERSTOWN RD., NORTHWEST OF KINGSLEY RD.

BALTO. CO. MD.
 SCALE: 1" = 50'

ELECTION DIST. N° 4
 SEPT. 20, 1974
 REWAS NOVEMBER 26, 1974



GENERAL NOTES:

- | | |
|---------------------|---------------------|
| 1. AREA OF PROPERTY | 0.55 AC. |
| 2. EXISTING USE | RESIDENCE |
| 3. PROPOSED USE | RETAIL INSTALLATION |
| 4. EX. STING ZONE | SS ZONE |
| 5. PROPOSED ZONE | BR ZONE |

PARKING NOTES

- | | |
|---------------------------------|-----------------------|
| 1. Area of Retail Space | = 1,350 sq.ft. |
| 2. Area of Install Area | = 1,350 sq.ft. |
| 3. Park, req'd for Retail | = 1,850' x 200' = 325 |
| 4. Park, req'd for Install Area | = 1,350' x 300' = 617 |
| 5. Total park, req'd. | = 16 Spaces |
| 6. Total park, provided | = 17 Spaces |



REVISED PLAN 3

PLAT TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION

== #11231 REISTERSTOWN ROAD ==

1st ELECTION DISTRICT BALTIMORE CO. MD.

WARREN KLAUWAUS 2 HARBOR COURT - BALTO MARYLAND 21208

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21226
(301) 448-1501

329 FORLAR STREET / CHANDLER, AR. 71619 / (504) 399-5577
118 E. MAIN STREET / WESTMINSTER, AR. 71374 / (504) 346-1944
13 S. WASHINGTON STREET / EASTON, AR. 71621 / (504) 399-0335

John C. McLaughlin

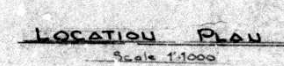
DATE AUG. 29, 1975 SCALE 1" = 20'

NOTE:

OUTLINE SHOWS HERBON WAS PLOTTED BY
DEBBS PLATS. OTHER SOURCE IS NOT A SURVEY.



Drug. No. 3376



old Plot

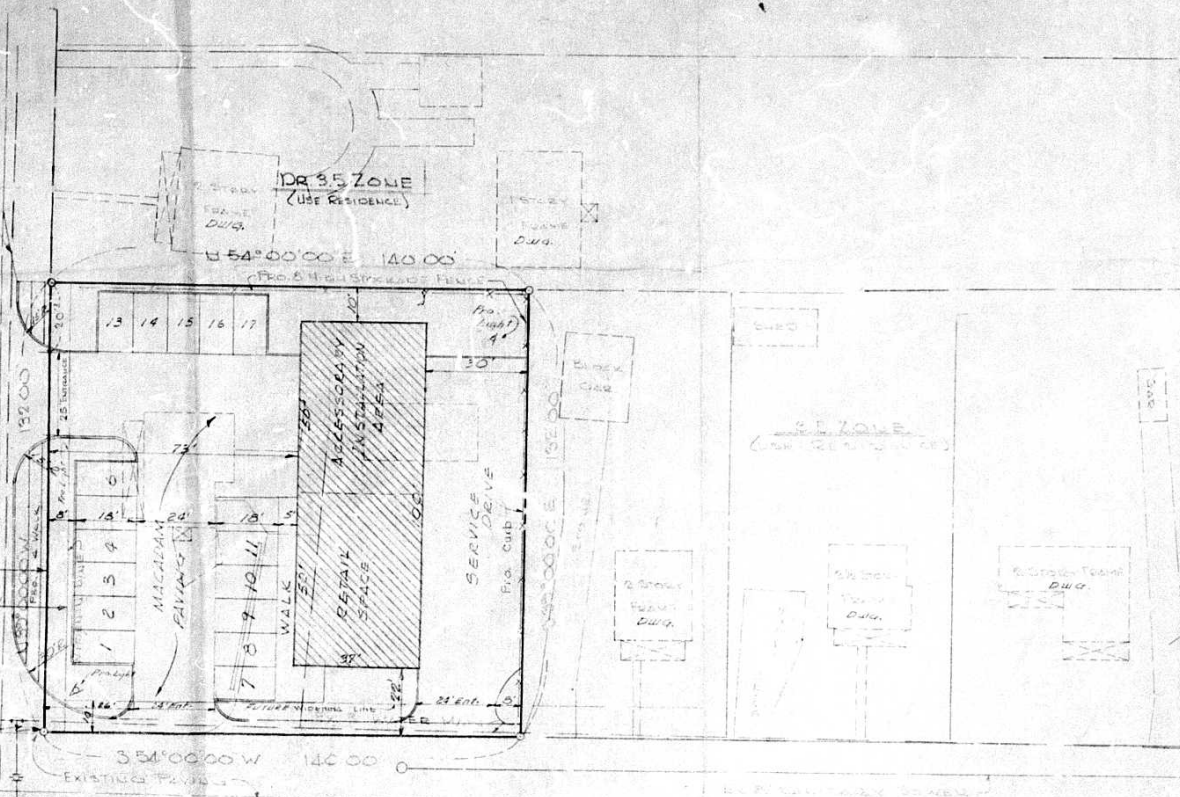
MAP. 2C
W1132
ELECTION
DISTRICT 4
D. TR. AB-1-7
TYPE
H. & C. RC
LT MM
FINAL
BY: _____

EVANS, AGAN & HOLDEFER, INC.		
DATE	REVISION	BY
10-17-78	LAYER - SMC OUTLINE	SMG
SURVEYS AND CIVIL ENGINEERS		
8013 BELAIR ROAD, BALTIMORE, MD. 21234		
(201) 468-1501		
DESIGNED BY	201 ROLAND STREET / CAMDEN, NJ 07102 / (201) 278-3887	
CHECKED BY	112 E. MAIN STREET / WASHINGTON, MD 21101 / (301) 486-2799	
CREATED BY	12 A. WASHINGTON STREET / EASTON, MD 21401 / (301) 875-8840	
GRAPHIC BY	<i>J. C. Agan</i>	
CHIEF OF	LAND - SURVEYOR	
Drwg. No.	3376	
DATE: AUG 29 1978 SCALE 1"=20'		

BR-ZONE
(AUTO DEALERSHIP - UNDER CONSTRUCTION)

REISTERSTOWN ROAD

EASTING: WATER MAIN



BR-ZONE
(USE: FOCUS DEALERSHIP)

PARKING

LOT

DR-3.5 ZONE
(USE: RESIDENCE)

U54°00'00"E 140.00'

ACCESSORY
INSTALLATION
AREAS

SERVICE DRIVE

KINGSLEY ROAD

3.5 ZONE
(USE: RESIDENCE)

ROAD

GENERAL NOTES:

1. AREA OF PROPERTY
 2. EXISTING USE
 3. PROPOSED USE
 4. EXISTING ZONE
 5. PROPOSED ZONE
- EXISTING
RESIDENCE
RETAIL Installation
3.5 ZONE
BR-ZONE

PARKING NOTES

1. Area of Retail Space = 1,350 sq. ft.
2. Area of Install. Area = 1,850 sq. ft.
3. Park. req'd for Retail = 1,850 ÷ 200 = 9.25
4. Park. req'd for Install. Area = 1,850 ÷ 500 = 3.7
5. Total park. req'd = 13 Spaces
6. Total park. provided = 17 Spaces

Circle #6
Sheet #31 OFFICE COPY



PLAT TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION

#11231 REISTERSTOWN ROAD

4th ELECTION DISTRICT BALTIMORE CO. MD.

WARREN KLAUWIS 2 HAZZARD COURT BALTO MARYLAND 21205

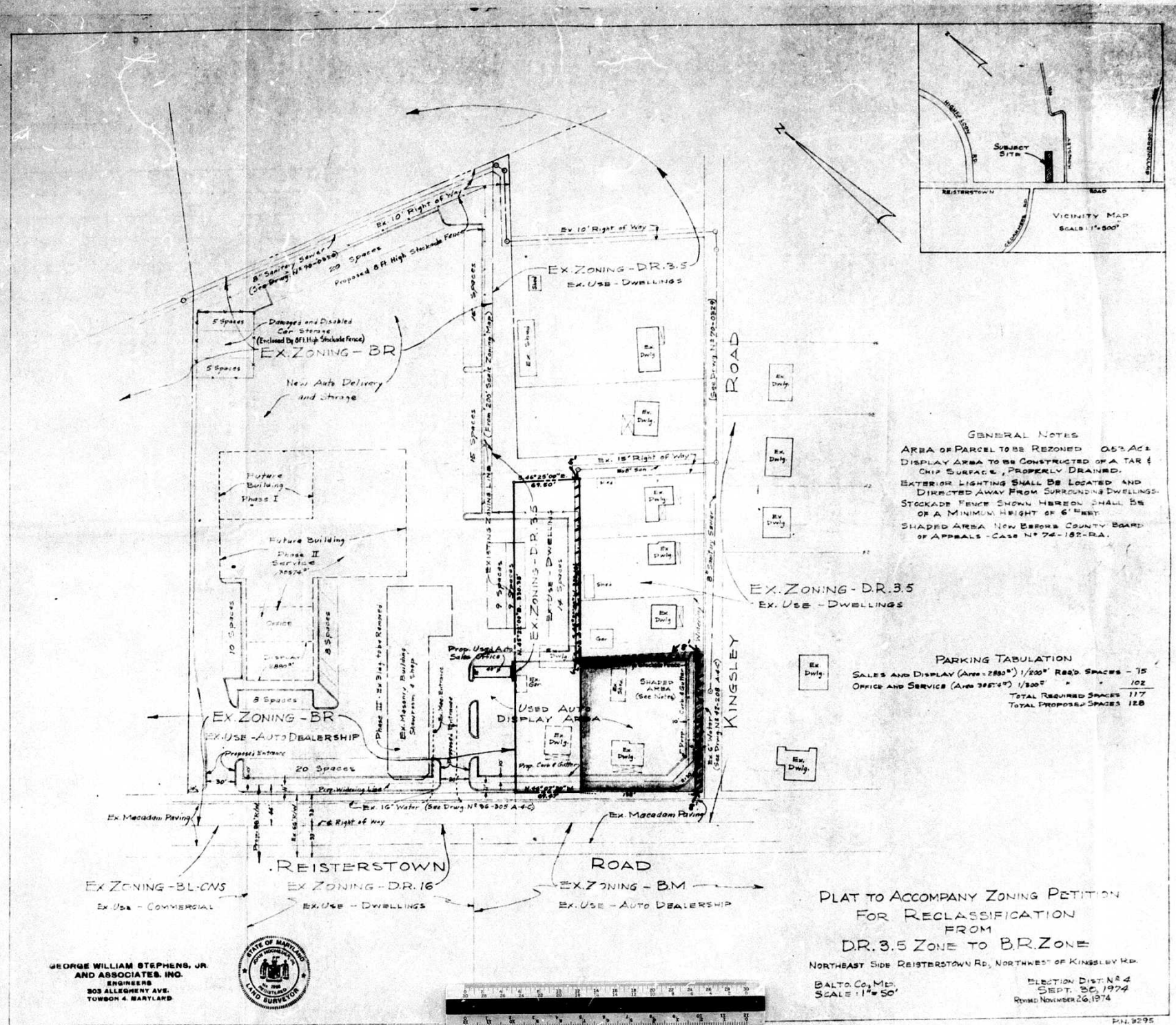
NOTE:

OUTLINE SHOWN HEREON W. PLATTED BY
DESIGN PLATS. OTHER SOURCE IS NOT A SURVEY.

20' ZC Pt Ex #1

20' WIDE APT

EVANS, HAGAN & HOLDEFER, INC.			
DATE	REVISION	BY	SURVEYORS AND CIVIL ENGINEERS
10/17/73	LAYOUT AND OUTLINE	SLG	8012 BELAIR ROAD / BALTIMORE, MD. 21234
DRAWN BY		12011 644-1501	
CHECKED BY		339 POPLAR STREET / CAMDEN, NJ 08101 / (609) 291-7000	
DESIGNED BY		115 E. MAIN STREET / WASHINGTON, DC 20001 / (202) 638-0001	
CONSTRUCTED BY		115 E. WASHINGTON STREET / BALTIMORE, MD 21201 / (410) 685-0001	
DATE: AUG 20 1973 SCALE: 1"=20'		DATE: AUG 20 1973 SCALE: 1"=20'	



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGANY AVE.
TOWSON 4, MARYLAND

