TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John J. Schuster and
I, or we, Eva. Annabelle -Rexroth---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 ... DR 3.5 - DR 16 EXMIX ... zone to an

The subject property is presently zoned DR 3.5 - DR 16 and B.L. It is situated in its entirety in a business and apartment area and under the existing division of zones cannot be used, under any of the 3 divided zones. The property should be reclassified into a B.L. zone and the one section on the map (DR 16) should have

a special exception for offices and parking. 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 Parking and professional offices

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception osting, etc., upon filing of this petition, and further agree to and are to be bound by the spring

Era Canalelle Re 11th Reisterstown & Cedarmere Rd. Address Roaches Lane

, 197 4, that the subject matter of this retition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of gereral circulation through more County, that property be posted, and that the public hearing be had before the Zoning ner of Baltimore County in Room 106, County Office Building in Towson, Baltimor 197 L. at _10:00 clock

> Ene la minua Zoning Commissioner of Baltimore County.

Reinterstown, Md. 21176

RE: PETITION FOR RECLASSIFICA-TION AND SPECIAL EXCEPTION NW/S of Hammershire Road, 300' NE of Reisterstown Road and SW/S John J. Schuster, et al - Petition-

ZONING COMMISSIONE

OF

NO. 75-32-RX (Item No. 26) 111 111 111

BALTIMORE COUNTY 101 101 101

This matter comes before the Zoning Commissioner as a result of a Potition filed by John J. Schuster and Eva Annabella Rexroth for a Reclassification from D. R. 3. 5 and D. R. 16 Zones to B. L. and D. R. 16 Zones, with a Special Exception for an office building and offices. Parcel "B", for which a

Reclassification is requested, is located on the northwest side of Hammershire Road, 300 feet northeast of Reisterstown Road, and contains 5.14 acres of land more or less; and Parcel "A", for which a Special Exception is requested, is located on the southwest side of Hammershire Road, 265 feet northeast of

Reisterstown Road, and contains 2.07 acres of land, more or less. Both Par cels are located in the Fourth Election District of Baltimore County

Evidence on be alf of the Petitioners indicated that the requested Reclas would enable the developer to build a neighborhood type shopping center, to be geared to the apartments lying to the north and northeast of the subject property. The requested Special Exception, to be located on the east side thire Road, would be for a two-story office building of 5,625 square t per story; its intended use to be for professional offices. It should be

It was contended that Parcel "B", as presently classified, is in error

Map by the Baltimore County Council on March 24, 1971. It was indicated that the subject property is basically surrounded by D. R. 16 zoning and that the request for the Reclassification, with a Special Exception for an office building and offices, would not be detrimental to the health, safety, and general welfare

Residents of the area, in protest of the subject Petition, indicated that the shopping center would be incompatible with the area and that there are many shopping centers along Reisterstown Road to meet the needs of the community. They were fearful that the development of the subject property would nershire Road from Reisterstown Road into their apartments and single family detached dwelling communities. This, of course, is not before the Zoning Commissioner in that if the property, as presently zoned, is developed, chances are said Hammershire Road would be open in any event.

Without reviewing the evidence further in detail but based c. all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, Parcel "B" is not in error and the Comprehensive Zoning Map, as adopted on March 24, 1971, is correct. The burden of proving error and/or substantial changes in the character of the neighborhood is borne by the Petitioners. In the instant case, this burden has not been met

With reference to Parcel "A", the prerequisites of Section 502. 1 of the more County Zoning Regulations have not been met and, therefore, the Special Exception for an office building and offices should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore ounty, this 22 day of May, 1975, that the Reclassification be and the same is hereby DENIED and that Parcel "B" be and the same is hereby contind as and to remain D. R. 3, 5 and D. R. 16 Zones.

It is further ORDERED that as the prerequisites of Section 502. I have not been met, the requested Special Exception for an office building and office: on Parcel "A" should be and the same is hereby DENIED,

BECE CRO DAT

May 22, 1975

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

> BE. Petition for Reclassification and Special Exception NW/S of Hammershire Road, 300 NE of Reisterstown Road and SW/S of Hammershire Road, 265' NE of John J. Schuster, et al - Petitioners NO. 75-32-RX (Item No. 26)

I have this date passed my Order in the above referenced matter.

Very truly yours.

S. ERIC DI NENNA

cc: Mrs. Anne K. Kramer ttorney at Law tevenson, Maryland 21153

M's. Alice LeGrand Olive In ne Owings Mills, Maryland 21117



UNBER RECEIVED FOR I

N & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS

8013 BELAIR RD. / BALTIMORE, MD. 21236 (301) 868-150

February 6, 1974

PROPERTY DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION TO D.A. 15 ZONE FOR OFFICE BUILDING, 4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the southeast side of Hammershire Road, as proposed, 60 Feet wide, at a point distant 265 Feet, more or less, measured slong said southeast side of Hammershire Road. From its intersection with the northeast side of Reisterstown Road 66 Feet wide, thence leaving soid place of beginning and running and binding on the southeast side of Hammershire Road, the three following courses and distances, viz: [1] North 45 degrees 58 minutes 50 seconds East 79.09 feet to a point of curve and thence [2] Northeasterly by a curve to the left, with a radius of 1030.00 feet for a distance of 225.18 feet to the end of said curve, and thence [3] North 33 degrees 27 minutes 17 seconds East 170.48 Feet, thence leaving Hammershire Road and running the five Following courses and distances, viz: (4) South 58 degrees 37 minutes 36 seconds East 153.40 feet, (5) South 33 degrees 27 minutes 17 seconds West 202.59 feet to a point of curve and thence (6) Southwesterly by a curve to the right, with a radius of 1180.00 feet For a distance of 257.97 feet to the end of said curve thence (7) South 45 degrees 50 minutes 50 seconds West 80.56 Feet and thence (8) North 43 degrees 22 minutes 19 accond. West 150.00 feet to the place of beginning. Containing 2.07 acres, more or less.

This description has been prepared for zoning purposes only and is not

DATE

BAN & HOLDEFER, INC. SURVEYORS AND CIVIL ENGINEERS

8013 JELAIR RD. / BALTIMORE, MD. 21236 (301) 668-150

February 6, 1974

DESCRIPTION OF PROPERTY TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION FROM D.R. 3.5 ZONE AND D.R. 16 ZONE TO B.L. ZONE, 4th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND (PARCEL "B")

SEGINNING FOR THE SAME on the northwest side of Hammershire Road, as proposed, 60 feet, wide, at a point distant 300 Feet, more or less, measured along said northwest side of Hammershire Road from its intersection with the northeast side of Reisterstown Road, 56 Fret wide, thonce leaving said place of beginning and running and binding on the northwest side of Hammer. shire Road, the three following courses and distances, viz: [1] North 45 degrees 58 minutes 50 seconds East 54.35 feet to a point of curve, thence (2) Northeasterly by a line curving to the left, with a radius of 970.00 feet for a distance of 212.06 feet to the end of said curve and thence [3] North 33 degrees 27 minutes 17 seconds East 157.64 #zet, thence leaving said northwest side of Hammershire Road. [4] North 68 degrees 37 minutes 36 seconds West ' 3.8? feet to the East side of Roaches Lane, 37 feet wide, thence running and binding on the East side of Roaches Lane, [5] South 03 degrees 23 minutes Of seconds West 505 Feet, more or less, thence leaving Roaches Lame and running for the two following courses and distance, viz: [6] Southwesterly 330 feet, more or less and "] South 06 degrees 49 minute. 56 seconds East 49.31 Feet to the place of beganning Containing 5.14 Acres, more or 1500.

This description has been prepared for zoning purposes only and is

MEMORANDUM FOR RECLASSIFICATION OF ZONING PROM DR 3.5 and

The Subject property is located just east of Reisterstown Road and is located within a triangle formed by Reisterstown Road to the west, Roacher Lane to the north and Hammershire Road to the south. Said road to be built in accordance with Baltimore County's proposed plans for the area. The property consisting of 5.14 acres is presently zoned B.L.C.N.S. to the southwest. DR 3.5 to the north and DR 16 for the remainder. The property adjacent to the subject property on the northwest is BLCNS. The property abuting subject property is presently zoned for a car wash and is being used as such. The property to the south abuting the subject property is zoned DR 16 and is presently being developed for condominum apartments. The property to the east consists of multiple garden apartments.

The subject property is best suited for a small shopping center to service the apartments and condominum complexes and would create no traffic hazards on Reisterstown Road and in fact. would alleviate the traffic use of Reisterstown Road by the people in the arartments and condominums surrounding the subject property since there is a need for the service stores that would be in the newly asked for BL zone.

The existing zoning maps were in error as well as the surrounding properties that have been changed for the following

- 1. The Subject property is situated in such a manner that all surrounding zoning consists of a car wash, gas stations, apartment complexes and condominum complexes.
- 2. The subject property consists of 3 unrelated zones.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

fugust 1, 1974

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

RE: Item No. 26 - 7th Cycle
Reclassification Cycle VII
John J. Schuster & Eva Annabelle

Dear Mr. Gede:

0

The above referenced Reclassification request additionally included a request(s) for Special Exception(s) and/or Variance(s).

Section 500.2b of the Baltimore County Zening Regulations requirer that a hearing be scheduled on these types of requests no sconer than thirty (30) and no later than the county (50) days after its approval for filing bit in the county (50) days after its approval slip indicates the date of approval and is to advise you that the additional requertic will be considered at the same time as the Reclassification request.

Very truly yours,

games B. Byrnes, TI

JAMES B. BYRNES,III Chairman, Zoning Advisory Committee

JBB:JD

Englosure

cc: Evans, Hagan & Holdefer, Inc. Surveyors and Civil Engineers 8013 Belair Road Baltimore, Maryland 21236

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENC

Mr. S. Eric DiNenn

Date April 29, 1975

JOHN I. SCHUSTER + MY 75-32-RX

FROM Malcolm S. Aldrich

SURJECT Hammershire Road Property

We are in receipt of information that ... zoning change has been requested for the parcel of ground indicated on the attached plat and that ruling by your office is pending.

This is to advise that the Department of Recreation and Parks is in-terested in acquiring this parcel of land for a stream valley park to provide open space for use by the residents of this densely populated and highly con-gested neighborhood.

Malcolm & Cildinh Malcolm S. Aldrich, Director Department of Recreation and Parks

MSA.L

AMES B.BYRNES,III



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Ben

May 21, 1974

James A. Gode, Esq. 11000 Reisterstown Road Owings Kills, Maryland 21117

RE: Petition for Reclassification John J. Schuster & Eva Annabelle Rexroth - Petitioners Item 26 - 7th Soning Cycle

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the value of the which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Comments Eline Zat JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB:JD

Englosure

cc: Evans, Hagan & Holdefer, Inc. Surveyors and Civil Engineers 8013 Belair Road Baltimore, Naryland 21236





	. n		
A. Gode, Esquire At Relatorations M. BAL	TIMORE COUNTY OFFIC	CE OF PLANNING & 20	26 - 7th Oyelo NING
	111 W. Ches	ice Building sapeake Avenue ryland 21204	
	Your Petition has	been received and	accepted
for filing this	day of	Heni Oli Hen	1974.
		ERIC DINENNA, ning Commissioner	
Petitioners - John J. Co	ingtor & Sys Assobell	a Roman	
Petitioner's Attorney	James A. Gada	hair	man, g Advisory Committee
8013 Bolnir Road			

	PETITION MAPPING			•						
PETITION			NG	PROGRESS			SHEET			
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
TORCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: VAC		_			ed Pla e in ou		or des	cripti	on	
Previous case:			1	Мар #					-	No

May 20, 1974

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21 204

Dear Mr. DiNenna

Comments on Item \$26, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: John J. Schuster and Eva Annabelle Rexroth Location: SC/S of Hammenhire Road, 265* N of Reisterstown Road, NN/S of Hammenhire Road, 300* N of Reisterstown Road Existing 7 oning: D.R.3.5 end D.R.16
Proposed Zoning: B.L. and Special Exception for parking and professional offices
No. of Acres: Parcel A = 2.07
Parcel B = 5.14

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a

The site plan must be revised to realign the proposed driveways to be apposite each other. All exterior lighting must be shown on the revised site plan and in accordance with Section 409 of the Zoning Regulations.

If the office building is going to have any medical offices on the second floor the parking rate would be 1 space for each 300 square feet of floor area.

The property is subject to the Baltimore County Subdivision Reguations

Very truly yours, John ZW mbly John L. Wimbley

Planning Specialist II Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE AREA CODE 301 FLANNING 494-3411 ZONING 494-3351

> Zuftimare County Maruland Bepartment Of Bublic Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 2120-

Bureau of Engineering ELLSWORTH N. DIVER. C. E. CHIES

April 29, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Be: Item #26 (Cycle VII - April to October 197%)
Freperty Guner: John J. Schuster & Fva Annabelle Bexroth
5/53 of Hammershire Md., 250°%, or the Instruction Hd.

Existing Zoning: 1.8.2.5 & D.R. 16
Freposed Zoning: 18.2.5 & D.R. 16
April 200 April

Dear Mr. DiNenna:

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

Hassershire Road passes through this site and shall be improved with concrete curb and gutter and 10 feet of paring on a 50-foot right-of-way. Offsite right-of-way is required to provide access to Reinterstown Road.

Reisterstown Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road one 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.

The drainage area to this site is greater than 400 acres which requires approval by the Maryland Department of Natural Resources.

Open stream drainage requires a storm drain study to establish the limits of a 100-year storm frequency flood plain.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent execting any missions are damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem with easy result, they the concentration of surface waters. Correction of any problem with easy result, the to improper greating or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

April 30, 1974

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

> RE: Petition for Reclassification John J. Schuster & Eva Annabelle Revroth -Petitioners Item No. 26 Seventh Zoning Cycle

Done Mr. Code

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 actic's requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness

The subject property is located on the northwest and outheast of Hammershire Road, approximately 300 feet north-east of Reistorstown Road, in the Fourth Election District of Baltimore County. It is presently apparently utilized as farm use.

Various residential uses exist to the northwest of the site along Roachus Lane, and the Huntsman Comdominium Apartment Development, presently under construction, abuts the site to the

Item #26 (Cycle VII - April to October 197h)
Property Owner: John J. Schuster & Eva Annabelle Rexroth
Page 2 April 29, 1974

Waters

There is an existing 16-inch public water main in Reisterstown Road which may be extended to this site providing offsite right-of-way is acquired for

This property is in the Gwym's Falls Watershed. The State Health Department has declared a moretorium in this area restricting additional service connections to the existing 15-inch main which passes through the site.

Very truly yours,

Decement or Diver ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: CIW: na

NW 1h I and 1h J Topo

James A. Gede, Esquire Page 2 April 30, 1974

Reisterstown Road including an existing Sunoco Automotive Ser-

A Reclassification request for Business, Local (B. L.) is proposed for Parcel B and a shopping center, with a total floor area of 36,000 square feet, is proposed. Off-street parking facilities are proposed

This Petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any 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, June 3, 1974, in order to allow time for final Committee review and advertising. Failure to comply may result in this Petition not being scheduled for a to comply may result in this resistion not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1974 and October 15, 1974, will be 'or-warded to you well in advance of the date and time.

Very truly yours.

J.MES B. BYRNES, III, Chairman Zoning Advisory Committee

Various office and commercial uses abut the site along vice Station and the Reisterstown Car Wash,

The Petitioners request a Special Exception for an Office Building on Parcel A. A two-story structure of over 11,000 square feet is proposed with off-street parking provided for 66 vehicles. A Reclassification request for Business, Local (B. L.) is proposed

anne B. Eurne I

JBB, III/sw

Enclosure

cc: Evans, Hagan & Holdefer, Inc. Surveyors and Civil Engineers 8013 Belair Road Baltimore, Maryland 21236

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLI PORD. P.E. WM. T. MELZER

April 30, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

Re: Item 26 - Cycle Zoning 7 - April 1974 through October 1974
Property John Schuster and Eva Recroth
SE/S Humerer: John Schuster and Eva Recroth
Mu/S Humershire Res 265 Feet N of Relisterstom Road
B.L. and special sweption for parking and professional offices
District

Dear Mr. DiNenna

The subject petition is requesting a change from D.R. 3.5 and D.R. 16 to B.L. and a special expection for offices. This could increase the undesirable from 670 to 3,000 trips per day. This increase is undesirable from present capacity problems exist along Reisterstown Road, partialry at the interchange of the Beltuwy and Reisterstown Road.

CRM/pk

Maryland Department of Transportation

April 1,1974

Mr. S. Eric Didenna

Re: Z.A.C. Meeting, Murch 26,1974 Reclasification Property Owner: John J. Schuster and Eva Annabelie Rexroth Location: SE/S of Hammershire Rd. 265' N. of Reisterstown Rd. (Ate 140) NW/S of Hammershire Rd. 300' N. of Reisterstown Rd. Existing Zoning: D.R. 3.5 & D.R. 16 Proposed Zonig: Reclass. to B.L. & Special Exception for parking and Professional offices. No. of Acres: Parcel A-2.07 Parcel B-5.14 District 4th

Bernard M. Evans

The subject plan indicates a proposed street, Hammershire Road, inter-secting Reisterstown Road opposite existing Cherry Walley Road. The plan should be revised to indicate Cheery Valley Road.

In order to establish a new street intersection, right of way flares must be provided that would contain 30° radius returns. The right of way as indicated is insufficient.

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

Very truly yours.

Charles Lee, Chief Bureau of Engineering Access Permits

CL-JEM-es

by: John E. Meyers of the multon

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204 025-7210

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: John J. Schuster & Eva Annabelle Rexroth

Location. SE/S of Hammershire Road, 255' N of Reisterstown Road Zoning Agenda March 26, 1974

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 prome

(ID) 1. Fire hydrants for the referenced property are required and shall be located at intervals of the property are required and approved road in accordance with Ballone County Standards as published by the Department of Published Standards as published by the Department of Published Standards as Published by the Department of Published Standards are considered as the Published Standards and Country Standards are considered as the Published Standards and Country Standards and Country Standards are considered as the Published Standards and Country Standards and Coun

MONTHAL REPORT CONTINUES ABOUT AT MONTHAL ASSOCIATION OF THE PIECE PROPERTY.

(2) 4. The sits shall be made to comply with all applicable parts of the Piece Properties of the Piece Properties of the Piece Properties of the site shall comply with all applicable requirements of the Mational Fire Properties Association Jeandard No. 101

(3) 5. The Piece Properties and Francisco Prior to occupancy.

(4) 6. Site plans are approved as drawn,

(5) 7. The Piece Prevention Sureau has no ments at this time.

Reviewer: H. Shore Toll Approved and Approved Hoted and Faul It Krucke Special Inspection Division

Deputy Chief Fire Prevention Bureau

mls 4/16/73

JEFFERSON BUILDING TOWSON, MARYLAND 21204

April 1. 1974

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

Deur Mr. DiNenna:

Comments on Item 26, Zoning Advisory Committee Meeting March 26, 1974, are as follows:

Property Owner: John J. Schuster & Evs Annabelle Rexroth
Location: SE/S of Hamsershire Rd., 265' North of
Resisterstown Rd. MW/S of Hamsershire Rd.,
300' North of Reisterstown Rd.
Existing Zoning: D.R.J.> & D.R.L.
Proposed Zoning: Reclass to B.L. & Special Exception
for parking and professional offices
No. of Acres: Parcel A - 2.07
Parcel B - 5.14

District: 4

Since metropolitan water and sewer are available, no health hazards are anticipated.

Food Service Comments: Prior to construction, remova-tion and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Frotection, Saltimore County Department of Health, for review and approval.

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 Realth.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/car

BROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the Brookshire Condominium We the undersigned are residents of the Brookshire Condominus and therefore addenit property owners of the land parcel to be considered for resorts addenit property owners, the land of the best of specific property owners, we are concerned about to be haid specific property owners, we are concerned about to be haid specific property owners, we are concerned about to be haid specific property owners, we are concerned about to be haid specific property owners, we are concerned about to be haid specific property of Reisterstone Road and the environmental, safety and health impact of area. Therefore, we strongly urge that you dony any zoning changes on this or any other land parcel in the area.

NAME	AODRESS
Patricia Mary Broke	129 Hammershire Rose
Claude Thomas Brooks	129 Hammarchine Rosel
Constance Marie Homing	137 Hammershine Rd
ALLOW BAIR FLOWING	137 Hannorshire Rd.
Allette & benns	135 Hammelin Pd.
Storie Latter May 19	130 Hammershine Rd
Bety & Crems	13/ Hanners hise 4RD
Lies Housewar	143 Hommerston Rd.
Brian R. Houseman	143 Hammershue
Hing OSL	145 Hammhi Rs
Brigher of Keny	145 Harmershin Rd.
Sanda of Nursya	41 Hamougher Rd.
mys. Doutly marrelin	147 Hanneshing
a pak 4. Marylle	147 Hanners Die
Michael a. Musim	14/ Hammushin Rd.
1	

BOARD OF EDUCATION OF BALTIMORE COUNTY

> TOWSON, MARYLAND - 21204 Date: March 27, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Z.A.C. Meeting of:

March 26, 1974

Property Owner: John J. Schuster & Eva Annabelle Rexroth SE/S of Hammershire Rd., 265' N. of Reisterstown Rd. NW/S of Hammershire Rd., 300' N. of Reisterstown Rd.

Present Zoning; D.R. 3.5 & D.R. 16 Proposed Zoning; Reclass to B.L. & Special Exception for packing and professional offices.

District. No. Acres:

Percel A - 2.07

Dear Mr. DiNenna

This reclassification would result in a loss of approximately 19 elementary, 7 junior high, and 4 senior high pupils.

Very truly yours,

W Tich theniel W. Nick Petrovich Field Representative

H. EMBLIE PARKS, PRESIDENT EUGENE C. HESS, ver retters

MARCUS M. OCTRADO

BROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the Brookshire Condominium and therefore addecent property owners of the land parcel to be considered for rezoning to comercial use at a hearing to be held september 5, 1974. As property owners, we are concerned about the continued commercialization of Relisterstown Road and the environmental, Jafety and health impact of area. Therefore, we strongly urge that you dony any zoning changes on this or any other land parcel in the crea

NAME		ADDRE	ss	
Beilerd & Henry	128	Hanner	Mere Ko	/ 21136
Linda S. Hewnon	128	Hanne	wie ld	21136
Fred brehm	138	11	11	11
Jely Bulm	/38	100	- "	· ·
Man obethin	132			
Cathuin Do Set fui	132			
Mery D. Rhodes	130	n	"	21136
Briana Caxlar	134	"		-
Jest Carlan	84		•	" .
Henry a delpetin	126			1.126
money v. allhoter	126	"	"	2/136
Damas Ale Sol	12 a	٦.		21/36
Sally N Do hel	122			21136
anton dolo	120	1/	1/	21136
Selene Soles	120	1		
483	700			21136

September 1, 1974

BROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the Brookshire Condominium and therefore addrent property owners of the land parcel to be considered for rezoning to commercial use at a hearing to be held speteber 5, 1974. As property owners, we are concerned about the continued commercialization of Relistrations Road and the environmental, safety and health impact of Relistrations are the continued commercialization of Relistrations Road and the environmental, safety and health impact of the strong to the continued commercialization of the continued commercialization and the continued commercialization of the continued continued to the c

Royal Lelow	ADDRESS
	110 Hammus fine RD
Asia Sallow	110 Hammardine Rd.
Fary Chomet	100 Hammershie Rd
Barbala Chomet	100 Hammurs hire Rd.
Petro In Smith	
Dougl To Jone	104 Hammarshine Rd
Dani Drode	- RUPGELAWN RD.
	/ Kidgelaws Rd
Luc Bar ord	114 Hammershie Rd
- Chile Wigner	106 Hammershire Rd.
Sobert L. Ordin	3 Kidgelawn Rd
Syrda Dodon	3 Ridgelows Rd
Start James	
loui Monning	106 Hemmershinks
My Neppinger	- Ridgelown Rd,
Sale Of Ha	5 Ridgelown RO.
Saban Beshe	7 Ridgelaus Rd.

September 1, 1974

BROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the Brookshire Condeminium for the state of the state

<u>NAME</u>	ADDRESS
May Ele Tomerin	213 Shamushie fe
Delip Rob	209 Hammeling Rd.
Manay Clock	209 Hammershire
Manay Clark	217 Hammershine RU.
Lung Phhmist	263 Hammershire Rd.
Bu bara Schmidt	263 Hanners aire Rd.
M. Jay Palmer	269 Hammershie Rel
Jugles H. Palmer	369 Hammershie Rd
Diese G. Thught	271 Hamoulie Port
Darley Knight	271 Hammershire Rd.
afittin-	273 Hammershine Rd
Villian John Jan stop	251 Hanners Lin Rd.
anicia Banaste	19 626
Kotert W. Fire	221 11 1 2/
hargaret Linkel	221 Sourcefice GO
	Sugarated BU

September 1, 1974,

ADDRESS

BROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the Brookshire Condominium and therefore adacent property owners of the land parcel to be considered for rezoning to commercial use at a hearing to be held September 5, 1974. As property owners, we are concerned about the continued commercialization of Resisterstown Road and the environmental, safety and health impact of area. Therefore, we strongly urge that you deny any zoning changes on this or any other land parcel in the area.

Milliam & Clark 205 Nammer shirted, Recotentary and
Dandra P. Clark 205 Hannershire Rd Rusti tous
Edward J. Isley Jr. 203 Hamander Rel Restriction
April a. John 203 Hammershire Rd Reisterstaur
- Kalent Marian Son Home of D. D. of
Mel 4 Jones 207 Hammershue ld Reistustonon
Mrs. C. G. Stehara 237 Hammer Shir Rd "
Mes fail brank 233 Hammer Lie Po " "
23.5 HAMMERSHIRE Ro Person of Land
Complement Learne TIT 223 Hammers in R. R. J.
Caward A Frank 233 Hammershin Rd Restrators 200
Susan Deenis 223 Hammarshire Pd
W.M. Comell 229 Hammeshie Pl
113 sould + calend
Burry L. Barren 213 Hammershire Rd., Reisterstown
Meisterstown
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September 1, 1974

BROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the Brookshire Condominium and there we the undersigned are residents of the Brookshire Condeminium and the eadership reports owners of the land parcel to be considered for reacening addressing the second that the continued of the considered for particular that the continued of the continued that the continued of the continued that the continued of the continued of the continued that the continued of the

NAME / /	ADDRESS
John & Coerding	19 Deep Spring Ct.
Hula Heiding	19 Deep Spring C.L.
Jul & Pauxier	39 Deep Spains T
- Julie Collell	25 X0, 0.500 CA
Doulands Fa Kovis	27 Deep Systemy
Bunda & Only	43 leep Spl 17
Evan Granull	47 My Spring of
John D. Repport	10 Pap Apring Ct.
Karly Rappoese	10 1800 1 1
Mildred KyD	10 Deep Spring Ct
Barbara Maxwell	
Sheip Platt	14 Deep Aring Ct
Daniel Ratt	4 Deep Spring Burt
mendelle in Hugger Quin	
Else M. Brooks	20 Deptoury Ct
organia Drocks	33 Chep Spring Co
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BROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the Brookshire Condominium and therefore addcent property owners of the land parcel to be considered for rezoning to commercial use at a hearing to be held September 5, 1974. As property owners, we are concerned about the continued commercialization of Reisterstown Road and the environmental, safety and health impact ah the area. Therefore, we strongly urge that you dony any zoning changes on this or any other land parcel in the area.

NAME /	ADDRESS
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(Whise boule	36 Dlo SPRING
	28 16 Deep from it
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Bolina h Kofoly	2 Dapsping Ct
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Luginia Boynei	31 Dup John Ct.
M. 1.17 The	17 Dug Spain of
Jusan a Jugar	13 Deepspring C+
RUA ALL	29 DEF SPRING CT
Lynna A Chancy	38 May Spring Court
Loward Schuber	so Cerp John Rt.
Theorn M Los	45 Dup Spring Cl

BROOKSHIRE ACTION COUNCIL

Mr. & Mrs. Bernard Silverman

Mr. m. Edward Compoline

We the undersigned are residents of the Brookshire Condominium and therefore adacent property owners of the land parcel to be considered for rezoning to commercial use at a hearing to be held syptember 5, 1974. As property comers, we are concerned about the continued commercialization of Relisterstown Road and the environmental, safety and health impact of area. Therefore, we strongly urge that you dony any zoning changes on this or any other land parcel in the area.

ADDRESS

39 Fall Chapel lay

7 Amis CHANCE

September 1,

BROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the Brookshire Condominium and therefore adacent property owners of the land parcel to be considered for rezoning to comercial use at a hearing to be held soptember 5, 1974. As property owners, we are concerned about the continued commercialization of Reisterstonen Road and the environmental, safety and health impact de oarea. Therefore, we strongly urge that you dony any zoning changes on this or any other land parcel in the area.

NAME	ADDRESS
Mrs Mrs Donald	C Thatcher 47 wooden Bridge Ch
- m+ ma James F	Les 45 Woods Billing
- ma Angue on o	Dancer 43 " ""
Mrs Hell Quare	27 Wroden Brilgo CH
Mex More Teclerate M. 1	Morgan 25 Weeden Bridge Ct
My My John Doro	2 . 13 Woods A. 1 2
Mos Manto Mach	The Wooden Prison Cd
Mis Helma Moskowit	15 Well R. 8 24
Mr. William Bailey	1 Wooden Buly Ct
Mrs. Willen Bailey	1 1. 1. 1. 11
ma Hay UN	In 1 Wooden Bridge Ct
Mrs Pane Samo	01
Orida Scott	1 Woods Dudge 1
Ches of Drall	21 Morden Bridge Ct
Mrs. Shanta Nain	39 Wooden Ridge Court
	31 Wooden Rendge Court

September 1, 1974

BROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the Brookshire Condominium and therefore addecant property owners of the land parcel to be considered for rezoning to commercial use at a hearing to be held September 5, 1974. As proper, y owners, we are concerned about the continued commercialization of Relisterstone Road and the environmental, safety and health impact of area. Therefore, we strongly urge that you dony any zoning changes on this or any other land parcel in the area.

NAME	ADDRESS
Samuel B by alma	36 Folls Chipal Lay
Luca D. Heal	28 Falls Chapel Way
Charles M Snamm	18 Falls Chapil Way
Cedele M Inownan	18 Fulls Chapel Way
Mr. Mr. Cough A Touchew In	14 Falls Classel Why
Mit mas James Parts	6 Falls Chapel Way
Mr & Mrs Charles a Straines	2 Falls Chapel way
S. K. Landrien	1 Falls Close Way
Benjud Sangan	16 Falls Chapel Way
Colores	10 Fall chynolien
Art Me July Jandy	20 FACE CHARGE TURY
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BROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the drookshire Condominium and therefore adacont property owners of the land parcel to be considered for rezoning to comercial use at a hearing to be held spetabler 5, 1974. As property comers, we are concerned about the continued commercialization of Relaterstown Road and the environmental, safety and health impact of marea. Therefore, we strongly urge that you deny any zoning changes on this or any other land parcel in the area.

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· Jayan Strucker	3 Wooden Bridge (14
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Jelos Menzadan	7.20
	14 Wester BE
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September 1, 1974

EROOKSHIRE ACTION COUNCIL

We the undersigned are residents of the Brookshire Condominium and therefore adacent property owners of the land parcel to be considered for rezoning to connected use at a hearing to be held September 5, 1974. As property owners, we are concerned about the continued commercialization of Melsterstown Road and the environmental. a safety and health impact of the continued commercialization and the continued commercialization of Melsterstown Road and the environmental. a safety and health impact of this of any other land parcel in the area.

MAME	ADDRESS
James Wilson Anderson RICHARD M. KAHN	The state of the s
Elype E. Kahm	155 HAMMERSHIRE Rd Reistonston 155 Hammershire Rd. Reiston
a. huth Ma 121	133 HAMMER Shirt TO PERTY A
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September 3, 1974

Resistentoum Rel, vocal tar a lready or facilities, and would destroy another areas alone for the september 1, 1974

September 2, 1974

September 3, 1974

September

Those of us whose signatures appear below, wish to express our objections to the building of an office building and/or a medical act building in the wacant area at the present end of Hammershire Bd. The erection of buildings such as these would cause increased traffic on Facilities Bd., would ten already overburdered severage and water facilities Bd., which are already overburdered severage and water facilities along Reistership are the severage and the severag

	NAME	ADDRESS
	Joseph H. Hofman	44 Redgelaun Rd, Reisterston, 2112:
	J. E Sused .	14 Ridgelaun Ed Roisbustown 21136
	1	14 Ridgelaun Rl Reintenstrum 21136
	Sand & Barnoll	Tidgelow Rd. Restratown 1/36 Tidgelow Rd. Riest. 21136
N	Thro Stipler Hardy	6 Bidgelawn By Buchinatown 21136
	James R Bowerson Th	8 Lidgelaw Ral Renterations
	Mr. C. Boursen	8 Redelew Rd Feederstown
	Showar & Mallo; A	3 Ridgelown II. Rusterstown M.S.
	fauted White	1 elgelana 1 de matrico 10
		2 Redgelaws Ka Reist Ind.
NUMBER	Chaigh Chaldon 2	· Reilgelown Rol Keisterstown, Me
Officers		o Refredam Rd Restantown MAR
Olling	Sharon Layky 30	Redgelown Rd Reisterstown, My
	Villian & Engloson 36	, Ridglan Rol Rentwell Will Restriction, and
1	16	o- persecular, 11th

September 1, 1974

BROOKSHIRE ACTION COUNCIL

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NAME			ADDRESS	
Tuditle	X Wood	239	Hammers	Li Rd Ro
7			1 - Proportion	al KA Ver

Mes Mas Charles
Mes Mas Vice Moure
Mes Mas Richard Rec
Mes Mas Richard W.
Mes Mas Kichard W.

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ADDRESS

BROOKSHIRE ACTION COUNCIL

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NAME OLL	ADDRESS
John Borround	130 Hommershir Rd.
Then Brigard	124 Manuscher Post

BROOKSHIRE ACTION COUNCIL

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NAME	ADDRESS
Charles O. Change	38 Deep Spino Ct.
Kennett W.Seon	38 Dap Sping Ct. 46 Geep Spare CT.
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September 1, 1974

BROOKSHIRE ACTION COUNCIL

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September 1, 1974

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Nd 21136
Rd 21136

BROOKSHIRE ACTION COUNCIL

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MAHE	ADDRESS		
Shuis & Ship	: AO Ridgelewn ld leisterstron 21136		
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BROOKSHIRE ACTION COUNCIL

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11/6	Mrs wheter	Value	5 Benwell Rd
mit	mrs George Frot		11 Benwell Rd
11/2	Mo Jonal	RIGHETR.	7 BENNELL PS
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2/100	- FILL SILVER	all soura	e Benuell Rd
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BROOKSHIRE ACTION COUNCIL

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- Romald Brown	12 Rulgelawn Rd Reistristown
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75-32-RX

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Tourson, Maryland

Posted for: PETITIONS FOR O BECLASSIFICATION SPECIAL EXCEPTION Petitioner: JOHN J. SCHUSTER Location of property: NW/S of HAMERSHIRE Rd. 300' NE OF REISTERS TOWN Pd. AND SWIS OF HAMERSHIRE Rd. 265 NE OF REISTERSTOWN Rd Location of Signer PARCEL "A" SPECIAL EXCEPTION, NE S OF HAMMERSHIRE Rd 700' to - NE OF REISTERSTEWN Rd. PARCEL'S' E/S ROACHES LANG Remarks: 356 to 1-NE of Helstokstoke Rd.

Posted by Harman ... Robust Date of return Au. 6. 23 / 9 / 9

Separator

James A. Gode, Haq. 11000 Reisterstown Road Owings Hills, Maryland 21117

for filing this

Item 26 - 7th Cycle

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120,

Your Petition has been received and accepted

day of July

John J. Schuster & Eva Annabelle

Petitioner's AttorneyJames A. Gede co: Evans, Hagan & Holdefer Inc. 3013 Belsir Road (21236)

Reviewed by Comeo & Byrneo M Zoning Advisory Committee

BY ORDER OF S. ERIC DINENNA ZONING COMMISSIONER OF BALTIMORE COUNTY Aug. 15.

ORIGINAL

OFFICE OF

OCOMMUNITY IMES

RANDALLSTOWN, MD. 21133 August 19 - 19 74

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

was inserted in THE COMMUNITY TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one

weeks before the 19th day of Aug. 19 74 that is to say, the same

was inserted in the issue/of August 14 - 1974.

STROMBERC PUBLICATIONS, Inc.

By Ruth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this

MARCH 1972. Item

Petitioner Volus V. Schuster Submitted by SALLY CAFFEEY oner's Attorney HR. GODE Reviewed by NBC

* This is not to be interperted as acceptance of the Petition for assignment of a hearing

CERTIFIC.* TE OF PUBLICATION

TOWSON, MD August 15, 19-7
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., conscience
as one time
day of September , 19. 7k, the mes publication
appearing on the15tb_day ofAugust
19 74

L. Leank Shufe

Cost of Advertisement, \$_____

No. 15196 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION DATE Sept. 24, 1974 ACCOUNTD1-662 AMOUNT \$193.70 The Hantsman Marited Partnership
1200 Releterstoon Bo.d
Advertising and posting of porparty for John J. Schmister,
et al. 193.70 cmc
24 193.70 cmc

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

No. 14758

VELLOW - CUSTOMER

193.70 MSG

DATE April 23, 1974 ACCOUNT 01-662

AMOUNT \$50.00

PINK - AGENCY

James A. Gede, Esq. 11000 Reisterstown Pi. Owings Mills, Md. 21117

Petition for Reclassification and Special Exception for John J. Schuster









