

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LARRY E. KNIGHT, 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 DR16 (as to front portion) and DR3.5 (as to rear portion) zone to an

BR zone; for the following reasons:

Attached hereto and made a part hereof is a Memorandum.

See attached description

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

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

Contract purchaser LARRY E. KNIGHT Legal Owner

Address 500 Main Street Address 500 Main Street

Reisterstown, Maryland 21136

Bernhardt L. Trout, Esquire, Petitioner's Attorney, 112 Churchville Road, Bel Air, MD 21014

Address 102 W. Pennsylvania Avenue Address 102 W. Pennsylvania Avenue

Towson, Md. 21204 229-6994

ORDERED BY The Zoning Commissioner of Baltimore County, this 29th day of April, 1975, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of September, 1975, at 1:00 o'clock

P. M. Zoning Commissioner of Baltimore County.

(over)

January 31, 1975

Bernhardt L. Trout, Esquire
112 Churchville Road
Bel Air, Maryland 21014

RE: Petition for Reclassification
SW/corner of Reisterstown Road
and Woodley Avenue - 4th Elec-
tion District
Larry E. Knight - Petitioner
NO. 75-34-R (Item No. 28)

Dear Mr. Trout:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/saw
Attachments
cc: Mr. Roland Benedict
452 Main Street
Reisterstown, Maryland 21136

Mr. Richard Schaeffer
20 Woodley Avenue
Reisterstown, Maryland 21136

RE: PETITION FOR RECLASSIFICATION
SW/corner of Reisterstown Road
and Woodley Avenue - 4th Elec-
tion District
Larry E. Knight - Petitioner
NO. 75-34-R (Item No. 28)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Larry E. Knight for a Reclassification from D, R, 16 and D, R, 3, 5 Zones to a B, R, Zone. The subject property is located on the southwest corner of Reisterstown Road and Woodley Avenue, in the Fourth Election District of Baltimore County, and contains 0.5 of an acre of land, more or less.

Evidence on behalf of the Petitioner indicated that the subject property, being located on a corner, is the only property on that side of Reisterstown Road, in a southerly direction from Woodley Avenue, that is not zoned B, R.

Anticipated uses consist of both office use and small retail type outlets. It was pointed out by the Zoning Commissioner that the anticipated uses did not necessitate a B, R, Zone, but could be accomplished in a B, L, Zone. At this point, the Petitioner moved to amend his Petition from the requested B, R, Zone to a B, L, Zone. Said motion was granted by the Zoning Commissioner.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, that portion of the property, classified D, R, 16 and designated as Parcel "A" on the attached plat, is in error and should be reclassified to a B, L, Zone. As to the rear portion of the subject property, which is presently zoned D, R, 3, 5 and designated as Parcel "B" on the attached plat, in the judgment of the Zoning Commissioner, this classification should be retained, but the property owner

PETITION FOR ZONING
RECLASSIFICATION FROM
DR16 and DR 3.5 TO BR
LARRY E. KNIGHT
Petitioner

BEFORE THE ZONING COMMISSION
OF BALTIMORE COUNTY

MEMORANDUM

Petitioner, Larry E. Knight, by Bernhardt L. Trout, his attorney, pursuant to the requirements of the zoning regulations of Baltimore County, Maryland assigns the following reasons in support of its petition for Zoning Reclassification:

- The subject property is bounded: to the North, by the south side of a public road known as Woodley Avenue; to the East, by the west side of U. S. Route #140, Reisterstown Road, also known as Main Street; to the South, by a property owned by Sun Oil Company, part of which is operated as a Sun Oil Company gasoline service station; and to the West, by a public road known as Dean Avenue. Further, the property immediately adjacent to the North is used as office buildings; the property across Reisterstown Road is a shopping center known as Village Square Shopping Center; and the property to the South is zoned BR as to the front 195 feet. Therefore, the subject property which is only 66 feet wide that is zoned DR16 for the front 195 feet, more or less, and DR3.5 for the rear 135 feet, more or less, should have been zoned BR originally so that all the property along Reisterstown Road to Woodley Avenue would have had the same zoning; and the Petitioner claims it was error not to so zone that portion as BR. The rear portion, being only 66 feet by 135 feet, more or less, and being adjacent to acid gas station is not readily useable as housing suitable for DR3.5 development.
- Subject property, according to the Petitioner, was

should be afforded some relief as to the use of the property. A use permit for parking in a residential zone would accomplish this.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of January, 1975, that the below described property, Parcel "A", as shown on the plat attached hereto and made a part hereof, be and the same is hereby reclassified from a D, R, 16 Zone to a B, L, Zone, from and after the date of this Order.

"All that tract or parcel of ground situate, lying and being in the Fourth Election District of Baltimore County, Maryland, located on the SW/corner of Reisterstown Road and Woodley Avenue the next four following courses and distances:

- 1) S 10 E 66'
- 2) S 86-30 W 190'
- 3) N 10 W 66'
- 4) N 86-30 E 190'

to the point of beginning."

It is further ORDERED that the below described property, Parcel "B", as shown on the plat attached hereto and made a part hereof, be and the same is hereby DENIED and that said described property or area be and the same is hereby continued as and to remain a D, R, 3, 5 Zone.

"All that tract or parcel of ground situate, lying and being in the Fourth Election District of Baltimore County, Maryland, located on the SE/corner of Dean Avenue and Woodley Avenue the next four following courses and distances:

- 1) N 86-30 E 140'
- 2) S 10 E 66'
- 3) S 86-30 W 140'
- 4) N 10 W 66'

to the point of beginning."

-2-

in earlier maps zoned BR all the way North to Woodley Avenue; and it was an error in the recent maps to leave this 66 foot strip out of the BR zoning.

3. The subject property is presently being used as office and as an antique shop; and such use as office and shop or retail establishment is the best use for subject property, considering the property's closeness to the Sun Oil Company service station and the proximity to the Village Square Shopping Center which was recently constructed. Therefore, the Petitioner claims that there has been a substantial change in the area for the aforesaid reasons.

4. The general character of the area immediately adjoining the subject property on Reisterstown Road and the vicinity to the South thereof has changed dramatically since the time of the adoption of the zoning map (March 24, 1971) to a commercial nature and is not suitable for any residential use; and, therefore, such change should clearly allow for the subject property's reclassification to BR.

5. In addition, at the time of the hearing on the Petition, Petitioner will state such other and further errors on the zoning map as may be relevant to this Petition and such changes as have occurred in the neighborhood relevant to this Petition.

6. For such other good and sufficient reasons as may be submitted at the time of the hearing.

Bernhardt L. Trout, Esquire
Attorney for the Petitioner
102 W. Pennsylvania Avenue
Towson, Maryland 21204
301-296-1434

In lieu of the requested Reclassification for Parcel "B", it is further ORDERED that a use permit for parking in a residential zone should be and the same is hereby GRANTED, from and after the date of this Order.

All of the above are subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Eric Di Nenna
Zoning Commissioner of
Baltimore County

May 21, 1974

Bernhardt L. Trout, Esq.
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
Larry E. Knight - Petitioner
Item No. 23 - 7th Zoning Cycle

Dear Mr. Trout:

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 hearing date and time, 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,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: W. T. Sadler, Inc.
452 Main Street
Reisterstown, Maryland 21136

PROPERTY DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION.

LOCATION: 500 Main Street, Reisterstown, 4th Election District, Baltimore County, Maryland

APPLICANT: Larry E. Knight

DATE: March 11, 1974

DESCRIPTION:

All that tract or parcel of ground situate, lying and being in the Fourth Election District, Baltimore County, Maryland, located on the west side of Main Street (Reisterstown Road), U. S. Route 140, being known and designated as 500 Main Street and more particularly described as follows:

Beginning for the same at a point on the East side of Dean Avenue (35 feet wide), said point being South 10 degrees East 66 feet from the intersection of the East side of said Dean Avenue and the South side of Woodley Avenue, and running thence along the East side of Dean Avenue

North 10 degrees West 66 feet to a point at the Southeast corner of the afore-mentioned intersection of Dean Avenue and Woodley Avenue, thence running and binding along the South side of Woodley Avenue (35 feet wide)

North 86 degrees 30 minutes East 330 feet to intersect the second line of a tract of land called "Brotherly Love", said point also being in or near the center of Reisterstown Road (Main Street), thence running with the second line of said tract called "Brotherly Love",

South 10 degrees East 66 feet to a point, thence running with the given line of the lot conveyed from Virginia L. Fitchford and Lee R. Fitchford, her husband, to Larry E. Knight by deed dated October 16, 1970 and recorded among the Land Records of Baltimore County in Liber 5156, page 297,

South 86 degrees 30 minutes West 330 feet to the place of beginning, containing 0.5 acres of land, more or less.

Being known and designated as 500 Main Street and being all that property conveyed to Larry E. Knight from Virginia L. Fitchford (formerly known as Virginia L. Hipple) and Lee R. Fitchford, her husband, by deed dated October 16, 1970 and recorded among the Land Records of Baltimore County in Liber 5156, page 297.

Page 1 of 2

Subject to all that portion of the above-described lot that may lie within the right of way of Reisterstown Road and also to a ten (10) foot wide utility easement conveyed to Baltimore County, Maryland as shown on Baltimore County Bureau of Land Acquisition Plat B/L 70-173-2.

The foregoing description has been prepared from deeds and records.

By: *William T. Sadler* Date: *3/14/74*
William T. Sadler P.L.S. #7730



Page 2 of 2



May 20, 1974

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 #23, Zoning Cycle VII, April 1974, to October, 1974, are as follows:

Property Owner: Larry E. Knight
Location: SW/4 Reisterstown Road, 1510' SE of Ritters Lane
Existing Zoning: D.R.3.5 and D.R.16
Proposed Zoning: B.L. Special Exception for service garage
No. of Acres: 1.6
District: 4th

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 bearing on this petition.

The Reisterstown Road widening must be indicated on the site plan and the parking setback must be from the widening line.

Screening must be provided in accordance with Sections 405A and 409 of the Zoning Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 464-3211 ZONING 464-3261



May 21, 1974

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 #28, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Larry E. Knight
Location: W/3 Main Street, S/5 Woodley Avenue
Existing Zoning: D.R.3.5 and D.R.16
Proposed Zoning: B.R.
No. of Acres: 0.5
District: 4th

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 bearing on this petition.

The site plan must be revised to show the following:

1. A standard 24 foot driveway into the parking area.
2. The type of offices in the front building.
3. The requirements by the Bureau of Engineering.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 464-3211 ZONING 464-3261

(301) 879-6964

BERNHARDT L. TROUT
COUNSELLOR AT LAW
118 CHURCHVILLE ROAD
BEL AIR, MARYLAND 21034

October 2, 1974



Mr. S. Eric DiNenna
Zoning Commissioner of Baltimore County
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Reclassification
Larry E. Knight - Petitioner
Item 28 - 7th Zoning Cycle

Dear Mr. DiNenna:

As per our discussions at today's hearing for the above-captioned reclassification and upon examining all the files and finding that there was no additional revised plat accompanying the above-captioned petition, on behalf of Mr. Knight I hereby withdraw petitioner's exhibit number one (original plot plan dated June 29, 1972 by William T. Saddle, land surveyor) thereby accepting as the proper plat the plat in your files by William T. Saddle, Inc., surveyors, dated February 22, 1974 and revised May 30, 1974.

As stated at the hearing, this plat does not contain an addition to the existing buildings and, therefore, any opposition voiced at the hearing regarding the increase of traffic because of said new addition must no longer be valid. Therefore, the petition amended to change the zoning to B.L. becomes infact a corrective procedure to allow for proper zoning for the existing uses.

A call to my office from your secretary as to when we might expect a decision in this matter would be greatly appreciated.

Sincerely yours,

Bernhardt L. Trout
BERNHARDT L. TROUT

nh

cc: Mr. Larry E. Knight

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. W. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 28 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Larry E. Knight
W/3 Main Street, S/5 Woodley Avenue
B.R.
District 4

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 3.5 and D.R. 16 to B.R. of 5 acres. This should increase the trip density from 40 to 250 trips per day. This rezoning can only compound traffic problems in Reisterstown.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRN/pk

JAMES B. BYRNES, III

May 22, 1974

Bernhardt L. Trout, Esq.
102 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
Larry E. Knight - Petitioner
Item 28 - 7th Zoning Cycle

Dear Mr. Trout:

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 hearing date and time, 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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: W. T. Sadler, Inc.
458 Main Street
Reisterstown, Maryland 21136

The Petitioner requests a Reclassification to Business, Roadside (B.R.) and apparently wishes to maintain the existing uses. Off-street parking is proposed for fourteen (14) vehicles.

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, 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 hearing. Notice of the hearing date and time, which will be between September 1, 1974 and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

JAMES B. BYRNES, III,
Chairman
Zoning Advisory Committee

JBB, III/sw

Enclosure,

cc: W. T. Sadler, Inc.
458 Main Street
Reisterstown, Maryland 21136

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

Bernhardt L. Trout, Esquire
182 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
Larry E. Knight - Petitioner
Item No. 28
Seventh Zoning Cycle

Dear Mr. Trout:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced Petition and has made an on-site field inspection of the property. The following comments are a result of this review and inspection.

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

The subject property is located at the southwest intersection of Reisterstown Road and Woodley Avenue, in the Fourth Election District of Baltimore County. It is presently improved by a two-story frame building utilized for offices and a one-story frame structure used as an antique shop.

An existing Sunoco Automotive Service Station abuts the property to the south, and to the north, opposite the site on Woodley Avenue, is a two-story frame building used by a realty office and a one-story frame building used by a printing company. To the east, across Reisterstown Road, is an existing residential dwelling and the Village Square Shopping Center. To the west, opposite Dean Avenue, are existing frame dwellings.



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Bernard M. Evans
Administrators

April 25, 1974

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

Attn: Mr. James Byrnes

Re: Seventh Zoning Cycle
April, 1974
Property Owner: Larry E. Knight
Location: W/S Main St. (Route 140)
S/S Woodley Avenue
Existing Zoning: D.R. 3.5 & D.R. 16
Proposed Zoning: B.R.
No. of Acres: 0.5
District: 4th

Dear Sir:

Woodley Avenue is only 16' to 18' in width and is insufficient to accommodate commercial traffic. The street and intersection should be improved.

The 1973 Average Daily Traffic on this section of Main Street (Reisterstown Road) is ... 12,400 vehicles.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering

Access Permits
by: John E. Meyers

CL:JEM:hk

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
872-7319

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Larry E. Knight
Location: W/S Main St., S/S Woodley Avenue
Item No. 28 Zoning Agenda April 2, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: [Signature] Noted by: [Signature]
Planning Group 01 Approved: [Signature]
Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/73

Bernhardt L. Trout, Esquire
182 West Pennsylvania Avenue
Towson, MD 21204
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted

for filing this day of 1974.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Larry E. Knight

Petitioner's Attorney: Bernhardt L. Trout Reviewed by: James B. Byrnes, III
Chairman,
Zoning Advisory Committee

cc: W. T. Sadler, Inc.
458 Main Street
Reisterstown, MD 21136

Bernhardt L. Trout, Esquire
182 West Pennsylvania Avenue
Towson, MD 21204
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted

for filing this day of 1974.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Larry E. Knight

Petitioner's Attorney: Bernhardt L. Trout Reviewed by: James B. Byrnes, III
Chairman,
Zoning Advisory Committee

cc: W. T. Sadler, Inc.
458 Main Street
Reisterstown, MD 21136

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

Bureau of Engineering
ELLENWORTH N. DYER, P. E. CHIEF

April 25, 1974

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

Re: Item #28 (Cycle VII - April to October 1974)
Property Owner: Larry E. Knight
W/S Main St., S/S Woodley Ave.
Existing Zoning: D.R. 3.5 & D.R. 16
Proposed Zoning: B.R.
No. of Acres: 0.5 District: 4th

Dear Mr. DiNenna:

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

General:

The subject plat does not indicate that the property owner also owns all the property along the opposite (north side) of Woodley Avenue which was reviewed by the Zoning Advisory Committee recently under Item #77 (1973-1974).

This property is situated within the Baltimore County Metropolitan District and is included within the limits of the Baltimore County Comprehensive Water and Sewerage Plan, as amended July 1973.

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

Highways:

Woodley and Dean Avenues are existing macadam streets which are proposed to be improved in the future as 20-foot closed roadway sections within 10-foot minimum rights-of-way. Highway improvements and rights-of-way dedication will be required in connection with any grading or building permit applications. Additional rights-of-way fillets will be required at the intersecting streets based upon a 20-foot radius curb return at Dean Avenue and a 25-foot minimum radius curb return at Reisterstown Road.

The entrance locations are subject to the approval of the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Item #28 (Cycle VII - April to October 1974)
Property Owner: Larry E. Knight
Page 2
April 25, 1974

Highways: (Cont'd)

The subject plan should be revised to depict the above Highway requirements.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study and facilities will be required in connection with development of this property.

The Developer 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 Developer.

Sediment Controls:

A grading and/or sediment control plan will be required for review and approval prior to issuance of any grading or building permits.

Water:

A public water main exists in Reisterstown Road.

Sanitary Sewers:

A public sanitary sewer exists in a 10-foot easement through this property. Extension of the existing sanitary sewer, either in Woodley Avenue or through the existing 10-foot easement along the southernmost outline of this property, to Dean Avenue will be required in connection with the proposed development of this property.

No encroachment by construction of any structure, including footings will be permitted within the limits of County utility and drainage easements. During the course of developing this property, protection must be afforded by the contractor to protect the existing sanitary sewer and appearances from damage.

Very truly yours,

ELLENWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:ENR:RWD:ms

cc: S. Ballastri
T-W Key Sheet
59 W/L 10 Pos. Sheet
NW 15 J Topo

April 9, 1974

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

Dear Mr. DiNenna:

Comments on the following item, Zoning Advisory Committee Meeting April 2, 1974, are as follows:

Property Owner: Larry E. Knight
Location: W/S Main St., S/S Woodley Ave.
Existing Zoning: D.R.3.5 & D.R.16
Proposed Zoning: B.R.
No. of Acres: 0.5
District: 4

Revised plot plans must be submitted showing all utilities.

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 September 13, 1973; therefore, approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cag

TOWSON, MARYLAND - 21204

Date: April 16, 1974

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

Z.A.C. Meeting of: April 2, 1974-Cycle VII

Re: Item 28

Property Owner: Larry E. Knight
Location: W/S Main Street., S/S Woodley Avenue
Present Zoning: D.R. 3.5 & D.R. 16
Proposed Zoning: B.R.

District: 4th
No. Acres: 0.5

Dear Mr. DiNenna:

No adverse effect on student population.

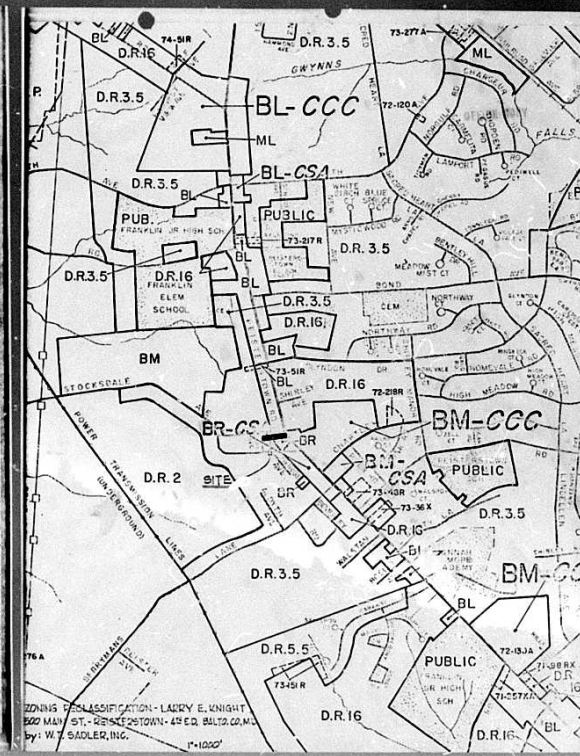
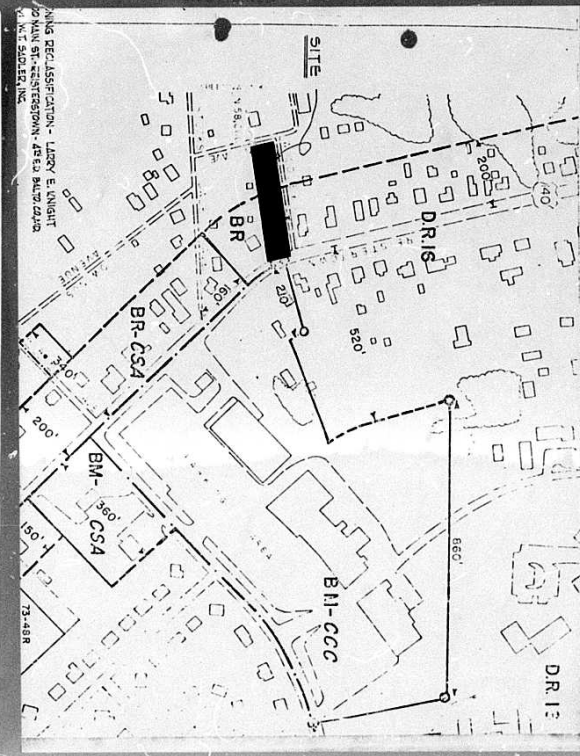
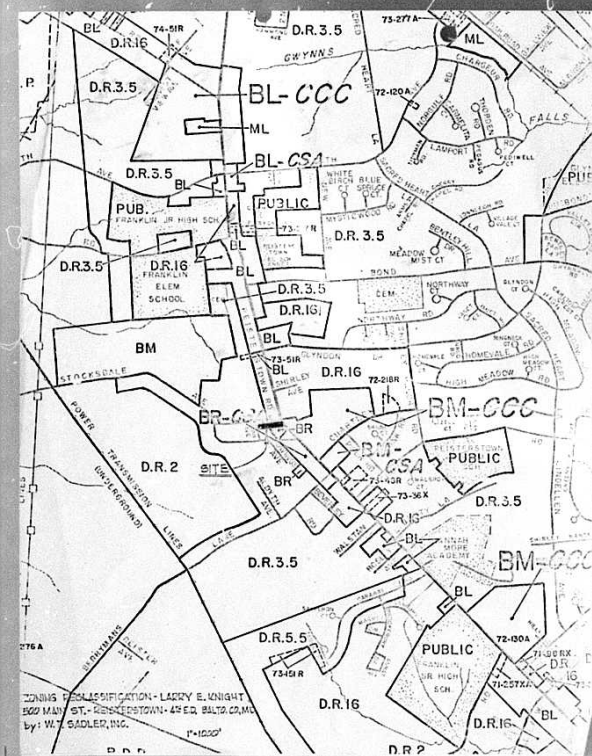
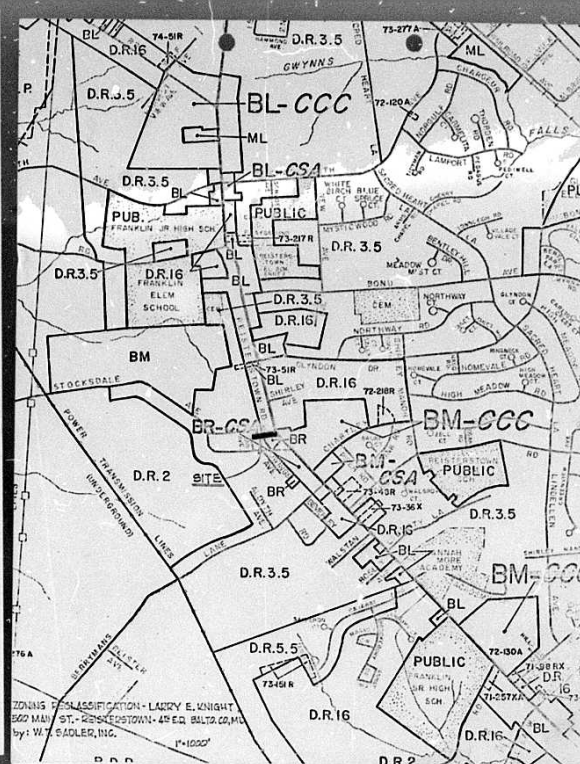
Very truly yours,
W. Nick Petrovich
 W. Nick Petrovich
 Field Representative

WIP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
JAMES G. HARRIS, SECRETARY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, *supervising*

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. BUECHER



PETITION MAPPING PROGRESS SHEET											
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet		
	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, GC, CA											
Reviewed by: <i>[Signature]</i>						Revised Plans: Change in outline or description _____ Yes _____ No					
Previous case: _____						Map # _____					

2-SIGNS 75-34-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

4th

District: _____ Date of Posting: AUG. 16, 1974

Posted for: PETITION FOR RECLASSIFICATION

Petitioner: LARRY E. KNIGHT

Location of property: S.W. COR. OF REISTERSTOWN RD AND VIOLETTY AVE.

Location of Signs: ON FRONT SEC. MAIN ST @ S/3 S. WOODLEY AVE.
95' E. of W. OF REISTERSTOWN RD.

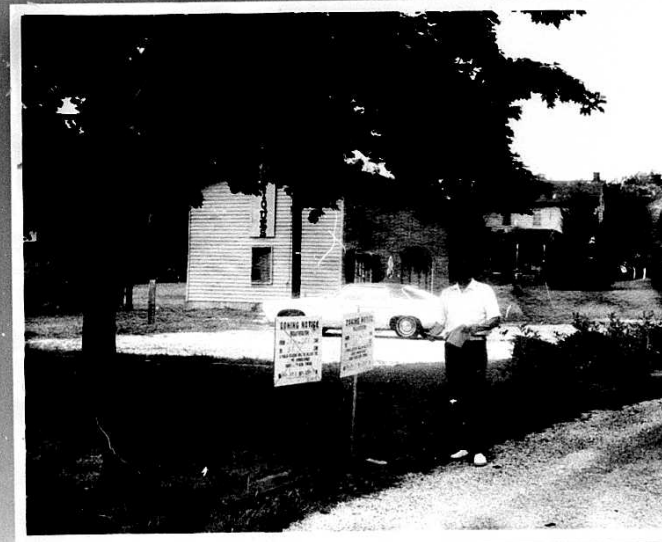
Remarks: _____

Posted by: Thomas R. Boland Date of return: AUG. 23, 1974

By Ruth Morgan

By Ruth Morgan

Cost of Advertisement, \$.....



DESIGN BUILDING

FRAME BLDG

EX. 8" WATER - BALTO. CO. WATER
PLANS 26-312 & 26-313

EX. 10" WATER - BALTO. CO.
WATER PLANS 26-312 & 26-313

FRAME
OFFICE
BLDG

RESIDENTIAL

PROPOSED
CURB

EX. 6" GAS

2 CITY. FRAMES
BLDG. - OFFICE

REISTERSTOWN ROAD
U.S. ROUTE 140
MAIN STREET

RESIDENTIAL
DWLG.

WOODLEY AVENUE
33' WIDE

PROPOSED WIDENING
LINE

EX. 8" WATER

EX. 8" SAN. SEWER BLDG.
CO. SEWER DRWG. TO CHD

OFF. UTILITY ENCUMBRANCE
SEE R/W PLAT 10-173-2

FUTURE RIGHT
OF WAY LINE

PROPOSED CURB

EXIST. MACADAM PAVING

2 STORY
FRAME
BLDG.
(OFF. CURB)

AREA = 0.56 ACRE ±

EXIST. INSURANCE CO. &
DOCTORS OFFICES

PROPOSED
SCREENING

EXIST. STDLG.
PARKING AREA
(9 SPACES)

D2-16

EXIST. WOOD STOCKADE FENCE

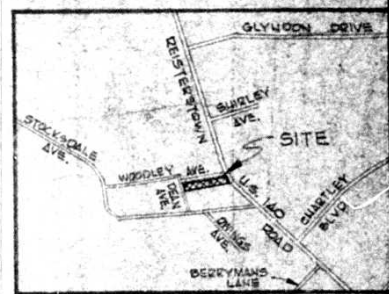
EX. EXHIB. BLDG.
(LTR. SHOP)

FUTURE MACADAM
PARKING AREA

SUN OIL COMPANY

EXIST. ENTRANCE
EXIST. RIGHT OF
WAY LINE

VILLAGE SQUARE
SHOPPING CENTER



VICINITY MAP
1" = 100'

PARKING DATA

EXISTING 2 STORY BLDG.
30' x 25' = 200 SQ. FT. = 3 SPACES
200 SQ. FT. + 200 SQ. FT. = 2 SPACES

EXISTING DETAIL BLDG.
20' x 24' = 200 SQ. FT. = 3 SPACES
150 SQ. FT. + 200 SQ. FT. = 3 SPACES

TOTAL SPACES REQUIRED 8
TOTAL SPACES PROVIDED 14 FUTURE (9 EXISTING)
TYPICAL PARKING SPACE = 84' x 12'

①-TYPICAL LOW-LEVEL LIGHTING
STANDARD - MAX. 8' FT. HIGH

INFORMATION SHOWN HEREON TAKEN
FROM DEEDS AND RECORDS

SCREENING SHALL BE 4' HIGH & 1" O.C.
IT SHALL BE SET OF JAPANESE HOLLY
OR EVERGREEN.

PLANS APPROVED

James E. Knight
8/28/81
C75-34R



SITE PLAN TO A COMPANY APPLICATION ZONING RECLASSIFICATION		
DATE RECEIVED 8-30-81 FEBRUARY 22, 1984	DRAWN BY WJ	APPROVED BY
SCALE 1" = 40'	REVISED	
500 MAIN STREET 4TH ELECTION DIST. BALTIMORE CO. MD.		
W. T. SADLER, INC. 450 MAIN STREET REISTERSTOWN, MARYLAND 21156		DRAWING NUMBER 036

OWNER: LARRY E. KNIGHT
450 MAIN STREET
REISTERSTOWN, MD. 21156

BY *W. T. Sadler* 3/22/84
DES. NO. DATE