

9/17/73

PETITION FOR ZONING RECLASSIFICATION  
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. or we, Helen Bleakley, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5 zone to an B.L. (Business Local) zone, for the following reasons:
- 1.) In classifying the subject property DR 3.5, the Council committed errors as set out in the attached exhibit which is incorporated by reference herein; and
- 2.) Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out in the attached exhibit which is incorporated by reference herein.

See attached description

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

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Harold N. Goldsmith  
Address: 3218 Fallstaff Road  
Baltimore, Maryland 21215

Helen Bleakley  
Address: 11210 Reisterstown Road  
Reisterstown, Md. 21138

James D. Nolan  
Address: 204 W. Pennsylvania Avenue  
Baltimore, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 15th day of October, 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 had 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 10:00 o'clock P.M.

Zoning Commissioner of Baltimore County

Page 2.

It is well-settled law that the question on judicial review is whether the decision of the County Board of Appeals was arbitrary and discriminatory or fairly debatable. Northampton v. Prince George's Co., 273 Md. 93, 101 (1974); Montgomery County v. Pleasants, 266 Md. 462, 465 (1972); and Prince George's County v. Maininger, 264 Md. 148, 153 (1972). It is also well-established law that to sustain a piecemeal change in zoning, such as the case here suggests, strong evidence of mistake in the Comprehensive Zoning Map or evidence of substantial change in the character of the neighborhood must be produced. Pattoy v. Board of County Commissioners, 271 Md. 352, 359 (1974); Valencia v. Zoning Board, 270 Md. 478, 483 (1973); and Trainer v. Michlin, 269 Md. 667, 672 (1973). It is to be noted that the petition for reclassification in this case was filed over two years after the adoption of the Comprehensive Zoning Map in 1971.

Without detailing all of the facts in this case, the Court is of the opinion that the evidence presented before the Board of Appeals is of such a character so as to justify the Board in ruling that the strong presumption of correctness in the 1971 Zoning Map was overcome by error and/or change. The record supports the finding of the Board when it stated:

... The Petitioner has met his burden of proving error and/or substantial change in the character of the neighborhood that would warrant the granting of his requested reclassification of the subject property from the existing D.R. 3.5 zone to a B.L. zoning classification. The Board will not further detail its reasoning in this Opinion, but would call one's attention to its Opinion in case No. 74-184-R. These cases, and the reasons for the granting of the reclassifications, are similar as the subject property is merely the small outcro corner of the subject property described in Case No. 74-184-R. Baltimore County Board of Appeals Opinion, No. 74-184-R, Transcript, p.3.

MANDATE  
Court of Special Appeals of Maryland

No. 764, September Term, 1976

Edward Czawlytko et al

vs.

Reisterstown Limited Partnership et al

Appeal from the Circuit Court for Baltimore County.  
Filed: September 20, 1976.  
November 23, 1976 - Order by Court, upon its own motion, dismissing appeal for failure of appellants brief to include appendix or record extract.  
December 23, 1976 - Mandate issued.

STATEMENT OF COSTS:

In Circuit Court:

Record 25.00  
Stenographer's Costs

In Court of Special Appeals:

Filing Record on Appeal 30.00  
Printing Brief for Appellant Not Supplied  
Reply Brief  
Portion of Record Extract—Appellant  
Printing Brief for Cross-Appellee

Printing Brief for Appellee Not Supplied  
Portion of Record Extract—Appellee  
Printing Brief for Cross-Appellant

STATE OF MARYLAND, ss:

I do hereby certify that the foregoing is truly taken from the records and proceedings of the said Court of Special Appeals.

In testimony whereof, I have hereunto set my hand as Clerk and affixed the seal of the Court of Special Appeals, this twenty-third day of December A.D. 1976

Julius A. Adams  
Clerk of the Court of Special Appeals of Maryland.

Costs shown on this Mandate are to be settled between counsel and NOT THROUGH THIS OFFICE.

FILED DEC 27 1976

EDWARD CZAWLYTKO ET AL

Appellants

v.

REISTERSTOWN LIMITED PARTNERSHIP ET AL

Appellees

IN THE

COURT OF SPECIAL APPEALS OF MARYLAND

No. 764

September Term, 1976

ORDER

It appearing that on 1 November, 1976, a brief was filed with the office of the Clerk of this Court in behalf of the appellants which does not contain an appendix and/or printed record extract as required pursuant to Maryland Rule 1028 a.

It is therefore this 23rd day of November, 1976, by the Court of Special Appeals of Maryland, on its own motion, ORDERED, that the captioned appeal be, and it is hereby, dismissed pursuant to Maryland Rule 1028 1. 1.

James C. Mahony  
CHIEF JUDGE

James C. Mahony  
JUDGE

Richard P. Hahn  
JUDGE

RE: PETITION FOR RECLASSIFICATION from D. R. 3.5 to B.L., SW corner Reisterstown Road and Featherbed Lane 4th District

HELEN BLEAKLEY, Petitioner

HOWARD N. GOLDSMITH and LEONARD WEINGLASS Contract Purchasers

EDWARD CZAWLYTKO ARLINE E. CZAWLYTKO, his wife JOHN E. EURICE and RUTH M. EURICE, his wife GARY L. HALL and MARY ELLEN HALL, His wife

Appellants

IN THE CIRCUIT COURT

FOR

BALTIMORE COUNTY

Misc. No. 5600

CASE #74-183-R

MEMORANDUM OPINION AND ORDER

On October 15, 1973, Petition No. 74-183-R was filed with the Zoning Commissioner of Baltimore County. It concerned the reclassification of a one acre tract of land located at the southeast intersection of Featherbed Lane and Reisterstown Road. The Petitioner seeks a change in the existing zoning from D. R. 3.5 to a B. L. zone. The Zoning Commissioner weighed the testimony and the facts presented by the Petitioner and denied the reclassification on the grounds that the Petitioner failed to overcome his burden of proving error in the Comprehensive Zoning Map.

The County Board of Appeals reversed the Zoning Commissioner's denial on October 31, 1975. The County and the Protestants filed an appeal to this Court on November 28, 1975 alleging that the decision of the Board was in error.

Rec'd 6-30-76  
9:15 AM

RE: PETITION FOR RECLASSIFICATION from D.R. 3.5 to B.L., SW corner Reisterstown Road and Featherbed Lane 4th District  
Helen Bleakley, Petitioner  
Harold N. Goldsmith and Leonard Weinglass Contract Purchasers

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 74-183-R

OPINION

This case comes before the Board on an appeal by the Petitioner from an Order of the Deputy Zoning Commissioner which denied the requested reclassification from the existing D.R. 3.5 to a B.L. classification for the subject property. Same is located in the Fourth Election District of Baltimore County, at the southwest corner of Reisterstown Road and Featherbed Lane.

The subject property contains approximately one (1) acre of land, and enjoys about 132 feet of frontage along the west side of Reisterstown Road and approximately 330 feet of frontage along the south side of Featherbed Lane. The other two sides of the subject property are bounded by the lot lines of lands in the ownership of Reisterstown Limited Partnership. These lands are the subject of a petition for reclassification recently heard by this Board and identified as case #74-184-R. At this point, the Board would note that these two cases were heard one following the other and, in fact, much of the testimony and evidence presented by the People's Counsel and the Protestants in this instance was incorporated by reference from the testimony presented in case #74-184-R into the subject case; i.e., case #74-183-R.

Petitioner's Exhibit #1 is a plot plan of the subject property, and indicates thereon the proposed use. A partner of the Petitioner, Harold Goldsmith, further detailed same.

Richard L. Smith, an associate project engineer with MCA Associates, described in detail for this Board the physical attributes of the subject property. Mr. Smith noted that its topography was a relatively general slope upward and away from the Reisterstown Road. Mr. Smith noted that public water was available in the Reisterstown Road, while the public sewer was approximately 2100 feet east of same. This public sewer consists of a fifteen inch interceptor in the bed of Roaches Run. The proposed

Helen Bleakley - #74-183-R

commercial use at the subject property would use a private sewer disposal system at this location until such time as public sewer was extended in a westerly direction toward the Reisterstown Road and the subject property. Mr. Smith noted the recent purchase by the County of the northwest corner of the Reisterstown Road and Featherbed Lane, and also called to the Board's attention zoning reclassifications in case #73-44-R and case #73-50-R.

David Mangan, a traffic expert, presented testimony on behalf of the Petitioner. Mr. Mangan discussed the existing traffic counts along the Reisterstown Road, the capacity of this road, and the levels of service that might be anticipated during peak hour as compared to the levels of service as they now exist. Mr. Mangan further discussed the existing ingress and egress along the Reisterstown Road, and described for the Board the sight distances available at this location. Mr. Mangan summarized by numbers traffic accidents along this portion of the Reisterstown Road.

Hugh Gelston, a recognized real estate expert, testified for the Petitioner and in favor of the granting of this reclassification. Mr. Gelston basically agreed with the description of the neighborhood as presented by Mr. Smith, and told the Board that same is a general mix of commercial uses along the various frontages of Reisterstown Road. It was his judgment that these frontages in this general location of the Reisterstown Road were not conducive or acceptable for low density residential development, and he noted that no such low density residential development had taken place along these particular portions of the Reisterstown Road in the past twenty years. Mr. Gelston cited several zoning cases that had been previously pointed out to the Board in this case and also in case #74-184-R. It was the conclusion of Mr. Gelston that there was error by the County in March of 1971 when they classified the property D.R. 3.5 and that there were, in fact, substantial changes in character of the neighborhood to warrant granting the reclassification. Mr. Gelston noted that, in his judgment, the subject property should be zoned B.L. or B.R. Mr. Gelston noted the recent purchase by Baltimore County of the northwest corner of Reisterstown Road and Featherbed Lane for the proposed roadbed of Metropolitan Boulevard. He described how this much talked about, on again off again proposal of Metropolitan Boulevard really stifled much of the potential uses in the general area of

this proposal. Mr. Gelston noted that, in his opinion, the use as proposed in this instance would not be detrimental to the surrounding property and, in fact, would probably present a better overall use and appearance than the existing situation.

As mentioned before, the People's Counsel desired the Board to incorporate by reference all of their presentation and the presentation by the Protestants in this instance, as presented to this Board in case #74-184-R. Having just heard this case, the Board was satisfied to incorporate such testimony and evidence. This, of course, included the comments in the file made by C. Richard Moore, the Assistant Traffic Engineer for Baltimore County, and the comments of the Planning Board as presented to the Deputy Zoning Commissioner concerning the subject petition. In addition, the same neighborhood witnesses took the stand and had previously testified in case #74-184-R. Each asked that his prior testimony as presented in said case be considered by this Board and in addition, each noted several other factors that they had failed to mention to the Board in the first instance. In summary, their primary concerns centered upon the potential traffic that the granting of this petition might create.

Without further detailing the testimony and evidence presented in this case, suffice it to say the Board is satisfied that the Petitioner has met his burden of proving error and/or substantial change in the character of the neighborhood that would warrant the granting of his requested reclassification of the subject property from the existing D.R. 3.5 zone to a B.L. zoning classification. The Board will not further detail its reasoning in this Opinion, but would call one's attention to its Opinion in case #74-184-R. These cases, and the reasons for the granting of the reclassifications, are similar as the subject property is merely the small cutout corner of the subject property described in case #74-184-R. A closer examination of Petitioner's Exhibit #1 in each case will precisely locate each property as they abut each other. In conclusion, it is the opinion of this Board that the petition should be granted.

The Baltimore County Department of Traffic Engineering made the following comment with regard to commercialization of the Petitioner's property:

"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."

The Petitioner did not offer any expert traffic testimony with regard to the traffic problems referred to in the foregoing comment.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29<sup>th</sup> day of July, 1974, that the above requested 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.

*James D. Nolan*  
Deputy Zoning Commissioner of  
Baltimore County

## ORDER

For the reasons set forth in the foregoing Opinion, it is this 31<sup>st</sup> day of October, 1975, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules 8-1 to 8-12 of Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*Walter A. Reiter, Jr.*  
Walter A. Reiter, Jr., Chairman

*John A. Miller*  
John A. Miller

*Robert L. Gilland*  
Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION : BEFORE THE  
SW/corner of Reisterstown Road and : DEPUTY ZONING  
Featherbed Lane - 4th District :  
Helen G. Bleakley - Petitioner : COMMISSIONER  
NO. 74-183-R (Item No. 30) :  
: OF  
: BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 3.5 Zone to a B.L. Zone for a one acre tract of land located on the southeast corner of Featherbed Lane and Reisterstown Road, in the Fourth Election District of Baltimore County.

Testifying on behalf of the request was Mr. Harold N. Goldsmith, who was Contract Purchaser at the time the request was made but has since purchased the property in fee from Helen G. Bleakley; Mr. Richard L. Smith, a civil engineer with the firm of MCA; and Mr. Hugh E. Gelston, a real estate broker and appraiser with many years experience in Baltimore County.

The property is proposed to be developed with a one story retail building containing seventy-five hundred square feet and an adjoining or supporting parking area. The site will be traversed by the proposed Metropolitan boulevard, but the developer does not expect to have access therefrom because of its close proximity to the intersection of Reisterstown Road.

Metropolitan water is available to the site, however, sewer lines must be extended a distance of approximately two thousand feet. Said extension would cost approximately One Hundred Thousand Dollars, Fifty Dollars per front foot provided it stays within the right-of-way of Walnut Avenue. For this reason, the Petitioner proposes to service his commercial building with a septic system until such time as the sewer line has been extended to Reisterstown Road.

needed for commercial use 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 opposite side of Reisterstown Road in Case Number 72-73-R.

3.) The Northwest Expressway which is to be an area really will pass very 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

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 and this small parcel cannot be developed property at a density of D.R. 3.5.
- 2.) That the northwest corner is classified B.L., and this property should have been included in the B.L. zone.
- 3.) That there is a need for additional commercially zoned land along Reisterstown Road in this area, and it was error for the Baltimore County Council to overlook this need, and to not place the subject tract in a commercial zone, such as B.L.

4.) That the property directly opposite this tract across Reisterstown Road is zoned D.R. 16 and intensively developed, and a density of D.R. 3.5 is completely inappropriate on such a heavily traveled road directly confronting commercial and high density residential zones.

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 B.R. In Case No. 73-50-R; and a five acre tract a short distance to the north on Reisterstown Road was reclassified from D.R. 3.5 and B.L. to B.R. In Case No. 73-44-R. Both of these cases are indicative of area change and additional land and facilities

The Petitioner's real estate expert pointed out that, by and large, the majority of all available commercially zoned properties in the area have been or are being developed. He felt that the map was in error in not providing additional commercially zoned areas to meet the needs for retail outlets to serve the residents. He also pointed out that there have been no new single family residences constructed on properties fronting Reisterstown Road between the Baltimore County Beltway and Reisterstown proper within the past fifteen years. He felt that the Planners had not taken this into consideration and that the property in question was no longer suited for residential purposes but was ideally situated to serve the commercial needs of the area.

Without reviewing the evidence in detail but based on all evidence submitted, including the Memorandum filed by the Petitioner's attorney, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has not met his burden of proving that the Comprehensive Zoning Map is in error. The fact that no new homes have been built on the residentially zoned frontages along Reisterstown Road gives reason for thought as to whether or not the highest and best use of these properties have been established. However, one cannot overlook the fact that a ten acre commercially zoned tract, located approximately twelve hundred feet south of the subject site, was reclassified in the Third Zoning Cycle of 1972, and remains vacant to this day. It would appear that if a genuine need for retail shopping exists for the residents of this immediate area, that this site that has lain vacant since the Fall of 1972, could fulfill those needs.

In any case, commercial use of the site appears to be premature for several reasons: the site does not have sewer and would require the approval and use of an in ground septic system; Metropolitan Boulevard and other future improvements to the road system are yet to be built and can offer no relief for traffic that would be generated by the subject site.

- 2 -

MCA

MATZ, CHILDS & ASSOCIATES, INC.  
CONSULTING  
ENGINEERS  
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0800

DESCRIPTION

ONE ACRE PARCEL, SOUTHWEST SIDE OF REISTERSTOWN ROAD, AND  
SOUTHEAST SIDE OF FEATHERBED LANE, BALTIMORE COUNTY,  
MARYLAND.

THIS DESCRIPTION IS FOR "BL" ZONING

Beginning for the same at the point of intersection of the southwest side of Reisterstown Road and the southeast side of Featherbed Lane, said point being at the beginning of the land described in the deed from Sallie E. Jones and others to Helen Gertrude Bleakley, dated August 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.K. 1194 page 5, running thence binding on said Reisterstown Road, (1) S 42° 30' E 132 feet, thence on the outlines of said land, two courses: (2) S 47° 30' W 330 feet and (3) N 42° 30' W 132 feet to said southeast side of Featherbed Lane, thence binding thereon, (4) N 47° 30' E 330 feet to the place of beginning.

Containing 1 acre of land.

RW3:ejq



J.O. # 73415

September 26, 1973

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

**BALTIMORE COUNTY  
ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

December 3, 1973

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

RE: Reclassification Petition  
Item 30 - 6th Zoning Cycle  
Helen Bleakley - Petitioner

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 the result of this review and inspection. 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 southwest corner of Featherbed Lane and Reisterstown Road, in the 4th District of Baltimore County. This property, which is zoned B-1, and consists of one acre of land is requesting a Reclassification to Business Local for a one-story retail store. This property lies directly northeast of another property which is to be heard in this Cycle (Item 29) and lies directly southwest of the proposed Metropolitan Boulevard.

Since this property falls within the Gwynns Falls drainage area, I am requiring that the estimated maximum day and peak hour water use with its corresponding sewerage conversion factors be indicated on the revised site plan.

- 2 -

James D. Nolan, Esq.,  
Re: Item 30 - 6th Zoning Cycle  
December 3, 1973

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 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,

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

JJDjr.:JD

Enclosure

cc: MCA  
1020 Cromwell Bridge Road  
Baltimore, Md. 21204

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

November 27, 1973

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

RE: Reclassification Petition  
Item 30 - 6th Zoning Cycle  
Helen Bleakley - Petitioner

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,

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

JJDjr.:JD

Enclosures

cc: MCA  
1020 Cromwell Bridge Road  
Baltimore, Md. 21204

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

October 17, 1973

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

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

Re: Item 30 (October 1973-April 1974 - Cycle VI)  
Property Owner: Helen Bleakley  
S/W of Reisterstown Rd. & S/S of Featherbed Lane  
Existing Zoning: D.R. 3-5  
Proposed Zoning: B-1  
No. of Acres: 1.000 District: 4th

Dear Mr. DiNenna:

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

**Highways**

Reisterstown Road is a State Road; therefore, all improvements, intersection, 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.

Metropolitan Boulevard will be extended as to traverse most of the road frontage of Featherbed Lane for this site.

Featherbed Lane will be terminated by the proposed Metropolitan Boulevard which will have denied access from Reisterstown Road southwesterly at least 1,200 feet. The intersection of Metropolitan Boulevard and Reisterstown Road with the return will also prevent Featherbed Lane from intersecting Reisterstown Road at this point. Therefore, the proposed entrance with Reisterstown Road will have to be relocated to the southeast.

**Storm Drains**

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.

**Sediment Control**

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

Item 30 (October 1973-April 1974 - Cycle VI)  
Property Owner: Helen Bleakley  
Page 2  
October 17, 1973

**Water**

Public water service exists within Reisterstown Road.

**Sanitary Sewer**

Public sanitary sewer exists to the northeast approximately 2,000 feet and can be made available with the appropriate offsite extension and assessments.

Very truly yours,

*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAN:PRO:ras

NW 13 I Topo

**BALTIMORE COUNTY, MARYLAND  
JEFFERSON MARLING 102000 MARYLAND 21204**

**DEPARTMENT OF TRAFFIC ENGINEERING**

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

October 25, 1973

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

Re: Item 30 - October 1973 to April 1974 - Cycle Zoning VI  
Property Owner: Helen D. Bleakley  
Southwest corner of Reisterstown Road and Featherbed Lane  
B.L.  
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,

*Charles Lee*  
Charles Lee, Chief  
Assistant Traffic Engineer

CRN/pjs

**Maryland Department of Transportation  
State Highway Administration**

October 9, 1973

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

Attention: Mr. John J. Dillon

Dear Mr. DiNenna:

Access into the subject site would have to be relocated at such time as Metropolitan Blvd. is constructed, therefore, it is recommended that an entrance in common with the adjacent property, to the south, be established at this time. The adjacent property is included in the current cycle from D.R. 3-5 to B.M.

Access is subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic on this section of Reisterstown Road is 22,200 vehicles.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering Access Permits  
By: J. Meyers

# Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204  
822-7218

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Helen Bleakley

Location: SW/S of Reisterstown Rd. and SE/S of Featherbed Lane

Item No. 30 Zoning Agenda Tuesday, October 2, 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 \_\_\_\_\_ 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.
- (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", 1970 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *[Signature]* Noted and Approved: Deputy Chief  
Planning Group Special Inspection Division Fire Prevention Bureau

mls  
4/16/73

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

October 19, 1973

DONALD J. ROOP, 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 2, 1973, are as follows:

Property Owner: Helen Bleakley  
Location: SW/S Reisterstown Rd. & SE/S Featherbed La.  
Present Zoning: D.R. 3.5  
Proposed Zoning: B.L.  
No. Acres: 1.0  
District: 4

Metropolitan water is available to the site. Metropolitan sewer must be extended to the site.

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

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on Sept. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

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

HVB:mrw  
cc: L.A. Schuppert

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



November 23, 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 #30, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Helen Bleakley  
Location: S/W/S of Reisterstown Road and S/E/S of Featherbed Lane  
Existing Zoning: D.R. 3.5  
Proposed Zoning: B.L.  
No. of Acres: 1 acre  
District: 4

This office concurs with the comments of the State Highways Administration and the Baltimore County Bureau of Engineering insofar as the road alignments and driveways.

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 484-2811 ZONING 484-2881

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1973

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

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

Re: Item

Property Owner: Helen Bleakley  
Location: SW/S of Reisterstown Rd. and SE/S of Featherbed Lane  
Present Zoning: D.R. 3.5  
Proposed Zoning: B.L.

District: 4th  
No. Acres: 1

Dear Mr. DiNenna:

The existing zoning could yield 2 elementary pupils, 1 junior, and 1 senior high pupil while a change to B.L. would not yield any pupils and would not have an effect on the administration of the neighborhood schools.

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

WNP/ml

H. ENGLISH PARKER, Chairman  
CLYDE E. HESS, Vice-Chairman  
MRS. ROBERT L. BERNY

MARCUS M. BRITTON  
JOSEPH M. HEDGECOCK  
JOHN L. LORICK  
JOSHUA R. WHEELER, Superintendent

T. HAROLD WILLIAMS, JR.  
ROBERT W. TRACY, M.D.  
MRS. ROBERT K. HUNTER

# Maryland Department of Transportation

Harry R. Hughes  
Director  
Barbara M. Evans  
Assistant

Jan. 28, 1974

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

Re: Sixth Zoning Cycle  
#30- Revised Plan  
Property Owner: Helen Bleakley  
Location: W/S Reisterstown Rd.  
at W/S Featherbed Lane

Dear Mr. DiNenna:

The subject plan revised Jan. 9, 1974, indicates that the Zoning Advisory Committee's recommendation to establish an entrance in common with the adjacent property to the south was not followed. Therefore, the entrance must be located so as to provide a minimum of 5' tangent distance from the property line. In so doing, the dog-leg in the interior portion of the entrance will be increased, unless the parking arrangement is changed. It appears that extensive revisions to the front portion of the site are in order.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering Access Permits  
*[Signature]*  
By: J. A. Meyers

cc: Mr. John L. Wimbley

CLJEM:mg

July 7, 1976

The Zoning Commissioner for Baltimore County  
Jefferson Building  
Towson, Maryland 21204

Re: Petition for Reclassification of Property, 1.04 acres, S/W side of Reisterstown Road at the corner of Featherbed Lane, Fourth District. Howard Goldsmith and Leonard Weinglass, Petitioners, Appeal from the County Board of Appeals, Circuit Court for Baltimore County at Law, Misc. Docket No. 10, folio 152, File No. 5800

ATTENTION: Mr. Eric DiNenna  
Zoning Commissioner

Dear Mr. DiNenna:

With regard to the land described in the above captioned case, in consideration of your approving for issuance to Giant Food, Inc., the building permit requested in the application of Giant Food, Inc., prior to the expiration of the time period for appeal of the Order of Court in the above captioned case dated June 28, 1976 affirming the decision of the County Board of Appeals for Baltimore County, the undersigned agrees to indemnify and hold harmless the political subdivision of Baltimore County, Maryland from any financial responsibility or loss as a result of your approval prior to the expiration of said appeal period and/or in the event an appeal is filed to the Special Board of Appeals of Maryland.

Very truly yours,

*[Signature]*  
Harold Goldsmith  
*[Signature]*  
Leonard Weinglass

74-183  
74-184

# LAW OFFICES COOK, MUDD, MURRAY & HOWARD

JAMES H. COOK  
JAMES H. MUDD  
ROBERT C. MURRAY  
JOHN H. HOWARD  
DANIEL S. FRANKS, JR.  
JOHN H. FRANKS  
JOSEPH C. WICK, JR.

TELEPHONE 823-4111  
AREA CODE 301

August 27, 1974

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

Re: Petition of Helen G. Bleakley  
Reisterstown Road and Featherbed Lane  
No. 74-183-R

Dear Mr. Commissioner:

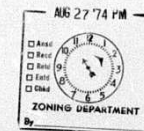
Please note an appeal in the above entitled matter on behalf of the petitioner to the County Board of Appeals.

Our check in the amount of \$70.00 is enclosed.

Sincerely,

*[Signature]*  
Richard C. Murray  
Attorney for Petitioner

RCM/njb  
Enclosure



# LAW OFFICES OF NOLAN, PLUMHOFF & WILLIAMS

JAMES D. NOLAN  
J. EARLE PLUMHOFF  
NORTON A. WILLIAMS  
WILLIAM H. VESON, JR.  
KENNETH H. HARTMAN

August 30, 1974

AREA CODE 301  
TELEPHONE 823-7800

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

Re: Zoning case of Helen G. Bleakley, Petitioner No. 74-183-R (Item No. 30) legal owner, Harold H. Goldsmith, contract purchaser, property located at Reisterstown Road and Featherbed Lane.

Dear Mr. Dyer:

Confirming my recent telephone conversation with your office, please be advised that our office is withdrawing from this case and Mr. Richard Murray who has noted an appeal will be representing the Petitioner and contract purchaser from this point forward.

Trusting that this letter is satisfactory for your records, I am

Sincerely,

James D. Nolan

JDN/hl  
cc: Richard C. Murray, Esquire  
Cook, Mudd, Murray & Howard  
409 Washington Avenue, 21204

Mr. Harold C. Goldsmith  
3218 Palstaff Road 21215





July 29, 1974

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

RE: Petition for Reclassification  
SW corner of Reisterstown Road and  
Featherbed Lane - 4th District  
Helen G. Bleakley - Petitioner  
NO. 74-183-R (Item No. 30)

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

NAW/hl - 3/4/74

DR 16 Ex 6

Points of Error and Change Concerning:

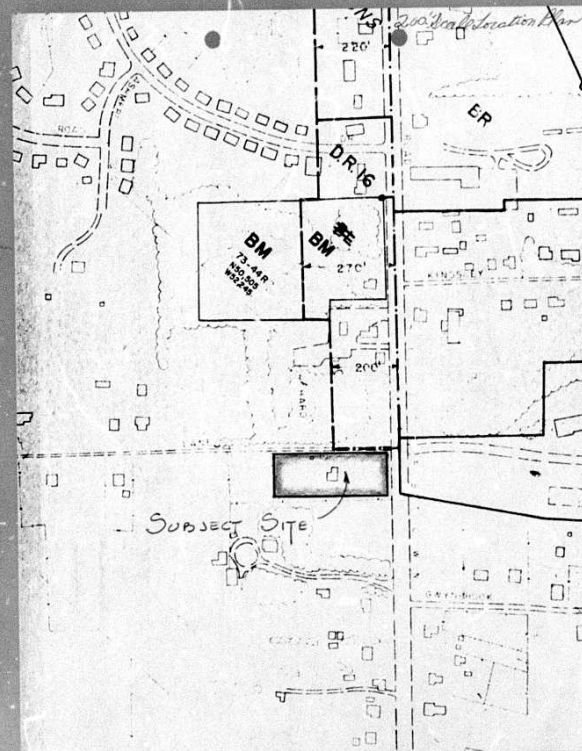
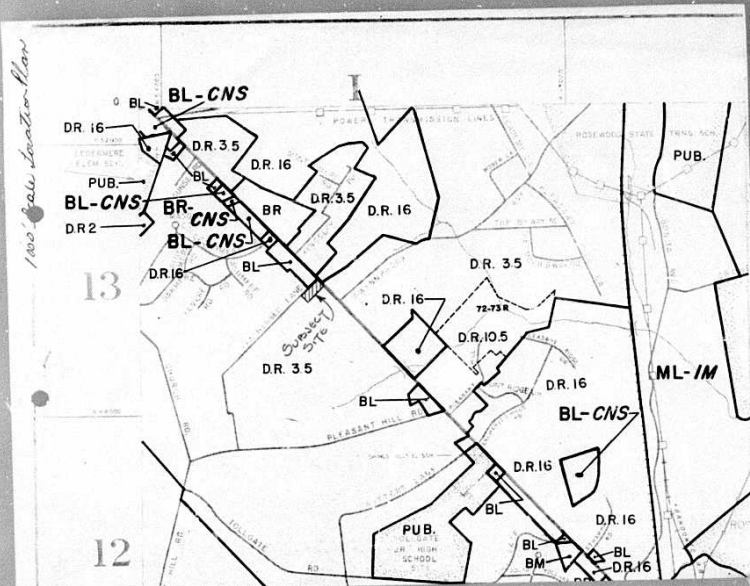
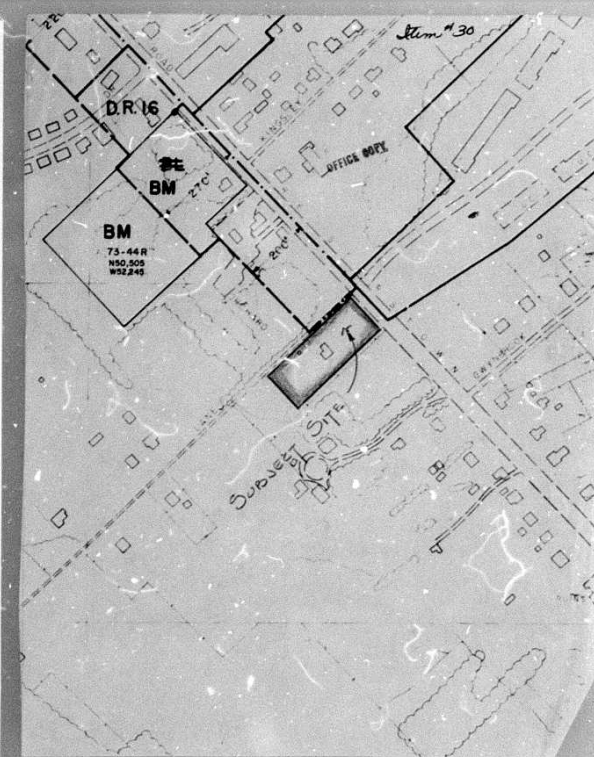
GOLDSMITH/BEAKLEY PROPERTY, SOUTHWEST  
CORNER OF REISTERSTOWN ROAD AND  
FEATHERBED LANE, SIXTH CYCLE, ITEM NO. 30

D.R.3.5 zoning for this property was erroneous in 1971, and was then and is now confiscatory for the following reasons:

1. The subject 1-acre property contains an old home near the end of its useful life;
2. As noted by the Planning Board, Metropolitan Boulevard, a limited access major traffic carrier, is slated to run along this property's north border. Under present State and County plans, and this property will be in the southwest quadrant of the intersection of Metropolitan Boulevard and Reisterstown Road;
3. As noted by the Planning Board, sanitary sewer is approximately 2,000 feet from the subject property and according to an MCA estimate, it would cost \$50.00 per lineal foot, or approximately \$100,000, to bring sewer to the property. This sewer cost renders D.R.3.5 zoning or indeed any residential zoning completely impractical, since development costs for the sewer alone would be completely prohibitive for any residential use of the property at any density through and including D.R.16, much less the present D.R.3.5 zoning. D.R.3.5 homes, apartments, could not be built with septic tanks and could not be built here in view of the transitive zoning requirements of the Zoning Regulations;
4. The only practical zoning for the subject property is a commercial zoning, which is a logical use at the intersection of two major traffic carriers, and one acre of commercial

zoning will not bring any traffic to the area. Also, the one acre of B.L. land at the northwest corner of Reisterstown Road and Featherbed Lane is owned by Baltimore County, and this one acre property is not comparable to and is not replaced by other major commercial zones in the area.

-2-



PETITION MAPPING PROGRESS SHEET

| FUNCTION                                        | Well 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<br>ZC, BA, CC, CA                    |                                                                                                                |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>[Signature]</i>                 | Revised Plans:<br>Change in outline or description <input type="checkbox"/> Yes<br><input type="checkbox"/> No |    |          |    |           |    |         |    |           |    |
| Previous case: _____                            | Map # _____                                                                                                    |    |          |    |           |    |         |    |           |    |

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received\* this 29th day of

Sept 1973 1972. Item # \_\_\_\_\_

*[Signature]*  
S. Eric McNenna  
Zoning Commissioner

Petitioner Phokky Submitted by Williams

Petitioner's Attorney Phokky Reviewed by [Signature]

\* 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: 11<sup>th</sup> Date of Posting: Sept. 14, 1974  
 Posted for: APPEAL  
 Petitioner: Helen G. Bleakley  
 Location of property: SW CORNER OF REISTERSTOWN RD. AND FEATHERBED LANE  
 Location of Sign: SW CORNER OF REISTERSTOWN RD. AND FEATHERBED LANE  
 Remarks: \_\_\_\_\_  
 Posted by: Thomas E. Paband Date of return: Sept. 20, 1974  
 Signature

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11<sup>th</sup> Date of Posting: FEB. 16, 1974  
 Posted for: PETITION FOR RECLASSIFICATION  
 Petitioner: Helen G. Bleakley  
 Location of property: SW COR. OF REISTERSTOWN RD. AND FEATHERBED LANE  
 Location of Sign: SW COR. OF REISTERSTOWN RD. AND FEATHERBED LANE  
 Remarks: \_\_\_\_\_  
 Posted by: Thomas E. Paband Date of return: FEB. 21, 1974  
 Signature

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

No. 13123

DATE March 14, 1974 ACCOUNT 01-662

AMOUNT \$112.21

WHITE - CASHIER      DISTRIBUTION      PINK - AGENCY      YELLOW - CUSTOMER

James D. Nolan, Esq.  
204 W. Penna. Ave.  
Towson, Md. 21204  
Advertising and posting of property for  
Helen G. Bleakley  
74-183-R

11221 REC

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

No. 12759

DATE Nov. 27, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER      DISTRIBUTION      PINK - AGENCY      YELLOW - CUSTOMER

James D. Nolan, Esq.  
204 W. Penna. Ave.  
Towson, Md. 21204  
Petition for Reclassification for Helen Bleakley  
ACB 9 3 15-11-1 27

5 000 REC

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

No. 15152

DATE August 30, 1974 ACCOUNT 01-662

AMOUNT \$70.00

WHITE - CASHIER      DISTRIBUTION      PINK - AGENCY      YELLOW - CUSTOMER

Richard G. Murray, Esquire  
Cost of Filing of an Appeal on Case No. 74-183-R  
SW/corner of Reisterstown Road and Featherbed Lane -  
4th Election District  
Helen G. Bleakley - Petitioner

7 000 REC

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

No. 16953

DATE October 16, 1974 ACCOUNT 01-662

AMOUNT \$5.00

WHITE - CASHIER      DISTRIBUTION      PINK - AGENCY      YELLOW - CUSTOMER

Richard G. Murray, Esquire  
Cost of Posting Property of Helen G. Bleakley for an  
Appeal Hearing  
SW/corner of Reisterstown Road and Featherbed Lane -  
4th Election District  
Case No. 74-183-R (Item No. 30)

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

No. 15345

DATE Dec. 29, 1973 ACCOUNT 01-712

AMOUNT \$19.00

WHITE - CASHIER      DISTRIBUTION      PINK - AGENCY      YELLOW - CUSTOMER

Martin J. Smith, Esq.  
143 Main Street  
Reisterstown, Md. 21134

Certified documents - Case No. 74-183-R  
Helen Bleakley  
SW/cor. Reisterstown Rd. and  
Featherbed Lane - 4th District 1 900 REC

PETITION FOR RECLASSIFICATION  
4th DISTRICT

ZONING: From D.R. 2.3 to R.L.  
Zone

LOCATION: Southwest corner of Reisterstown Road and Featherbed Lane.

DATE & TIME: MONDAY, MARCH 4, 1974 at 1:00 P.M.

PUBLIC HEARING: Room 100, 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. 2.3

Proposed Zoning: R.L.

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

Beginning for the same at the point of intersection of the southwest side of Reisterstown Road and the southeast side of Featherbed Lane, said point being at the beginning of the land described in the deed from Sallie W. Jones and others to Helen Gertrude Huskery, dated August 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.S. 1189 page 3, running thence bounding on said Reisterstown Road, (1) S 47° 30' E 120 feet, thence on the southeast of said land, two courses: (2) S 77° 20' W 330 feet and (3) N 42° 30' W 120 feet to said southeast side of Featherbed Lane, thence bounding thenceon, (4) N 47° 30' E 230 feet to the place of beginning.

Containing 1 acre of land. Being the property of Helen G. Huskery, as shown on plat filed with the Zoning Dept. sheet 4, 1974 at 1:00 P.M.

Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Feb. 14.

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 February 18 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of  
S. Eric Dinenga  
Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one ~~XXXXXXX~~

week before the 18th day of Feb. 1974, that is to say, the same

was inserted in the issue of February 14, 1974.

STROMBERG PUBLICATIONS, Inc.

By: *Lucy Morgan*

PETITION FOR RECLASSIFICATION  
4th DISTRICT

ZONING: From D.R. 2.3 to R.L.  
Zone

LOCATION: Southwest corner of Reisterstown Road and Featherbed Lane.

DATE & TIME: Monday, March 4, 1974 at 1:00 P.M.

PUBLIC HEARING: Room 100, 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. 2.3

Proposed Zoning: R.L.

All that parcel of land in the Fourth District of Baltimore County Beginning for the same at the point of intersection of the southwest side of Reisterstown Road and the southeast side of Featherbed Lane, said point being at the beginning of the land described in the deed from Sallie W. Jones and others to Helen Gertrude Huskery, dated August 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.S. 1189 page 3, running thence bounding on said Reisterstown Road, (1) S 47° 30' E 120 feet, thence on the southeast of said land, two courses: (2) S 77° 20' W 330 feet and (3) N 42° 30' W 120 feet to said southeast side of Featherbed Lane, thence bounding thenceon, (4) N 47° 30' E 230 feet to the place of beginning. Containing 1 acre of land.

Being the property of Helen G. Huskery, as shown on plat filed with the Zoning Department, sheet 4, 1974 at 1:00 P.M.

Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of  
S. ERIC DINENGA  
Zoning Commissioner of  
Baltimore County

Feb. 14.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 14, 1974

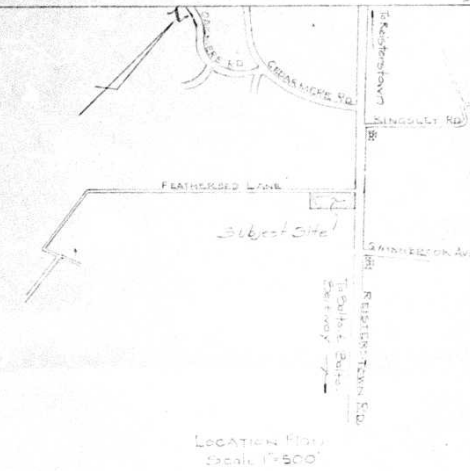
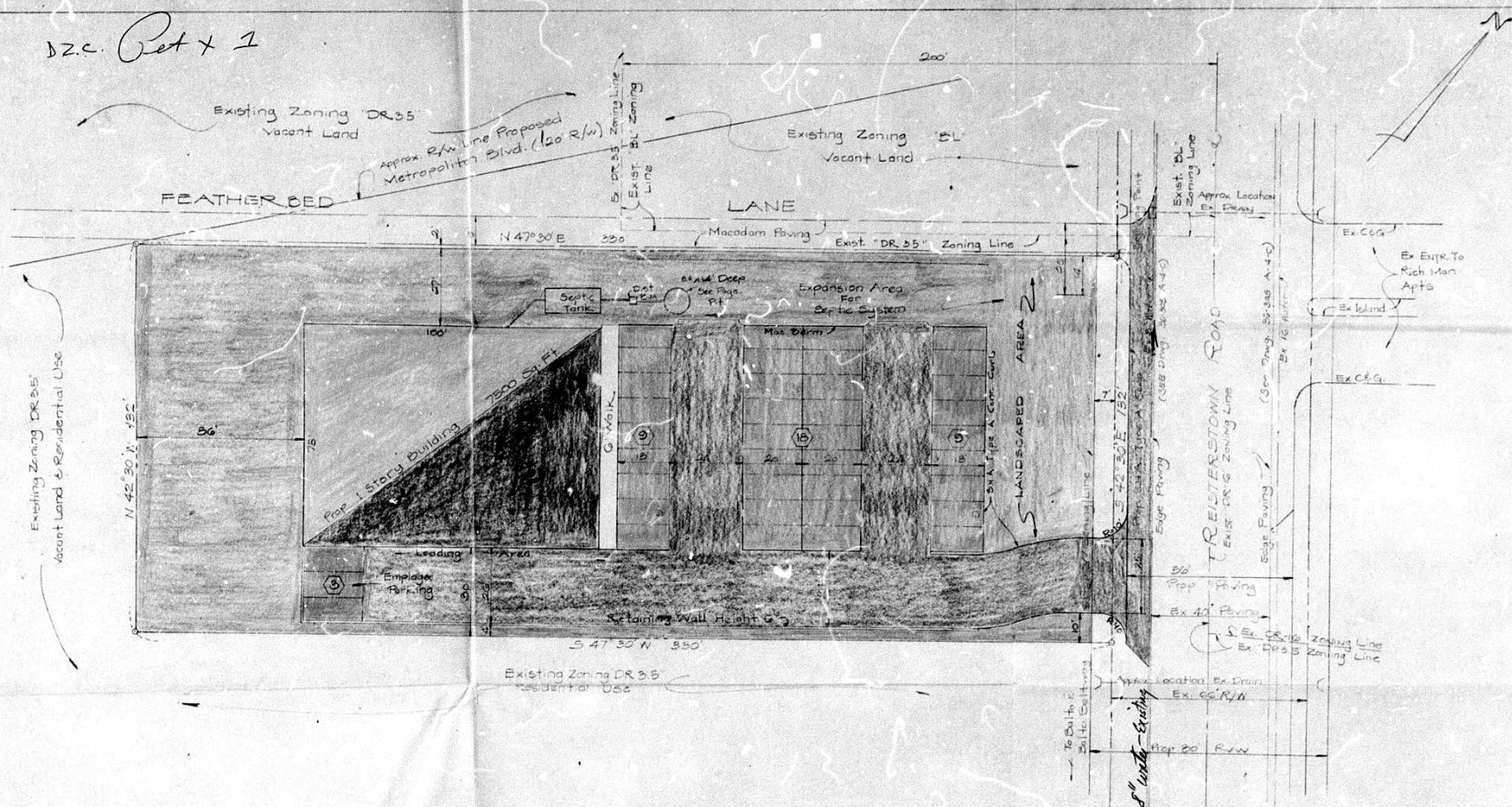
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time successive weeks before the 18th day of March, 1974, the first publication appearing on the 14th day of February, 1974.

THE JEFFERSONIAN,

*H. L. Smith*  
Manager

Cost of Advertisement, \$.

DZC. Pet X 1



### GENERAL NOTES

1. AREA OF PROPERTY EQUALS 1.0 Acre
2. EXISTING ZONING OF PROPERTY "DR-35"
3. EXISTING USE OF PROPERTY "Vacant Land"
4. PROPOSED ZONING OF PROPERTY "BL"
5. PROPOSED USE OF PROPERTY "RETAIL STORE"
6. OFF-STREET PARKING DATA:
  - A. TOTAL FLOOR AREA EQUALS 7,500 SQ. FT.
  - B. REQUIRED PARKING 36 SPACES
  - C. PROPOSED PARKING 39 SPACES
7. FEATHERBED LANE WILL BE CLOSED AS A PUBLIC ROAD FROM REISTERSTOWN BLVD. UPON CONSTRUCTION OF THE BLVD.
8. SEE LOCATION PLAN FOR FIRE HYDRANT LOCATIONS.

### PRELIMINARY DESIGN DATA FOR WATER & SEWER

Design based upon "Report on Commercial Water Use"  
Prepared by the John Hopkins University dated June 1966  
Area of building = 7500 Sq. Ft.

#### WATER DEMAND: Site located in the Reisterstown 5th Zone

Av. Daily Demand @ 0.160 gpd/S.F. = 1200 gpd  
Max. Daily Demand @ 0.232 gpd/S.F. = 1740 gpd  
Peak Hour Demand @ 0.412 gpd/S.F. = 3090 gpd

#### SEWER DEMAND: Public System, Roaches Run - Gwynns Falls Drainage Area.

Average Daily Flow - 80% Avg. Daily Demand = 960 gpd  
Peak Flow - (1.0 x 300 gpd) = 300 gpd  
Infiltration - 800 gpd  
Design Flow - 2005 mgd

PLAT TO ACCOMPANY PETITION

FOR

RECLASSIFICATION OF PROPERTY

VICINITY

REISTERSTOWN ROAD & FEATHERBED LANE

Election District 4

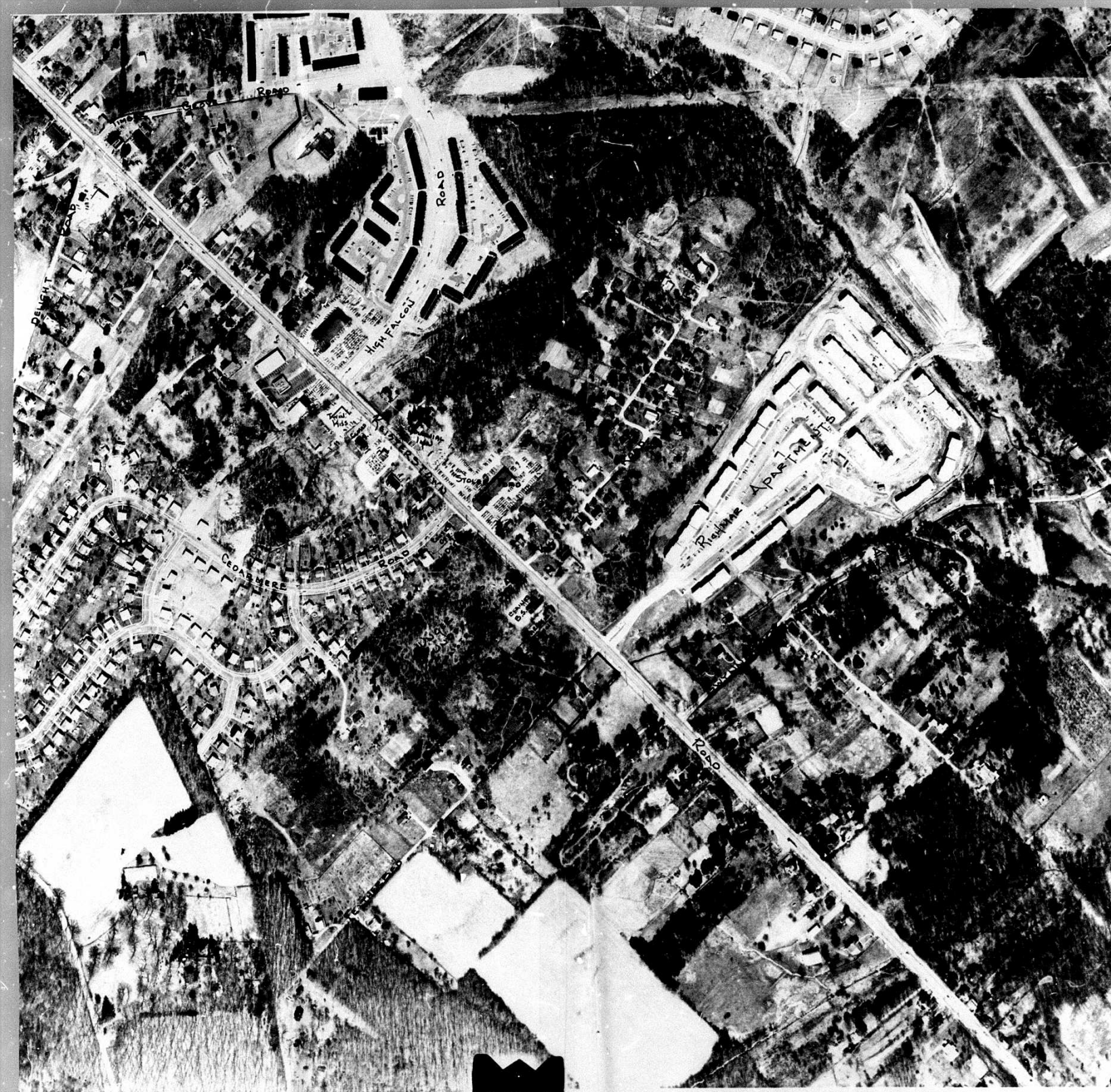
Scale 1" = 50'

Baltimore County

Sept 22, 1973

Revised: Jan. 2, 1974





D2C. Box 2

6-21 SW

Scale: 1"=200'



PETITIONER'S EXHIBIT

1-2-73

4A



4B



4C

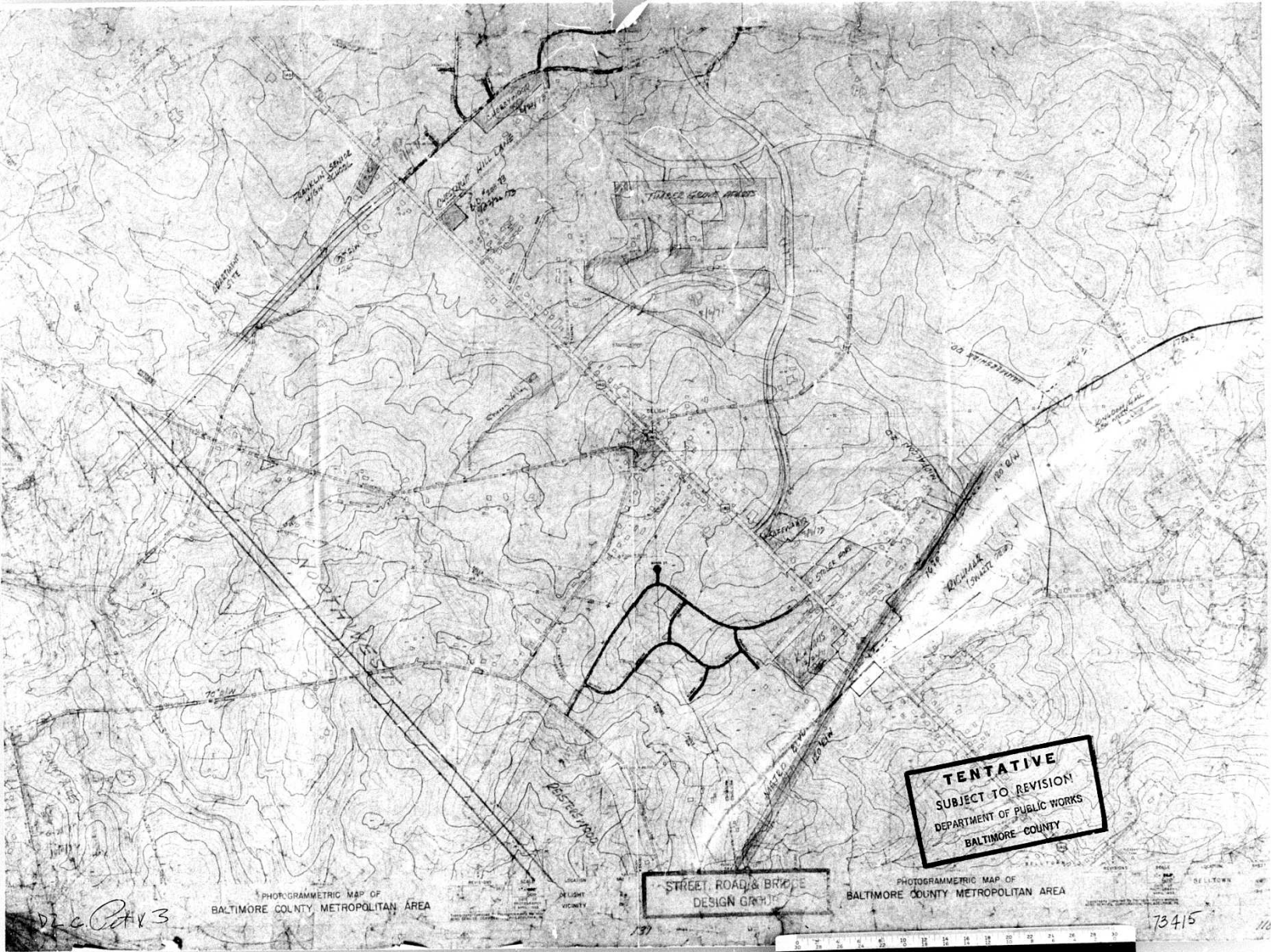


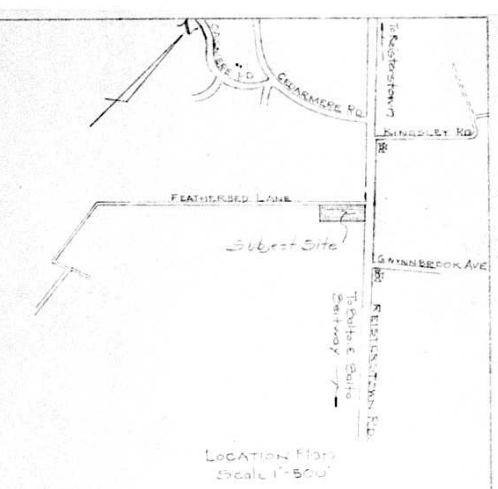
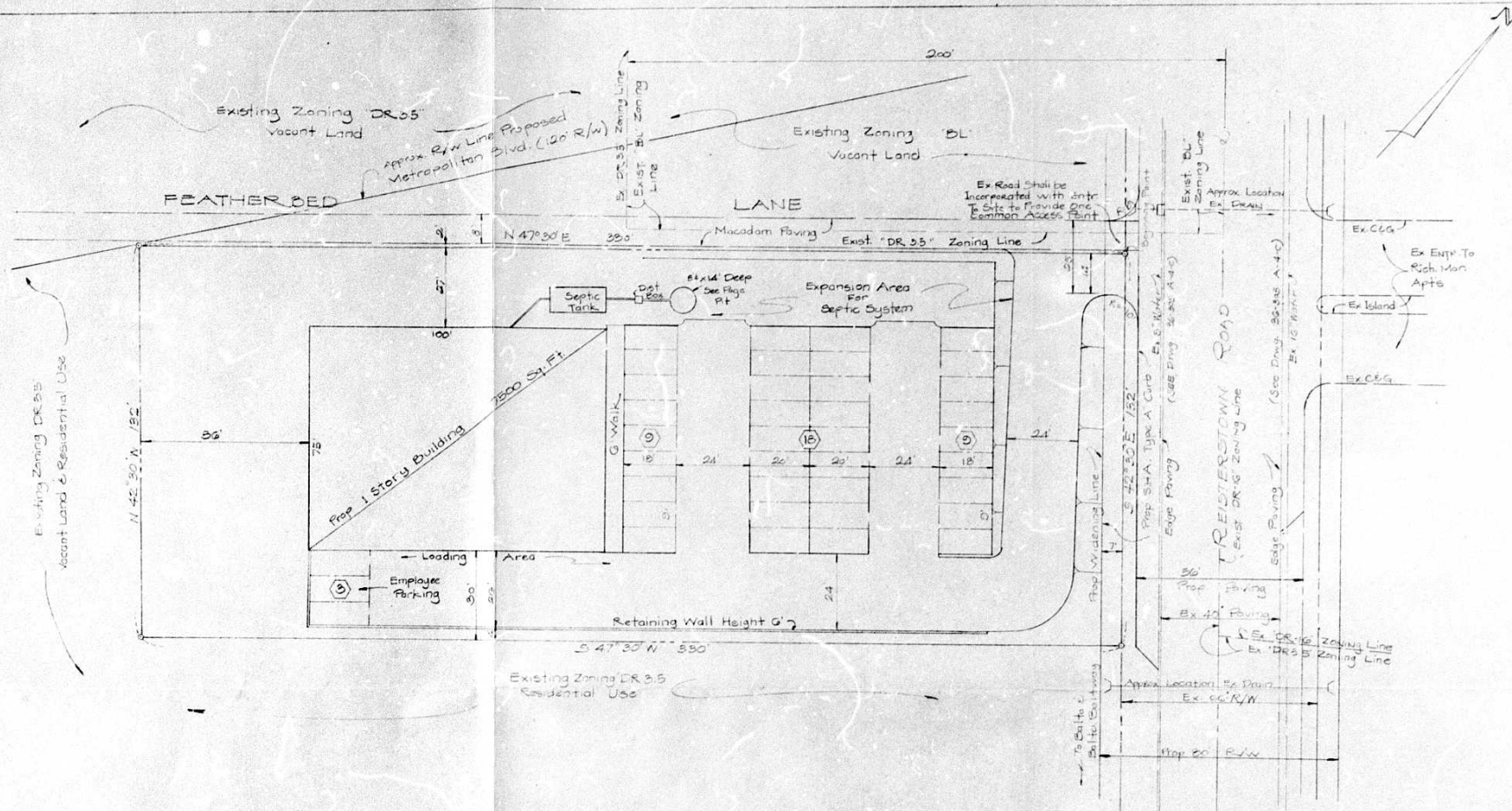
4D



4E







### GENERAL NOTES

1. AREA OF PROPERTY EQUALS 1.0 Acre
2. EXISTING ZONING OF PROPERTY "DR 35"
3. EXISTING USE OF PROPERTY "Vacant Land"
4. PROPOSED ZONING OF PROPERTY "DL"
5. PROPOSED USE OF PROPERTY "RETAIL STORE"
6. OFF-STREET PARKING DATA:
  - A. TOTAL FLOOR AREA EQUALS 7,500 SQ. FT.
  - B. REQUIRED PARKING 35 SPACES
  - C. PROPOSED PARKING 50 SPACES
7. FEATHERBED LANE WILL BE CONSIDERED A PUBLIC ROAD FROM FEISTERSTOWN RD. TO THE N/W COR. METROPOLITAN BLVD. UPON CONSTRUCTION OF THE BLVD.
8. SEE LOCATION PLAN FOR FIRE HYDRANT LOCATIONS.

PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY  
VICINITY  
FEISTERSTOWN ROAD & FEATHERBED LANE  
Election District 4  
Scale 1"=20'

Baltimore County  
Sept. 22, 1973

MATZ, CHILDS & ASSOCIATES  
1020 ORCHARD BRIDGE ROAD  
BALTIMORE, MARYLAND 21004  
J.M.S. J.D.C. R.L.S.



