

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Leonard Stoler, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5 zone to an B.R. zone; for the following reasons:

1. Because of error on the Comprehensive Zoning Map in the classification of the subject property.
2. Because of changes in the character of the neighborhood in which the subject property is located.

See attached description

and order of the Zoning Commission to use the herein described property, for an automobile dealership

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

Leonard Stoler
Legal Owner
c/o Len Stoler Ford, Inc.
Address 11275 Reisterstown Road

Owings Mills, Maryland 21117

Protestant's Attorney

Marvin J. Singer
Petitioner's Attorney
Address 10 East Eager Street

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of March, 1975, at 1:00 o'clock P.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NE/S of Reisterstown Road, 132' NW : DEPUTY ZONING
District : COMMISSIONER
Leonard Stoler - Petitioner :
NO. 75-190-R (Item No. 8) :
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D. R. 3.5 Zone to a B. R. Zone for a parcel of land containing approximately .53 acres and being situated on the northeast side of Reisterstown Road, 132 feet north of Kingsley Road, in the Fourth Election District of Baltimore County.

Testimony and evidence presented during the course of the hearing established that the subject property represented a logical extension of an automobile dealership of longstanding. The extension would provide approximately 70 feet of additional frontage making possible the relocation of existing entrances for more accessible and safer ingress and egress to the site. Changes in the area were described as a commercial Reclassification of a property directly opposite Reisterstown Road on which a new car dealership has recently been constructed.

Without reviewing all the evidence and testimony in detail but based on all such testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that changes have occurred in the area to justify the granting of the Petitioner's request and, for this reason, the Reclassification should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of June, 1975, that the herein requested reclassification from a D. R. 3.5 Zone to a B. R. Zone should be and the same is hereby GRANTED, from and after the date of this Order. Said granting is

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

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION *
NE/S of Reisterstown Road, 132' NW *
of Kingsley Road - 4th District *
LEONARD STOLER *
BEFORE THE *
ZONING COMMISSIONER *
OF *
BALTIMORE COUNTY *
Case No. 75-190-R (Item No. 8) *

ORDER FOR APPEAL

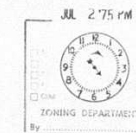
Mr. Commissioners:

Please note on Appeal from the decision of the Deputy Zoning Commissioner dated June 5, 1975 in the case of Leonard Stoler to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY that a copy of the foregoing Order for Appeal was mailed this 2nd day of July, 1975 to Marvin J. Singer, Esquire, 10 East Eager Street, Baltimore, Maryland 21202, Attorney for Petitioner.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany
Zoning Petition for Reclassification
from D.R. 3.5 to B.R.

September 30, 1974

Beginning for the same on the northeast side of Reisterstown Road, 66 ft. side, at a point distant 132 ft. measured northwesterly along said northeast side from the northwest side of Kingsley Road and running thence binding on the northeast side of said Reisterstown Road (1) N 44° 07' 30" W 69.47 ft. to intersect the existing zoning line between B.R. and D.R. 3.5, thence binding for part on said zoning line and for part on said zoning line extended northeasterly (2) N 45° 22' 00" E 330.38 ft. to the southwest side of a 25 ft. strip of land leading to said Kingsley Road, thence binding thereon (3) S 46° 25' 00" E 69.30 ft., thence parallel with said Kingsley Road (4) S 45° 22' 00" W 333.16 ft. to the place of beginning.
Containing 0.53 acres of land more or less.



June 5, 1975

Marvin J. Singer, Esquire
10 East Eager Street
Baltimore, Maryland 21202

RE: Petition for Reclassification
NE/S of Reisterstown Road, 132'
NW of Kingsley Road - 4th Election District
Leonard Stoler - Petitioner
NO. 75-190-R (Item No. 8)

Dear Mr. Singer:

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/scw
Attachments
cc: M's. Alice LeGrand
Olive Lane
Owings Mills, Maryland 21117
John W. Hession, III, Esquire
People's Counsel

SUMMARY OF QUALIFICATIONS
JOSEPH H. NECKER, JR.

April 11, 1975

GRADUATE CIVIL ENGINEER (B.S.C.E.) FROM UNIVERSITY OF MARYLAND - JANUARY 1969.
REGISTERED PROFESSIONAL ENGINEER IN STATE OF MARYLAND - 1974 P.E. No. 8973.

PRIOR EXPERIENCE:
TWO AND ONE HALF YEARS WITH J.E. GREINER CO., INC. AS DESIGN ENGINEER ON PROJECTS FOR STATES OF MARYLAND, PENNSYLVANIA AND WEST VIRGINIA AND BALTIMORE CITY.

THREE YEARS WITH GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. AS A PROJECT ENGINEER ON PROJECTS WITHIN THE STATE OF MARYLAND, THE COUNTIES OF HOWARD, ANNE ARUNDEL AND BALTIMORE AND BALTIMORE CITY. THESE PROJECTS INCLUDE PUBLIC WORKS DESIGN AND RESIDENTIAL, INDUSTRIAL AND COMMERCIAL DEVELOPMENT.

FOR THE PAST YEAR I HAVE BEEN AN ASSOCIATE IN THE SAME FIRM.

PRIOR EXPERT TESTIMONY ON ZONING CASES IN BALTIMORE COUNTY.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 8 - 8th Zoning Cycle
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Marvin I. Singer, Esq.
10 Raper Street
Baltimore, Md. 21202
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted
for filing this 35th day of October 1974.
S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner
Petitioner Leonard Stoler
Petitioner's Attorney Marvin I. Singer Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee
cc: George William Stephens
and Associates, Inc.
303 Allegheny Avenue (21204)

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
Bureau of Engineering
ELLSWORTH H. DYER, P. E. CHIEF
October 26, 1974
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Re: Item #8 (Cycle VIII - October 1974 - April 1975)
Property Owner: Leonard Stoler
W/ES of Reisterstown Rd., 132' N/W of Kingsley Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: B.R.
No. of Acres: 0.53 District: 14th
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.
Highways:
Reisterstown Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.
As no County roads are involved, this office has no comment.
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 stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.
Water:
Public water exists within Reisterstown Road.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
October 25, 1974
COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Zoning Administration
HEALTH DEPARTMENT
BUREAU OF FIRE PROTECTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PLANNING AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDING OFFICER
Marvin I. Singer, Esq.
10 Raper Street
Baltimore, Maryland 21202
RE: Reclassification Petition
Item 8 - 8th Zoning Cycle
Leonard Stoler - Petitioner
Dear Mr. Singer:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.
These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.
The subject property is located on the northeast side of Reisterstown Road, approximately 132 feet northwest of Kingsley Road, in the 4th Election District of Baltimore County. It is presently improved with two existing dwellings and a garage. The new car sales and service facilities of Len Stoler Ford immediately abuts the property to the northwest. Various residential uses about the property to the southeast and along Kingsley Road. The property immediately adjacent to the southeast and between the subject site and Kingsley Road is presently before the Baltimore County Board of Appeals for consideration of a similar Reclassification (74-182-RA).
The petitioner is requesting a Reclassification to Business Roadside and proposes to use this parcel, the aforementioned parcel now before the Board of Appeals, and the existing automobile

Marvin I. Singer, Esq.
Re: Item 8 - 8th Zoning Cycle
October 25, 1974
Page 2
dealership as part of a future building and expansion program. A sales and display area of 2880 square feet and an office and service area of 30,574 square feet is proposed with the existing showroom and shop to be razed. The subject parcel is indicated for use as part of a used auto display area. Overall parking is indicated for 128 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 December 1, 1975, 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, 1975, and April 15, 1975, will be forwarded to you well in advance of the date and time.
Very truly yours,
James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee
JBB:JD
Enclosure
cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Maryland Department of Transportation
State Highway Administration
October 7, 1974
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. James B. Byrnes III
Dear Mr. DiNenna:
There is no point along the Reisterstown Road frontage of the subject property that provides adequate stopping sight distance; however, the existing entrances appear to be at the best locations.
The roadside curb and paving must extend south to Kingsley Road and return into Kingsley Road on a 30' radius. The plan must be revised accordingly. The construction must be done under permit from the State Highway Administration.
The 1973 average daily traffic count for this section of Reisterstown Road is ... 24,000 vehicles.
Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
CLJ/EM:BN
by: J.E. Meyers

Baltimore County Fire Department
J. Austin Deitz
Chief
Towson, Maryland 21204
812-7316
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Jack Millen, Chairman
Zoning Advisory Committee
Re: Property Owner: Leonard Stoler
Location: W/ES of Reisterstown Rd. 132 ft. NW of Kingsley Rd.
Item No. 8 Zoning Agenda Cycle #8 - October 1, 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 property.
(1) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
(2) 2. A second means of vehicle access is required for the site.
(3) 3. The vehicle dead-end condition shown at _____
(4) 4. EXCEEDS the maximum allowed by the Fire Department.
(5) 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. 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) 6. Site plans are approved as drawn.
(7) 7. The Fire Prevention Bureau has no comments at this time.
Reviewed: J. J. Kelly Noted and Approved: Paul H. Reinisch
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204
DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MELZER
DEPUTY TRAFFIC ENGINEER
October 28, 1974
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Re: Item 8 - Cycle Zoning 8 - October 1974 through April 1975
Property Owner - Leonard Stoler
W/ES of Reisterstown Road, 132 ft. NW of Kingsley Road
B.R.
District 4
Dear Mr. DiNenna:
The subject petition is requesting a change from D.R. 3.5 to B.R. This should increase the trip density from 20 to 250 trips per day. This increase is undesirable since present capacity problems exist along Reisterstown Road, particularly at the interchange of the Beltway and Reisterstown Road.
Very truly yours,
C. Richard Moore
Assistant Traffic Engineer
CRM/rmg

[illegible]

Felt

TOWSON, MD, February 23, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one ~~one~~ time ~~successive~~ week before the 5th day of March, 1975, the first publication appearing on the 13th day of February 1975.

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

THE JEFFERSONIAN,
and Director
Manager

1)

RANDALLSTOWN, MD. 21133 February 26, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION - NORTHEAST SIDE OF BALTIMORE ROAD
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for ONE (1) XEROX COPY
weeks before the 5 day of March 1975 that is to say; the same
was inserted in the issues of February 12, 1975.

STROMBERG PUBLICATIONS, Inc.

By C. Curran

2-SIGUS

75-190-F

name	4th	Date of Posting	July 17, 1925
posted for	APPAL		
Publisher	LEONARD STONE		
Location of property	NE/S of Bristowtown Rd 1/2 mi. E of Kenshew Rd		
Location of Sign	Front 11233 Bristowtown Rd. 1/2 mi. E of Bristow Rd. 50' from North E of Bristowtown Rd.		
Remarks			
marked by	Thos. L. Ireland	Date of return	July 18, 1925

No. 21674

DATE July 10, 1975 ACCOUNT 01-662

AMOUNT 180

WHITE - CASHIER
John W. Hessian, III, Esquire, People's Counsel
Cost of Filing of an Appeal and Posting of Property on
Case No. 75-190-R (Item No. 3)
NE/S of Reisterstown Road, 132' NW of Kingsley Road
4th Election District
Leonard Stoler - Petitioner

No. 17128

DATE Nov. 20, 1971 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Marvin I. Singer, Esq.
10 East Bager
Baltimore, Md. 21202
Petition for Reclassification for Leonard Stoler

No. 17917

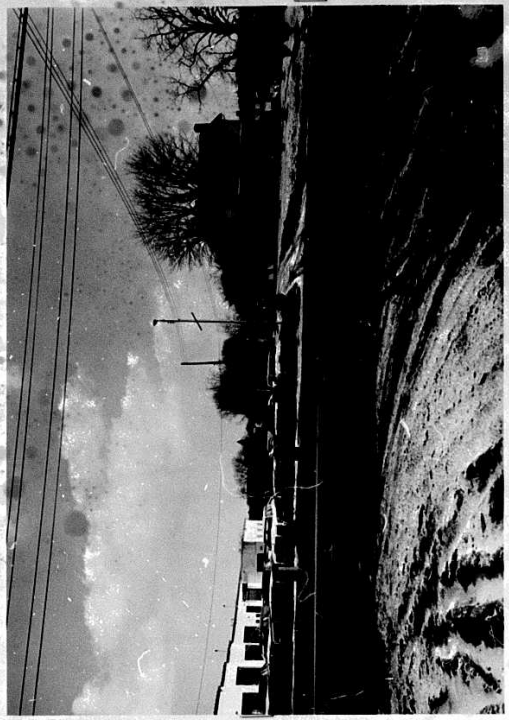
DATE March 6, 1975 ACCOUNT 01-66

AMOUNT \$130.03

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Len Stoler Ford, Inc.
11275 Reisterstown Rd.
Owings Mills, Md. 21117
Advertising and posting of property - 75-190-5

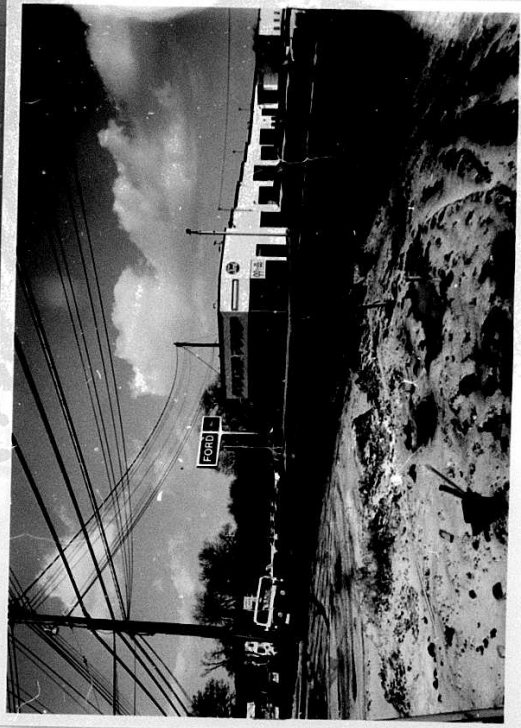




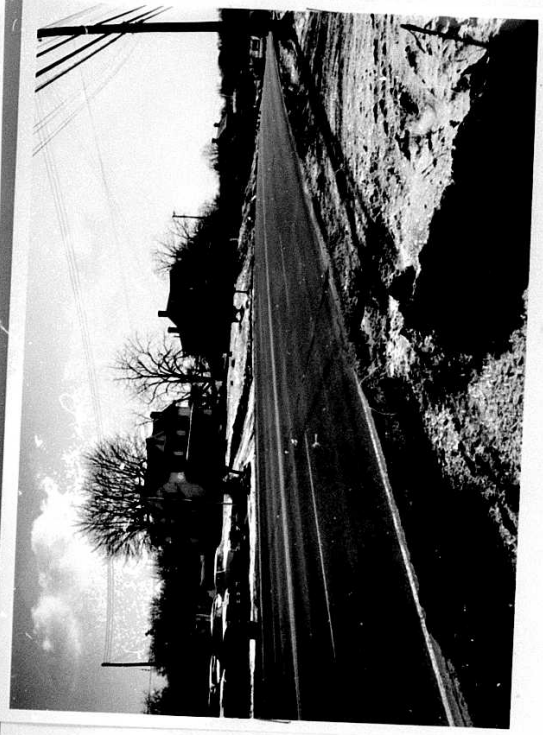
D2C 4A



D2C 4B



D2C 4C



D2C 4D



D2C 4E

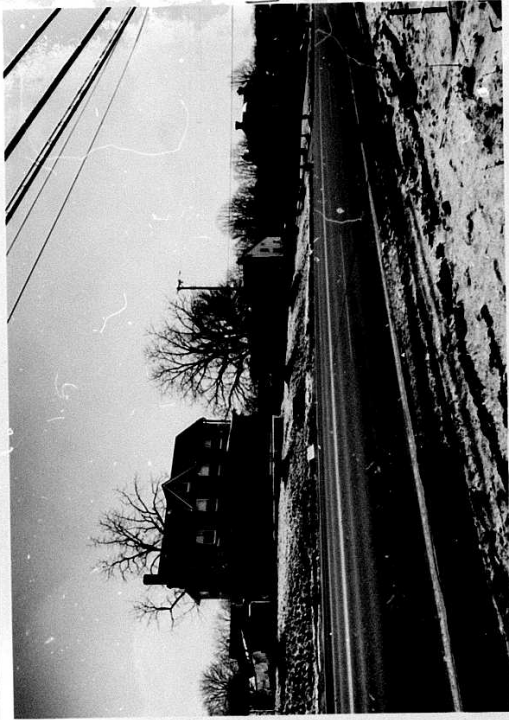


D2C 4F

22c 46



22c 4H



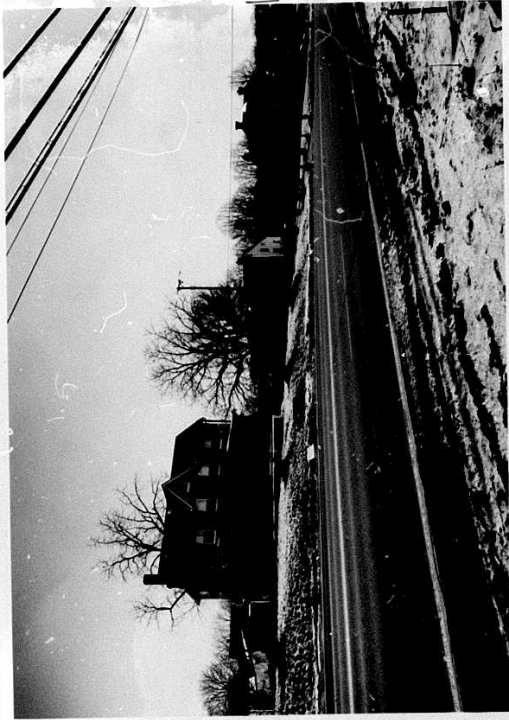
22c 4I



22c 46

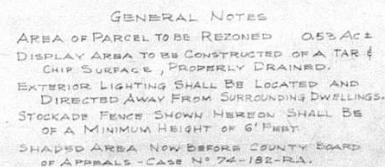


22c 4H



22c 4I





PARKING TABULATION		
SALES AND DISPLAY (Area 2880 ^{sq} ')	1/200 [']	Req'd. SPACES - 15
OFFICE AND SERVICE (Area 39574 ^{sq} ')	1/800 [']	" " " 102
TOTAL REQUIRED SPACES		117
TOTAL PROPOSED SPACES		128

NORTHEAST SIDE REISTERSTOWN RD, NORTHWEST OF KINGSLEY RD.

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

ELECTION DIST. N^o 4
SEPT. 30, 1974
REVISED NOVEMBER 26, 1974

P.N. 3295

Part EX #3

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



PARKING TABULATION			
SALES AND DISPLAY (AREA 28805')	1/200'	REQ'D. SPACES -	15
OFFICE AND SERVICE (AREA 30574')	1/300'	"	102
TOTAL REQUIRED SPACES			117
TOTAL PROPOSED SPACES			128

PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION
FROM
D.R. 3.5 ZONE TO B.R. ZONE

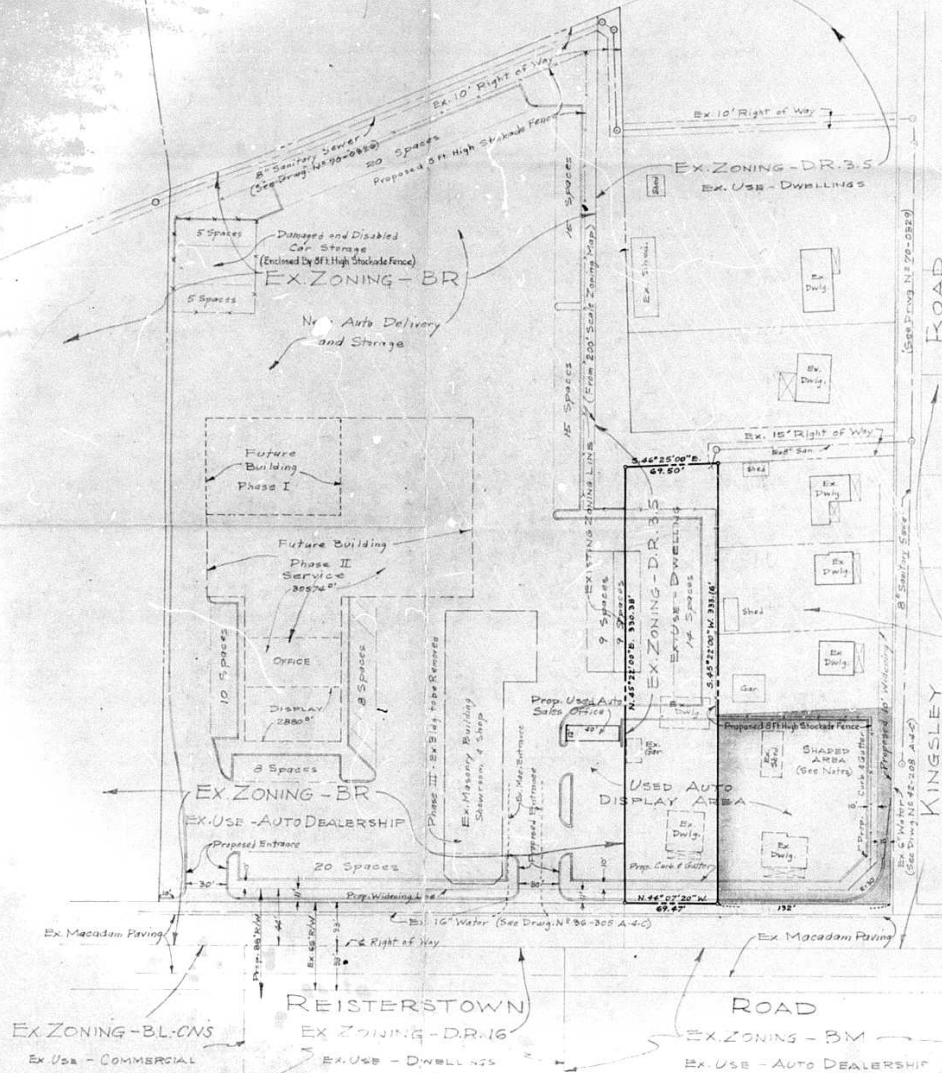
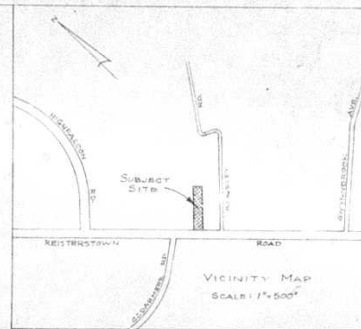
NORTHEAST SIDE REISTERSTOWN RD, NORTHWEST OF KINGSLEY RE

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

ELECTION DIST. N^o 4
SEPT. 30, 1974

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





GENERAL NOTES

AREA OF PARCEL TO BE REZONED 0.53 AC ±

DISPLAY AREA TO BE CONSTRUCTED OF A TAR & CHIP SURFACE, PROPERLY DRAINED.

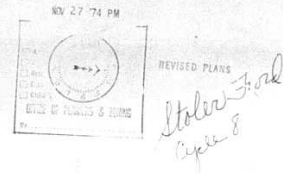
EXTERIOR LIGHTING SHALL BE LOCATED AND DIRECTED AWAY FROM SURROUNDING DWELLINGS.

STOCKADE FENCE SHOWN HEREON SHALL BE OF A MINIMUM HEIGHT OF 6 FEET.

SHADED AREA NOW BEFORE COUNTY BOARD OF APPEALS - CASE NO 74-182-PA.

PARKING TABULATION

SALES AND DISPLAY (Area = 3885 sq ft)	1/200' REQ'D SPACES - 15
OFFICE AND SERVICE (Area = 3974 sq ft)	1/100' REQ'D SPACES - 102
TOTAL REQUIRED SPACES	117
TOTAL PROPOSED SPACES	128



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



EX #2

PLAT TO ACCOMPANY ZONING PETITION FOR RECLASSIFICATION FROM D.R.3.5 ZONE TO B.R.ZONE

NORTH-AS SIDE REISTERSTOWN RD, NORTHWEST OF KINGSLEY RD.

ALTO, CO, MD.
SCALE: 1" = 50'

ELECTION DIST. NO. 4
SEPT. 20, 1974
REVISED NOVEMBER 26, 1974

D2C *Det Ex # 3*
 NORTH WEST
 AREA

NEW COUNTY-WIDE ZONING MAP
 OFFICE OF PLANNING AND ZONING

Sheet 7

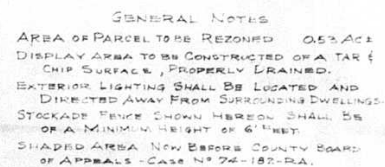
Item No.	Petitioner/Placename	Location	200 Scale Map	Size of Parcel Acreage	Existing Zoning	Request	Staff Recom.	Planning Board Recom.
Z-290	Larry E. Knight VII-28, 75-34 R	S/W cor. Main St. & Woodley Ave.	NH 15-J	0.5	D.R. 3.5 D.R. 16	B.R.	D.R. 3.5 D.R. 16	
Z-291	Frederick C. Walters VII-29, 75-35-R	E/S Hanover Rd., N. of Old Hanover Rd., S. Montrose School	NW 18-K NW 19-K	2.1	R.D. P.	B.L.	R.D.P.	
Z-292	Bernard M. Rome VIII-3	N/E cor., Hill Dr. & Grove Lane	NW 2-G	2.4	D.R. 3.5	D.R. 16	M.L.R.	
Z-293	Theo. & Vivian Rade VIII-4	S/W/S Windsor Mill Rd., S/E of Rices Lane	NW 5-H	0.73	D.R. 3.5	B.R.	D.R. 3.5	
Z-294	Pomona, Inc. VIII-5	S/W/S Reisterstown Rd., S/E Village Rd.	NW 8-F	3.0	D.N. 2 D.1	B.L. D.R. 10.5	B.L. D.R. 10.5	
Z-295	Emily G. New VIII-6	S/W/S Reisterstown Rd., S/E of Mt. Wilson Lane	NW 9-F	3.91	D.R. 3.5	B.R.	D.R. 3.5	
Z-296	Gordon Harden VIII-7	Intersection N/E/S Reisterstown Rd. & St. Thomas Lane	NW 11-J	0.69	D.P. 16	B.L.	D.R. 16	
* Z-297	Leonard Stoler VIII-8	N/E/S Reisterstown Rd. N/W Kingsley	NW 13-I	0.53	D.R. 3.5	B.R.	B.R. (frontage) D.R. 3.5	
Z-298	Evelyn & Mary Russell VIII-9	N/E/S Reisterstown Rd. S/E Roaches Lane	NW 14-J	0.65	D.R. 16	B.L.	D.R. 16	

D2C *Det Ex 3A*
 NORTH WEST
 AREA

NEW COUNTY-WIDE ZONING MAP
 OFFICE OF PLANNING AND ZONING

Sheet 8

Item No.	Petitioner/Placename	Location	200 Scale Map	Size of Parcel Acreage	Existing Zoning	Request	Staff Recom.	Planning Board Recom.
Z-292	Warren Klawon VI-31, 75-142-BA	N/E cor. Reisterstown Rd. & Kingsley Rd.	NW 13-I	0.42	D.R. 3.5	B.R.	B.R.	
Z-283	Relprop Limited Partnership VI-34, 75-145-B	N/W/S Reisterstown Rd. S/W/S Westminster Rd.	NW 16-K	40.03	D.R. 3.5 D.R. 16	B.L.- C.C.C.	B.L.-C.C.C. (12.0 ac.) D.R. 3.5 (28.03 ac.)	
Z-284	Myrtle Hoeltzel VI-35, 75-147-P	N/S Liberty Rd. 450' W Holbrook Rd.	NW 9-L	0.754	D.R. 2	B.M.	D.R. 2	
Z-285	Larry Knight VII-23, 75-29-B	N/W/S Reisterstown Rd. 1526' S/E Sitters Lane	NW 12-I	1.6	D.R. 16 D.R. 3.5	B.L.	D.R. 16 D.R. 3.5	
Z-286	Gede-Lewis-Marshall VII-24, 75-30-EX	N/E/cor. Reisterstown Rd. & Pleasant Hill Rds.	NW 13-I	1.2	D.R. 3.5	D.R. 16	D.R. 3.5	
Z-287	Murray Lazarus VII-25, 75-31-BX	N/E/S Reisterstown Rd., 553' S/E Guyanbrook Ave.	NW 13-I	.92	D.R. 3.5	B.L.	D.R. 3.5	
Z-288	Schuster Rexroth VII-26, 75-31-5C	N/E Hampshire Rd. 300' N/E Reisterstown Rd.	NW 13-I NW 14-J	5.14	D.R. 16 D.R. 3.5	B.L.	D.R. 16 D.R. 3.5	
Z-289	Stuart Singer VII 27, 75-31-R	N/E/S Reisterstown Rd., 111' E/E Liberty Lane	NW 15-J	0.79	D.R. 3.5	B.L.	D.R. 16	



PARKING TABULATION

SALES AND DISPLAY (AREA 2803 ⁵)	1/200 ⁵	REQ'D SPACES	- 75
OFFICE AND SERVICE (AREA 3854 ⁸)	1/300 ⁵	"	"
			102
TOTAL REQUIRED SPACES			117
TOTAL PROPOSED SPACES			128

ELECTION DIST. N 24
SEPT. 30, 1974
REVISED NOVEMBER 26, 1974

