

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

NICK FRANK and ANGELINE FRANK, legal owners 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 _____ zone to an _____ zone; for the following reasons:

Property is presently zoned B.L. and is improved by group of retail stores now known as Painters Mill Shopping Center. That these improvements have a large space on the second floor area which is limited in use under the present zoning restrictions, and it is contemplated to have a tenant who would conduct a health spa on the premises which would include conducting physical fitness classes and equipment pertaining to same, and in order to conduct such business, petitioner is advised that the premises would require a zoning category of B.M.

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 re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

PAINTERS MILL SHOPPING CENTER, INC. President.

Nick Frank, Contract purchaser
Angeline Frank, Legal Owner

Address: 2209 Delwood Road, Timonium, Md. 21093

August A. Conomos, Esquire, 750 Equitable Building, Baltimore, Maryland. 21202. 727-8282

Clayton A. Reid, Esquire, The Investment Building, Towson, Md. 21204. 823-7600

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1975, at _____ o'clock.

September 16, 1975

August A. Conomos, Esquire
750 Equitable Building
Baltimore, Maryland 21202

RE: Petition for Reclassification
NE/S Reisterstown Road, 577.22'
S of Rosewood Lane - 4th Election District
Painters Mill Shopping Center, Inc. -
Petitioner
NO. 76-46-R (Item No. 13)

Dear Mr. Conomos:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

cc: Clayton A. Reid, Esquire
The Investment Building
Towson, Maryland 21204

John W. Hession III, Esquire
People's Counsel

IN THE MATTER OF THE PETITION OF
NICK FRANK
and
ANGELINE FRANK
FOR ZONING RECLASSIFICATION

PETITIONER'S MEMORANDUM TO ACCOMPANY PETITION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Petition of Nick Frank and Angeline Frank, legal owners of the land and improvements now known as Painters Mill Shopping Center, at 10101 Reisterstown Road, Fourth District, Baltimore County, Maryland represent:

1. That they are the owners of Painters Mill Shopping Center located on the Northeast side of Reisterstown Road, Maryland Route 110, at the Northwest corner of the proposed extension of Painters Mill Road, and which land area is more fully set forth on plat submitted with Petitioner's Petition herein.
2. That the property is presently zoned B.L. (CNS) and is presently being used and occupied by various retail establishments in conformity with its zoning category.
3. That part of the improvements have been unused and unable to be put to use by your Petitioner due to the unique space in total and the restrictive uses within the present B.L. zoning category.
4. That your Petitioners are able at this time to rent their property which is now a part of this shopping center complex to a tenant for the purpose of said prospective tenant to conduct a Health Studio open to the general public providing physical fitness classes and having equipment for the same, and that your Petitioners have been advised that in order to be able to have such a business conducted on this premises that it will be necessary for them to secure a reclassification of the present zoning of B.L. to that of B.M.

RE: PETITION FOR RECLASSIFICATION
Northeast side of Reisterstown Road 577.22 feet South of Rosewood Lane, 4th District
PAINTERS MILL SHOPPING CENTER, INC. : Case No. 76-46-R
Petitioner

ORDER TO ENTER APPEARANCE

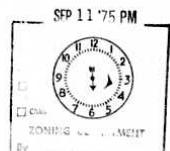
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kounitz, Jr.
Deputy People's Counsel

John W. Hession III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that a copy of the foregoing Order was mailed this 11th day of September, 1975, to Clayton D. Reid, Esquire, Investment Building, York Road, Towson, Maryland 21204, Attorney for the Petitioner.



5. That the present B.L. Zoning for this site was approved July 31, 1967 (Case No. 68-26R). At that time, in 1967, the area on each side of subject property was limited in business use along the Reisterstown Road, and in the ensuing seven years following, there has been a drastic change in the character of the neighborhood which is dramatic enough to warrant consideration for the change in zoning classification for this property.

6. There has been an acceleration of use and development of the Industrial Complex directly across from subject as well as expansion of the Maryland Cup Manufacturing Plant.

7. That There has been an accelerated use both commercially and industrially of the properties parallel fronting on Reisterstown Road, from Valley Road (Maryland Route 130) on the South, and subject property, a distance of a little over one mile.

8. That directly across the road from subject, and on both sides of subject, the commercial activity of commercial business with off-street access dependability has intensified, drive-in restaurants, drive-in businesses of other types and styles, and these coupled with accelerated construction of apartment buildings off the main road have bolstered the commercial uses and perpetuated their success.

9. That since 1967 classification there has been built a large shopping center complex at the corner of Reisterstown Road and Rosewood Lane.

10. That since the original 1967 Zoning, in general the area has changed by becoming more populated with apartments and residential subdivisions, that the needs generated by the increase in density in the area as well as the community needs should be able to be served, and such a change in zoning classification to accommodate the contemplated business use of your Petitioner's property would permit such utility.

WHEREFORE, Petitioner's respectfully request that their property noted herein be reclassified from B.L. to B.M. under the Baltimore County Zoning Regulations.

PAINTERS MILL SHOPPING CENTER, INC.

By: Nick Frank, President

Nick Frank

Angeline Frank

Petitioners

August A. Conomos
August A. Conomos
Attorney for Petitioner,
750 Equitable Building,
Baltimore, Maryland. 21202
727-8282

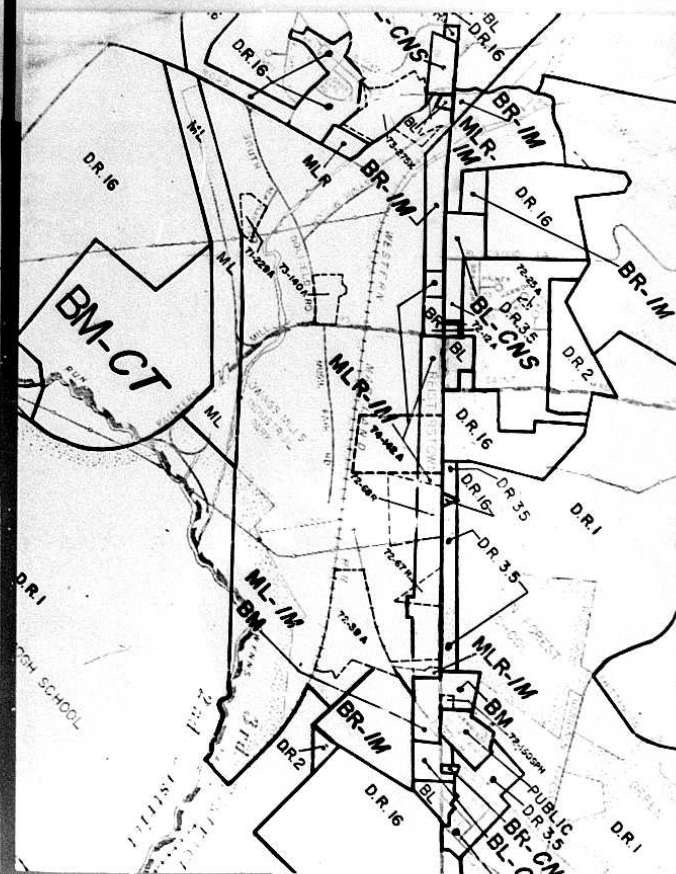
Clayton A. Reid
Clayton A. Reid,
Attorney for Petitioner,
The Investment Building,
Towson, Maryland. 21202
823-7600

april associates land surveyors
2320 NOBOLIE AVE.
BALTIMORE, MD. 21224
PHONE: 444-4333

DESCRIPTION OF PROPERTY
PAINTERS MILL SHOPPING CENTER
REISTERSTOWN ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at a point on the Northeast side of Reisterstown Road, said point being situate 33 feet Northeastly from the intersection of the center line of Painters Mill Road with the Northeast side of Reisterstown Road, said point also being the beginning of the last line in the Deed from Levering Bowen, Sr. and Mildred C. Bowen, his wife to Painters Mill Shopping Center, Inc. dated June 26, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4893, page 153; thence running along said Northeast side of Reisterstown Road and binding along the before-mentioned last line North 47 degrees 26 minutes 16 seconds West 132.00 feet to the beginning of a parcel of land which by Deed dated July 24, 1967 and recorded among the beforementioned Land Records in Liber O.T.G.No. 4794, page 434 was conveyed by Nick Frank and Angeline Frank, his wife to Painters Mill Shopping Center, Inc.; thence still running along the Northeast side of Reisterstown Road and binding along said last mentioned first line North 47 degrees 35 minutes 40 seconds West 200.58 feet; thence leaving Reisterstown Road and binding along the second and third, fourth and a part of the last line of said mentioned Deed the following three courses and distances: (1) North 42 degrees 24 minutes 20 seconds East 220.00 feet (2) South 47 degrees 35 minutes 40 seconds East 198.37 feet and (3) South 41 degrees 49 minutes 50 seconds West 44.01 feet to the beginning of the second line of the firstly hereinmentioned Deed; thence binding along the second and third lines of said Deed South 46 degrees 10 minutes 10 seconds East 131.99 feet and South 41 degrees 49 minutes 50 seconds West 177.69 feet to the point of beginning; containing 67,224 square feet or 1.543 acres more or less.

4/3/1975



NOV 20 1975

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood

the above Reclassification should be had; and it further appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of September, 1975, that the herein described property or area should be and the same is hereby reclassified, from a B.L. zone to a B.M. zone, and the same should be and the same is hereby DENIED from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Clayton A. Reid, Esq.
The Investment Building
Towson, Md. 21204

Item 13
Item 13 - Zoning Cycle 9

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 19th day of April 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Painters Mill Shopping Center, Inc.

Petitioner's Attorney Clayton A. Reid Reviewed by Franklin T. HOGANS, Jr.
cc: apr associates
3320 Rosalie Avenue
Baltimore, Md. 21234
Chairman,
Zoning Advisory
Committee

CLAYTON A. REID
ATTORNEY AT LAW
THE INVESTMENT BUILDING
VINE AND BALDWIN VALLEY ROADS
TOWSON, MARYLAND 21204
TELEPHONE 822-7400

April 29, 1975

Mr. Frank Fisher,
Office of Planning and Zoning,
Room 301, Jefferson Building,
Towson, Maryland. 21204

Re: Petition of Wick Frank and wife,
Zoning Reclassification,
Painters Mill Shopping Center,
10101 Reisterstown Road

Dear Mr. Fisher:

This office represents Wick Frank and wife, owners of the property known as Painters Mill Shopping Center located at 10101 Reisterstown Road in the Fourth Election District of Baltimore County.

A Petition for Reclassification, with exhibits, has previously been filed with the Zoning Commissioner of Baltimore County and is presently in the Ninth Cycle for a hearing. However, prior to that hearing time, it is requested that this matter be taken out of cycle for earlier consideration by the County Council due to the prolonged economic hardship being imposed upon this property owner.

In furtherance of this request, your attention is directed to the following:

1. The Painters Mill Shopping Center is an existing facility, presently zoned B.L. (CNS). One of the buildings is a one-story structure containing 10,700 s.f. of retail space and is presently occupied. The immediately adjacent structure is a two-story building containing 8,850 s.f. of retail space and only the first floor of this building is occupied.
2. Since the shopping center opened in 1968, the second floor of the two-story building has been vacant, and although much effort and expense has been put forth to rent this area, the owner has been unable to secure a substantial tenant.
3. That since the opening of the shopping center complex in 1968 there has taken place many changes both physical and economic in the immediate vicinity, and such acceleration of activity should have produced, in the normal course of supply and demand, occupancy of the entire retail space, but this has not been the case at this location.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1975

Clayton A. Reid, Esq.
The Investment Building
Towson, Md. 21204

RE: Reclassification Petition
Item 13 - Zoning Cycle 9
Painters Mill Shopping Center, Inc.

Dear Mr. Reid:

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, 577.22 feet south of Rosewood Lane, and is the site of the existing Painters Mill Shopping Center. Properties in the immediate environs of the property are commercially developed, and properties to the northeast and rear are developed as single family homes.

The present B.L. - C.N.S. classification for this site is proposed to be reclassified to B.M., in order that a Health Spa may be located on the second floor of the existing southeastern part of the building.

Mr. Frank Fisher,
Office of Planning and Zoning
4/29/75

Painters Mill Shopping Center

4. Some changes which have taken place in the immediate vicinity would include the construction and operation of two fast-food facilities directly across the road from this property (Gino's and The Rustler). In addition, the highway at this location has been widened, resurfaced, and new intersection channelled into Painters Mill Road to service the increased volume of industrial use in the industrial complex off Painters Mill Road.

To the south many commercial and industrial uses have been completed and are in operation.

To the north, at Rosewood Lane a shopping center has been built and is in operation; farther north, when Hurricane Agnes washed out the Owynns Falls bridge, a new bridge has been installed which is wider and accelerates the heavy flow of traffic in this area. Several apartment complexes have been built which have increased the population density in the area and the demand for commercial and community services.

Other changes in the section are most evident and are a matter of record in your office.

5. That such space in this shopping center, remaining unoccupied, is a drastic financial burden and drain on this property owner, and the continued denial of use is so restrictive that it will mean the difference between financial success or failure of the operation if such restrictions are continued.

6. That at the present time, these owners have obtained a commitment from a proposed tenant to occupy the second floor area of the two story building on these premises for the purpose of conducting a Health Studio open to the general public to provide physical fitness classes and equipment connected with such services. However, in order to comply with the zoning regulations to permit such use would necessitate a zoning classification change to B.M., and this change is so requested.

Respectfully submitted,

Clayton A. Reid,
Clayton A. Reid.

CAR/v

enclosure: to be attached, New 200' scale new zoning map,
metes and bounds description of subject property,
Plat of Painters Mill Shopping Center,
Copy of Petition Memorandum submitted with
Zoning Reclassification

copy to: Zoning Commissioner, Eric S. DiNenna.

Clayton A. Reid, Esq.
Re: Item 13 - Zoning Cycle 9
April 30, 1975

In light of the fact that the buildings, parking areas and site improvements are existing and not proposed to be altered by this request, this Committee has little basis for comment. Please note, however, the comment of the State Highway Administration concerning an existing access situation in need of rectification.

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 2, 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 September 1, 1975 and October 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

Franklin T. HOGANS, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: apr associates
3320 Rosalie Avenue
Baltimore, Maryland 21234

BALTIMORE COUNTY ZONING PLANS 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.
DIRECTOR

WM. T. MELEN
DEPUTY TRAFFIC ENGINEER

April 28, 1975

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

Re: Cycle Zoning 9
Item 13 - ZAC - April, 1975 - October, 1975
Property Owner: Painters Mill Shopping Center, Inc.
Location: NE/S of Reisterstown Rd. 577.22' S of Rosewood Lane.
Existing Zoning: B.L.
Proposed Zoning: Re-class to B.M.
No. of Acres: 1.543
District: 4th

Dear Mr. DiNenna:

The subject reclassification from B.L. to B.M. should have no effect on trip density.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/bza

April 8, 1975

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

Re: Zoning Reclass. Cycle #9
April, 1975
Owner: Nick & Angeline Frank
Location: NE/S of Reisterstown
Road (Route 140) 577.22' S. of
Rosewood Lane
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 1.543
District: 4th

Dear Sir:

The subject plan is void of detail.

In order to properly review the petition, the plan must be revised to indicate detail of buildings, parking lot and entrances.

CLJFM:bk

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

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

April 23, 1975

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

Re: 9th Zoning Cycle,
April, 1975 Property
Owner: Nick Frank
Location: E/S Reisterstown
Road (Rte 140) north of St.
Thomas Lane
Revised Plan

Attn: Mr. Frank Hogans

Dear Mr. DiNenna,

Subsequent to our comments of April 8, 1975, the subject plan, with no revision date, was received and reviewed by the State Highway Administration. The plan indicates a right of way along the south side of the property that serves a residential property to the rear. There is an entrance from the subject property to the right of way. This entrance has never been approved by this Administration nor was it indicated on previously approved plans for the development.

The two approved commercial entrances are sufficient to serve the development. It is undesirable to have commercial traffic use a residential entrance, therefore the entrance from the commercial site to the residential right of way must be closed with a permanent barrier. The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

By: John E. Meyers

cc: J.L. Wimbley

CL-JEM/ms

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

April 4, 1975

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

Dear Mr. DiNenna:

Comments on Item # , Zoning Re-Classification
Cycle #9, are as follows:

Property Owner: Nick & Angeline Frank
Location: NE/S of Reisterstown Rd. 577.22'
S of Rosewood Lane
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 1.543
District: 4th

Metropolitan water and sewer are available.

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

Gwynne Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynne Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Davlin
Thomas H. Davlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

CHVB:ncg

CC--L.A. Schuppert



May 1, 1975

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 13 , Zoning Cycle IX, April, 1975, are as follows:

Property Owner: Painters Mill Shopping Center, Inc.
Location: NE/S of Reisterstown Road 577.22' S. of Rosewood Lane
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 1.543
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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3811 ZONING 484-3811

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 18, 1975

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

Z.A.C. Meeting of: April 1975-October 1975 Cycle #9

Re: Item 13
Property Owner: Painters Mill Shopping Center, Inc.
Location: NE/S of Reisterstown Rd. 577.22' S. of Rosewood Lane
Present Zoning: B.L.
Proposed Zoning: Re-class to B.M.

District: 4th
No. Acres: 1.543

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WSP/ml

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

633-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Painters Mill Shopping Center

Location: N/E side Reisterstown Road - 577.22 South of Rosewood Lane

Item No. 13 Zoning Agenda CYCLE 9
April 1975 - October 1975

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 120 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John H. Reische* Noted and Approved:
Planning Group
Special Inspection Division

Deputy Chief
Fire Prevention Bureau

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

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

May 15, 1975

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

Re: Item #13 - Cycle #9 (April - October 1975)
Property Owner: Painters Mill Shopping Center, Inc.
N/E of Reisterstown Rd., 577.22' S. of Rosewood Lane
Existing Zoning: B.L.
Proposed Zoning: Re-class to B.M.
No. of Acres: 1.543 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 submitted plan should be revised to more adequately indicate the existing buildings, parking areas, drives, existing and proposed road cross-section features, public utilities, adjacent property ownership or use, etc.

Formal comments dated July 17, 1968, augmented January 17, 1969, were furnished by the Baltimore County Bureau of Public Services in connection with Commercial Building Permit Application (B.D. #328-68). Copies of those comments are attached for your consideration.

This property is tributary to the Gwynne Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:es

cc: G. Reier (B.D. #328-68)

T-SW Key Sheet
44 NW 31 Pos. Sheet
NW 11 H Topo
58 Tax Map

Attachment

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

January 17, 1969

Bureau of Public Services
GEORGE A. REIER, P.E.
CHIEF

Mr. Eugene Antych, A.E.A.
718 Cedar Avenue
Baltimore, Maryland 21210

Application 328-68
Nick Frank Shopping Center
Reisterstown Road - District 4

Dear Sir:

The plans submitted with your letter of January 11, 1969 relative to the subject site have been reviewed by this office. In addition, we have been in contact with both the State Roads Commission and the Office of Planning regarding this matter.

The only objections to these plans seem to be centered around the relationship of the ramp between the two parking levels and the entrance to Reisterstown Road. Some concern has also been expressed regarding the close proximity of the southeast entrance to the intersection of Painters Mill and Reisterstown Roads.

Since you have already been in contact with the State Roads Commission it is suggested that you communicate directly with Mr. Jack Wimbley of the Baltimore County Office of Planning and Mr. Joseph Rhea of the Department of Traffic Engineering. Although the Traffic Engineer has not been involved in the proposals to improve this site to date, any future submission for the Building Permit must be reviewed by that office. It may be to your advantage to arrange a joint meeting with the Traffic Engineer and the representative of the State Roads Commission in order to better resolve the questions in comment.

From an engineering standpoint it appears that the requests outlined in the comments of July 17, 1968 have, for the most part, been complied with. As the storm drain system will be located within Reisterstown Road, the storm drain plan will be subject to the approval of the State Roads Commission only. The system will not be constructed under County contract, but will be subject to a State Roads Commission Performance Bond.

If this office can be of further assistance in this matter please do not hesitate to contact us.

Very truly yours

GAR:CSB:rb

cc: Mr. John Meyers
Mr. Jack Wimbley

GEORGE A. REIER, CHIEF
BUREAU OF PUBLIC SERVICES

July 17, 1968

Painters Mill Shopping Center, Inc.
1000 Reisterstown Road
Baltimore, Maryland 21136

Re: Comm. Slog. App. #338-68
Shop. Ctr. (add.) N/25 #10819
Reisterstown Rd. - N/W cor.
Painters Mill Rd. - District 4

Comments:

The captioned application has been reviewed and the following comments are offered:

OFFICE OF PLANNING COMMENTS:

1. The original shopping center was approved with access to the rear along the Northwest property line. Store No. 1 of the addition blocks off this access, leaving only a 13'5" drive which winds around the building and is totally inadequate.

The plan must be revised to show an unobstructed 24' drive to service the rear of the shopping center.

2. The original application calls for a carryout shop which increases the parking requirement to 57 spaces.

The revised plan must show the use of all existing and proposed stores.

BUREAU OF ENGINEERING-Highway Comments:

Painters Mill Road will be extended from Reisterstown Road easterly and adjacent to this site as proposed by the Baltimore County Motorways Map. Improvements will not be made at this time, however, the Applicant shall establish a 15-foot reversible slope easement parallel and adjacent to the southeast property line of this site. A 25-foot fillet is required at the southernmost property corner at Reisterstown Road for the curb return at the future intersection and is to be dedicated to the County in fee at no cost.

Reisterstown Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

The entrance locations are subject to approval by the Traffic Division.

Clayton A. Reid, Esq.
The Investment Building
Towson, Md. 21204

Item 13
Item 13 - Zoning Cycle 9

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for
filing this 15th day of April 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Painters Mill Shopping Center, Inc.

Petitioner's Attorney Clayton A. Reid Reviewed by Franklin T. Hogans, Jr.
cc: apr associates
3320 Rosalie Avenue
Baltimore, Md. 21234
Chairman,
Zoning Advisory
Committee

Mill Shopping Center

Entrance Comments: (Contd.)

Entrances shall be a minimum of 20 feet and a maximum of 30 feet wide, shall have 8-foot minimum radius curb returns, shall be located a minimum of 25 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrances.

Remanent entrances shall consist of two 20-foot lanes divided by a 4-foot median with minimum 20-foot radius curb returns and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrances.

The Applicant shall be responsible for construction stake-out of all highway improvements required in connection with this site and all state-roads shall be in accordance with Baltimore County Standards.

It shall be the responsibility of the Applicant's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Applicant shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the dealing in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

Construction drawings are required for offsite drainage facilities and any onsite facilities serving offsite areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Applicant's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Applicant must provide necessary drainage facilities (temporary or otherwise) 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 other drainage facilities, would be the full responsibility of the Applicant.

Reisterstown Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Mill Shopping Center

Water and Sanitary Sewer Comments:

Water and sewerage facilities may be extended to the addition from the existing building if required by the Applicant.

This property is located in Areas B-4 and 4-M, subject to a respective Sanitary Sewer and Water Area Connection Charge of \$100.00 and \$170.00 per equivalent dwelling unit. If the Applicant increases the plumbing facilities in the addition to the equivalent of a dwelling unit or more, the area connection charges will apply. The amount to be determined and payable upon application for the Plumbing Permit.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, after which a Building Permit may be approved.

STATE ROADS COMMISSION COMMENTS:

The proposed retaining wall must be a minimum of 30' from the centerline of Reisterstown Road.

The plan must indicate which sections of roadside curb are existing and which are proposed. Proposed curb must extend to the P.C. of the radius return lane proposed Painters Mill Road.

The plan indicates that the entire frontage of the site is piped with 18" storm drain, however, this is not the case, therefore, the plan must be revised to indicate proposed section of storm drain.

The plan indicates that a considerable amount of storm water will flow from the site, down the proposed entrance and across Reisterstown Road. An interior storm drain system must be constructed to pick up the storm water before it reaches Reisterstown Road.

It is requested that the subject application be held in abeyance until such time as the plan is revised and sent to the State Roads Commission guaranteeing construction of entrance curbing and paving and storm drains.

Very truly yours,

George A. Reid, Chief
Bureau of Public Services

GAR:BLM:tes

cc: Mr. A. Dean Hennagan
406 Jefferson Bldg. (b)

McDonough
Gross
PAR File
File #338-68 ✓

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans
XXXXXXXXXXXXXXXXX
Chairman

MEMBERS

ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

Clayton A. Reid, Esq.
The Investment Building
Towson, Md. 21204

RE: Reclassification Petition
Item 13 - Zoning Cycle 9
Painters Mill Shopping Center, Inc.

Dear Mr. Reid:

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, 577.22 feet south of Rosewood Lane, and is the site of the existing Painters Mill Shopping Center. Properties in the immediate environs of the property are commercially developed, and properties to the northeast and rear are developed as single family homes.

The present B.L. - C.N.S. classification for this site is proposed to be reclassified to B.M., in order that a Health Spa may be located on the second floor of the existing southeastern part of the building.

Clayton A. Reid, Esq.
Re: Item 13 - Zoning Cycle 9
April 30, 1975

In light of the fact that the buildings, parking areas and site improvements are existing and not proposed to be altered by this request, this Committee has little basis for comment. Please note, however, the comment of the State Highway Administration concerning an existing access situation in need of rectification.

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 2, 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 forwarded September 1, 1975 and October 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

Franklin T. Hogans
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

cc: apr associates
3320 Rosalie Avenue
Baltimore, Maryland 21234

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MELSER
DEPUTY TRAFFIC ENGINEER

April 28, 1975

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

Re: Cycle Zoning 9
Item 13 - ZAC - April, 1975 - October, 1975
Property Owner: Painters Mill Shopping Center, Inc.
Location: NE/S of Reisterstown Rd. 577.22' S of Rosewood Lane.
Existing Zoning: B.L.
Proposed Zoning: Re-class to B.M.
No. of Acres: 1.543
District: 4th

Dear Mr. DiNenna:

The subject reclassification from B.L. to B.M. should have no effect on trip density.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRH/bza

April 8, 1975

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

Re: Zoning Reclass. Cycle #9
April, 1975
Owner: Nick & Angeline Frank
Location: NE/S of Reisterstown
Road (Route 140) 577.22' S. of
Rosewood Lane
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 1.543
District: 4th

Dear Sir:

The subject plan is void of detail.

In order to properly review the petition, the plan must be revised to indicate detail of buildings, parking lot and entrances.

CL:JEM/bk

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
by: John E. Meyers

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

April 23, 1975

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

Attn: Mr. Frank Hogans

Dear Mr. DiNenna,

Subsequent to our comments of April 8, 1975, the subject plan, with no revision date, was received and reviewed by the State Highway Administration. The plan indicates a right of way along the south side of the property that serves a residential property to the rear. There is an entrance from the subject property to the right of way. This entrance has never been approved by this Administration nor was it indicated on previously approved plans for the development.

The two approved commercial entrances are sufficient to serve the development. It is undesirable to have commercial traffic use a residential entrance, therefore the entrance from the commercial site to the residential right of way must be closed with a permanent barrier. The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

cc: J.L. Wimbley

CL-JEM/ys

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

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

April 4, 1975

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

Dear Mr. DiNenna:

Comments on Item # _____, Zoning Re-Classification
Cycle #9, are as follows:

Property Owner: Nick & Angeline Frank
Location: NE/S of Reisterstown Rd. 577.22'
S of Rosewood Lane
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 1.543
District: 4th

Metropolitan water and sewer are available.

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

Gwynns Falls Moratorium: 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 May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

DVB:nc

CC--L.A. Schappert

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 1, 1975

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 13, Zoning Cycle IX, April, 1975, are as follows:

Property Owner: Painters Mill Shopping Center, Inc.
Location: NE/S of Reisterstown Road 577.22' S. of Rosewood Lane
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 1.543
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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3811 ZONING 494-3281

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 18, 1975

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

Z.A.C. Meeting of: April 1975-October 1975 Cycle #9

Re: Item 13
Property Owner: Painters Mill Shopping Center, Inc.
Location: NE/S of Reisterstown Rd. 577.22' S. of Rosewood Lane
Present Zoning: B.L.
Proposed Zoning: Re-class to B.M.

District: 4th
No. Acres: 1.543

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative.

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

Bureau of Public Service
GEORGE A. RAER, P.E.
CHIEF

July 17, 1968

Painters Mill Shopping Center, Inc.
1000 Reisterstown Road
Baltimore, Maryland 21136

Re: Comm. Bldg. App. #325-68
Shop. Ctr. (add.) 11/25 #10219
Reisterstown Rd. - 11/1 cor.
Painters Mill Rd. - District 4

Gentlemen:

The captioned application has been reviewed and the following comments are offered:

OFFICE OF PLANNING COMMENTS:

1. The original shopping center was approved with access to the rear along the Northwest property line. Store No. 1 of the addition blocks off this access, leaving only a 13'3" drive which winds around the building and is totally inadequate.

The plan must be revised to show an unobstructed 24' drive to service the rear of the shopping center.

2. The original application calls for a carryout shop which increases the parking requirement to 97 spaces.

The revised plan must show the use of all existing and proposed stores.

BUREAU OF ENGINEERING-Highway Comments:

Painters Mill Road will be extended from Reisterstown Road easterly and adjacent to this site as proposed by the Baltimore County Motorways Plan. Improvements will not be made at this time, however, the Applicant shall establish a 15-foot reversible slope easement parallel and adjacent to the southeast property line of this site. A 25-foot fillet is required at the southernmost property corner at Reisterstown Road for the curb return at the future intersection and is to be dedicated to the County in fee at no cost.

Reisterstown Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

The entrance locations are subject to approval by the Traffic Division.

Painters Mill Shopping Center

Highway Comments: (Contd.)

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 75 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrance.

Monumental entrances shall consist of two 24-foot lanes divided by a 6-foot median with minimum 20-foot radius curb returns and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrances.

The Applicant shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the responsibility of the Applicant's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Applicant shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the grading in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

Construction drawings are required for offsite drainage facilities and any onsite facilities serving offsite areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Applicant's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Applicant must provide necessary drainage facilities (temporary or otherwise) 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 other drainage facilities, would be the full responsibility of the Applicant.

Reisterstown Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Painters Mill Shopping Center

Water and Sanitary Sewer Comments:

Water and sewerage facilities may be extended to the addition from the existing building if required by the Applicant.

This property is located in Areas 8-3 and 4-M, subject to a respective Sanitary Sewer and Water Area Connection Charge of \$100.00 and \$170.00 per equivalent dwelling unit. If the Applicant increases the plumbing facilities in the addition to the equivalent of a dwelling unit or more, the area connection charges will apply. The amount to be determined and payable upon application for the Plumbing Permit.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, after which a Building Permit may be approved.

STATE ROADS COMMISSION COMMENTS:

The proposed retaining wall must be a minimum of 50' from the centerline of Reisterstown Road.

The plan must indicate which sections of roadside curb are existing and which are proposed. Proposed curb must extend to the P.C. of the radius return into proposed Painters Mill Road.

The plan indicates that the entire frontage of the site is piped with 18" storm drain, however, this is not the case, therefore, the plan must be revised to indicate proposed section of storm drain.

The plan indicates that a considerable amount of storm water will flow from the site, down the proposed entrance and onto Reisterstown Road. An interior storm drain system must be constructed to pick up the storm water before it reaches Reisterstown Road.

It is requested that the subject application be held in abeyance until such time as the plan is revised and bond is posted with the State Roads Commission guaranteeing construction of entrance curbing and paving and storm drains.

Very truly yours,

George A. Raer, Chief
Bureau of Public Service

GAR:DLH:tes

cc: Mr. A. Owen Hennegan
405 Jefferson Bldg. (4)

McDonough
Brooks
PWA File
File #323-68 ✓

Mr. Eugene Ratzch, A.I.A.
715 Cator Avenue
Baltimore, Maryland 21218

Application 328-68
Nick Frank Shopping Center
Reisterstown Road - District 4

Dear Sir:

The plans submitted with your letter of January 11, 1969 relative to the subject site have been reviewed by this office. In addition, we have been in contact with both the State Roads Commission and the Office of Planning regarding this matter.

The only objections to these plans seems to be centered around the relationship of the ramp between the two parking levels and the entrance to Reisterstown Road. Some concern has also been expressed regarding the close proximity of the southeast entrance to the intersection of Painters Mill and Reisterstown Roads.

Since you have already been in contact with the State Roads Commission it is suggested that you communicate directly with Mr. Jack Wimbley of the Baltimore County Office of Planning and Mr. Joseph A. Hiss of the Department of Traffic Engineering. Although the Traffic Engineer has not been involved in the proposal to improve this site to date, any future submission for the building permit must be reviewed by that office. It may be to your advantage to arrange a joint meeting with the Traffic Engineer and the representative of the State Roads Commission in order to better resolve the questions in common.

From an engineering standpoint it appears that the requests outlined in the comments of July 17, 1968 have, for the most part, been complied with. As the storm drain system will be located within Reisterstown Road, the storm drain plan will be subject to the approval of the State Roads Commission only. The system will not be constructed under County contract, but will be subject to a State Roads Commission Performance Bond.

If this office can be of further assistance in this matter please do not hesitate to contact us.

Very truly yours

GEORGE A. REIER, CHIEF
BUREAU OF PUBLIC SERVICES

GAR:CS:rb

cc: Mr. John Moyers
Mr. Jack Wimbley

May 15, 1975

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

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

Re: Item #13 - Cycle #9 (April - October 1975)
Property Owner: Painters Mill Shopping Center, Inc.
1/33 of Reisterstown Rd., 577.22' S. of Rosewood Lane
Existing Zoning: B.L.
Proposed Zoning: Re-class to B.M.
No. of Acres: 1.543 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 submitted plan should be revised to more adequately indicate the existing buildings, parking areas, entrances, drives, existing and proposed road cross-section features, public utilities, adjacent property ownership or use, etc.

Formal comments dated July 17, 1968, augmented January 17, 1969, were furnished by the Baltimore County Bureau of Public Services in connection with Commercial Building Permit Application (B.L.D. #328-68). Copies of those comments are attached for your consideration.

This property is tributary to the Owyens Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

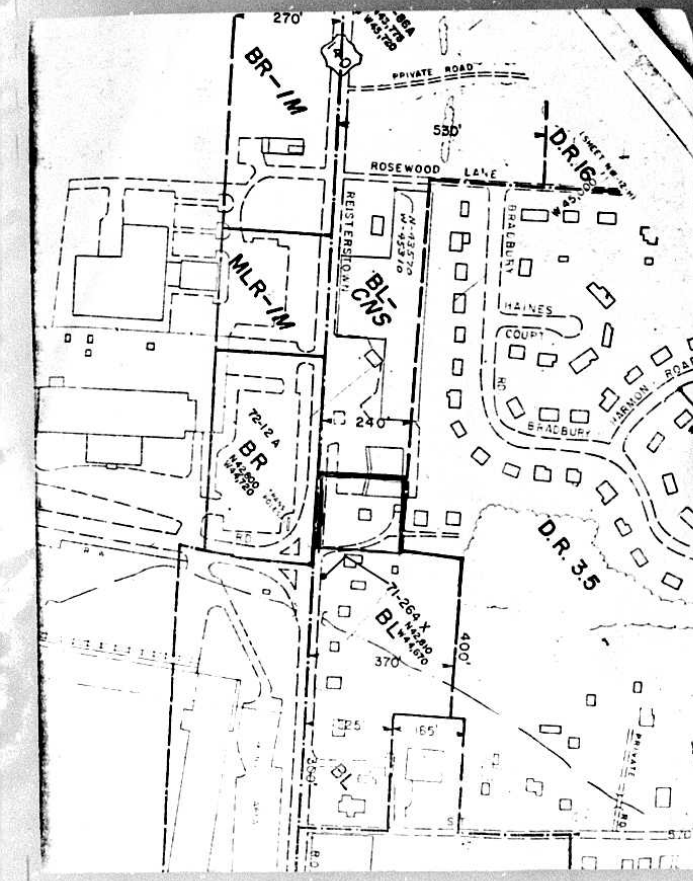
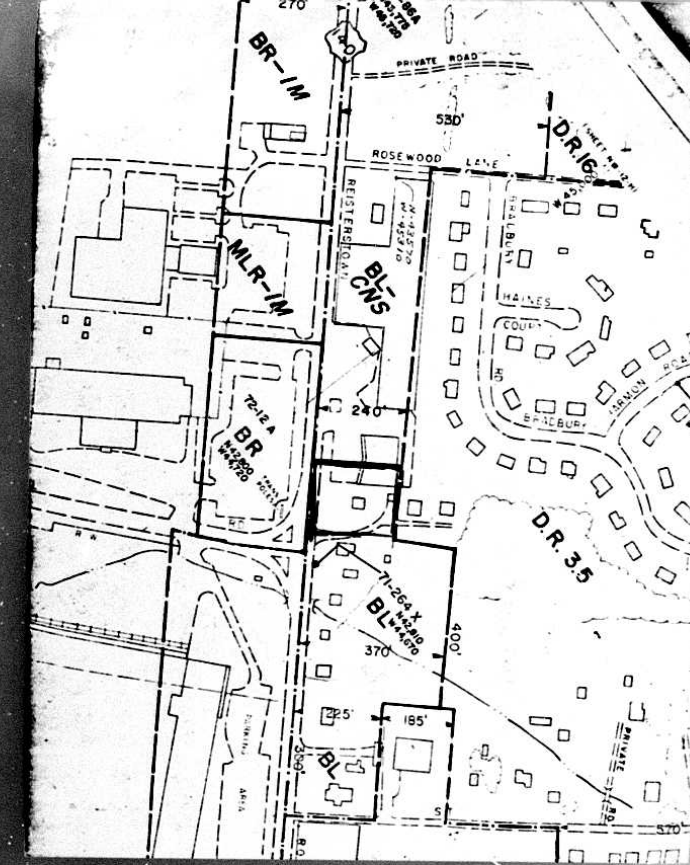
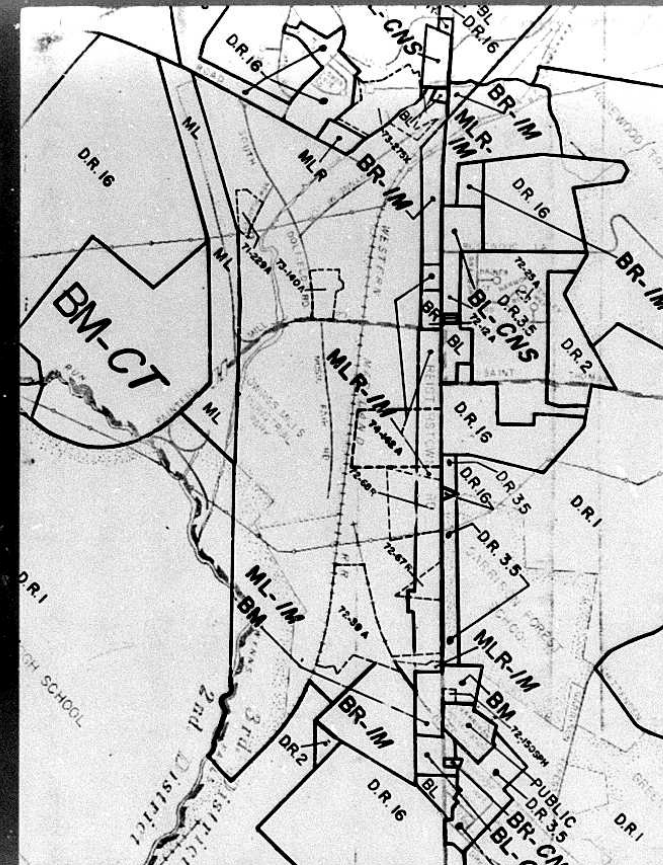
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FM:rs

cc: G. Reier (B.L.D. #328-68)

T-SW Key Sheet
44 NW 31 Pos. Sheet
BM 11 H Topo
58 Tax Map

Attachment



PETITION FOR RECLASSIFICATION
ON DISTRICT
ZONING: From B.L. to B.M.
LOCATION: Northeast side of Reisterstown Road 577.22' S. of Rosewood Lane.
DATE & TIME: MONDAY, SEPTEMBER 15, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Present Zoning: B.L.
Proposed Zoning: B.M.
All that parcel of land in the Fourth District of Baltimore County, Maryland, bounded on the North by the intersection of the line of the Deed from Levering Brown, Jr. and Mildred C. Brown, his wife to Painters Mill Shopping Center, Inc. dated June 26, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 489, page 120, three acres running along said Northeast side of Reisterstown Road and bounding along the before-mentioned last line North 47 degrees 35 minutes 40 seconds West 260.38 feet thence leaving Reisterstown Road and bounding along the second and third, fourth and a part of the last line of said mentioned Deed the following three courses and distances: (1) North 47 degrees 35 minutes 40 seconds East 220.00 feet (2) South 47 degrees 35 minutes 40 seconds East 138.27 feet (3) South 41 degrees 40 minutes 16 seconds West 44.00 feet to the beginning of the second line of the first hereinbefore mentioned Deed; thence bounding along the second and third lines of said Deed South 48 degrees 10 minutes 16 seconds West 177.40 feet to the point of beginning containing 47.22 square feet or 1.543 acres more or less.
Being the property of Painters Mill Shopping Center, Inc. as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday September 15, 1975 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Aug 27, 1975

OFFICE OF 76-46-R #13
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 AUG. 27 1975
THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Reclassification-Property of the
Painters Mill Shopping Center
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
weeks before the 15th day of Sept. 1975, that is to say, the same
was inserted in the issues of Aug. 27, 1975.
STROMBERG PUBLICATIONS, Inc.
By *Harriet D. Swick*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 23362
DATE: Sept. 15, 1975 ACCOUNT: 01-662
AMOUNT: \$233.35
RECEIVED FROM: Cash (Nick Frank)
Advertising and posting of property for Painters Mill Shopping Center, Inc.
76-46-R
323224 15 233354
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR RECLASSIFICATION
ON DISTRICT
ZONING: From B.L. to B.M.
LOCATION: Northeast side of Reisterstown Road 577.22' S. of Rosewood Lane.
DATE & TIME: MONDAY, SEPTEMBER 15, 1975 at 10:00 A.M.
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Present Zoning: B.L.
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Being the property of Painters Mill Shopping Center, Inc. as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday September 15, 1975 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Aug. 27

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUGUST 28, 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., once in each week, successive weeks before the 15th day of September, 1975, the first publication appearing on the 25th day of August, 1975.

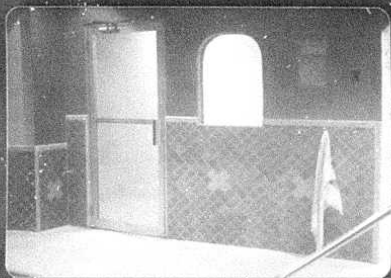
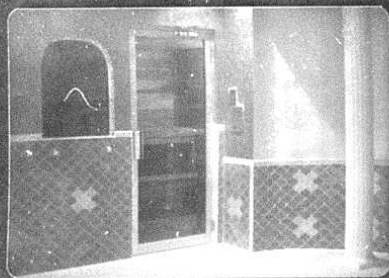
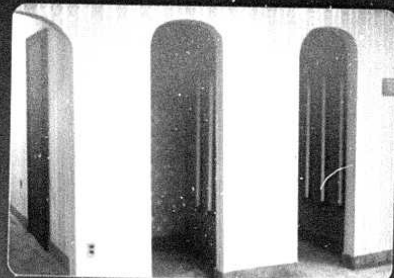
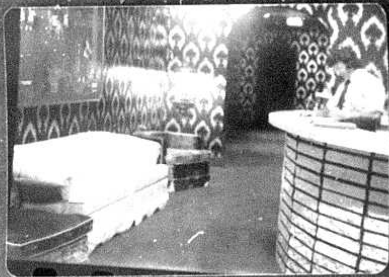
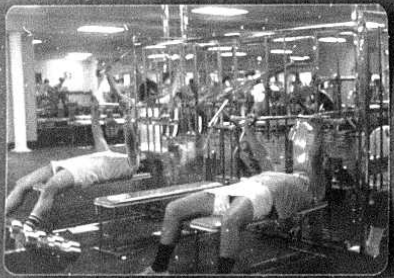
THE JEFFERSONIAN
L. Frank Smith
Manager

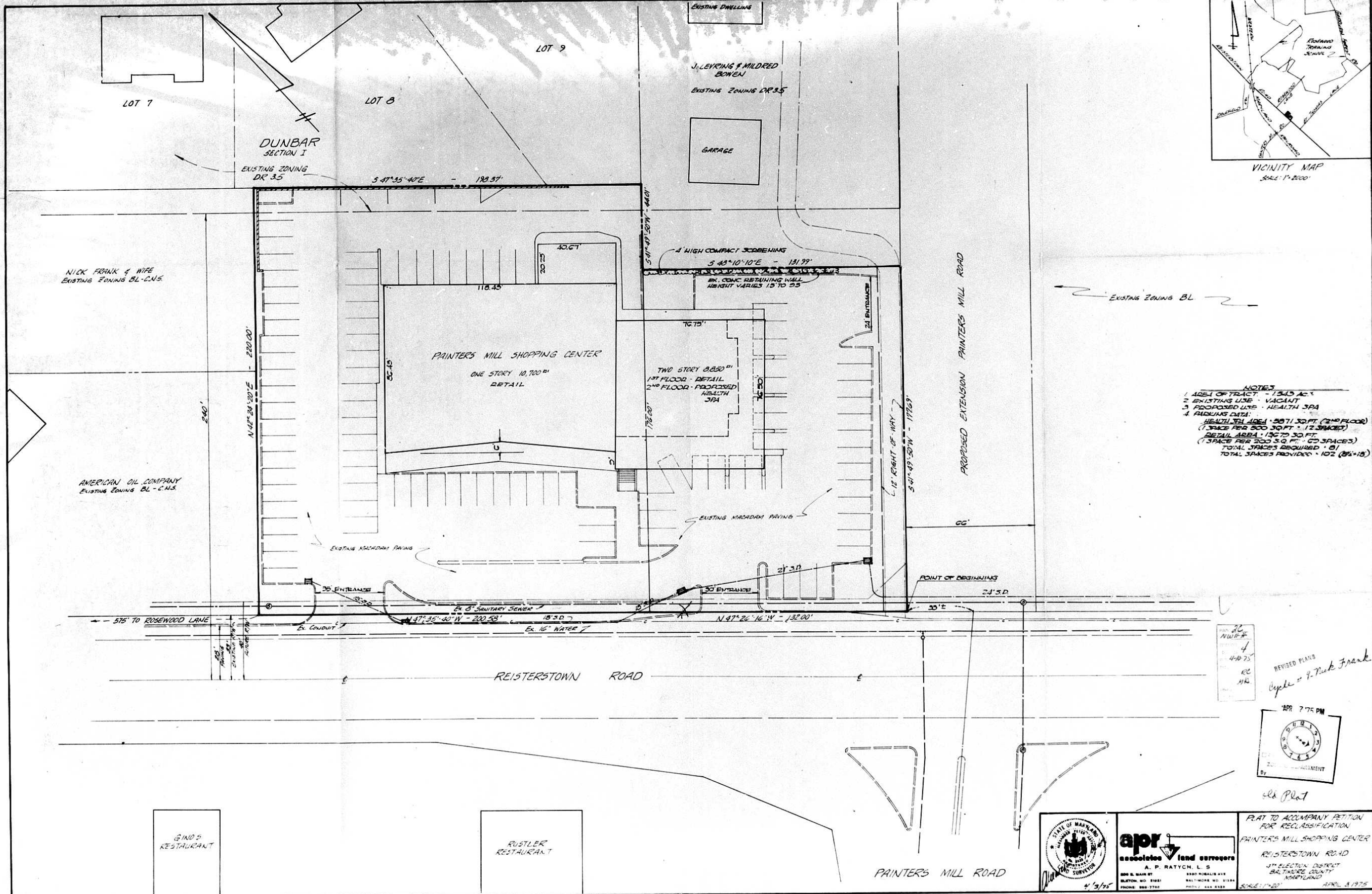
Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 20219
DATE: April 21, 1975 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED FROM: Cash (Nick Frank)
Advertising and posting of property for Painters Mill Shopping Center, Inc.
76-46-R
323224 15 233354
VALIDATION OR SIGNATURE OF CASHIER

1-SIGN 76-46-R
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 4th Date of Posting: August 30, 1975
Posted for: PETITION FOR RECLASSIFICATION
Petitioner: PAINTERS MILL SHOPPING CENTER, INC.
Location of property: NE/S of REISTERSTOWN RD. 577.22' S. of ROSEWOOD LANE
Location of Signs: NE/S of REISTERSTOWN RD. 775' +/- S. of ROSEWOOD LANE
Remarks: Thomas E. Boland
Posted by: *Thomas E. Boland* Date of return: Sept. 5, 1975
Signature
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received * this 1 day of
Apr. 1975 Filing Fee \$ Received ☒ Check
Cash
Other
Submitted by: *N. Frank*
Petitioner's Attorney: *CONDORS* Reviewed by: *NBC/SED*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.
(See 64-26-R)

NOV 20 1975





- NOTES**
1. AREA OF TRACT - 13.45 AC.
 2. EXISTING USE - VACANT
 3. PROPOSED USE - HEALTH SPA
 4. PARKING DATA:
HEALTH SPA AREA - 5071 SQ. FT. (2ND FLOOR)
(1 SPACE PER 500 SQ. FT. - 12 SPACES)
RETAIL AREA - 11,000 SQ. FT.
(1 SPACE PER 200 SQ. FT. - 55 SPACES)
TOTAL SPACES REQUIRED - 67
TOTAL SPACES PROVIDED - 102 (84%+)

REVISED PLANS
Cycle - P. Nick Frank



Old Plat

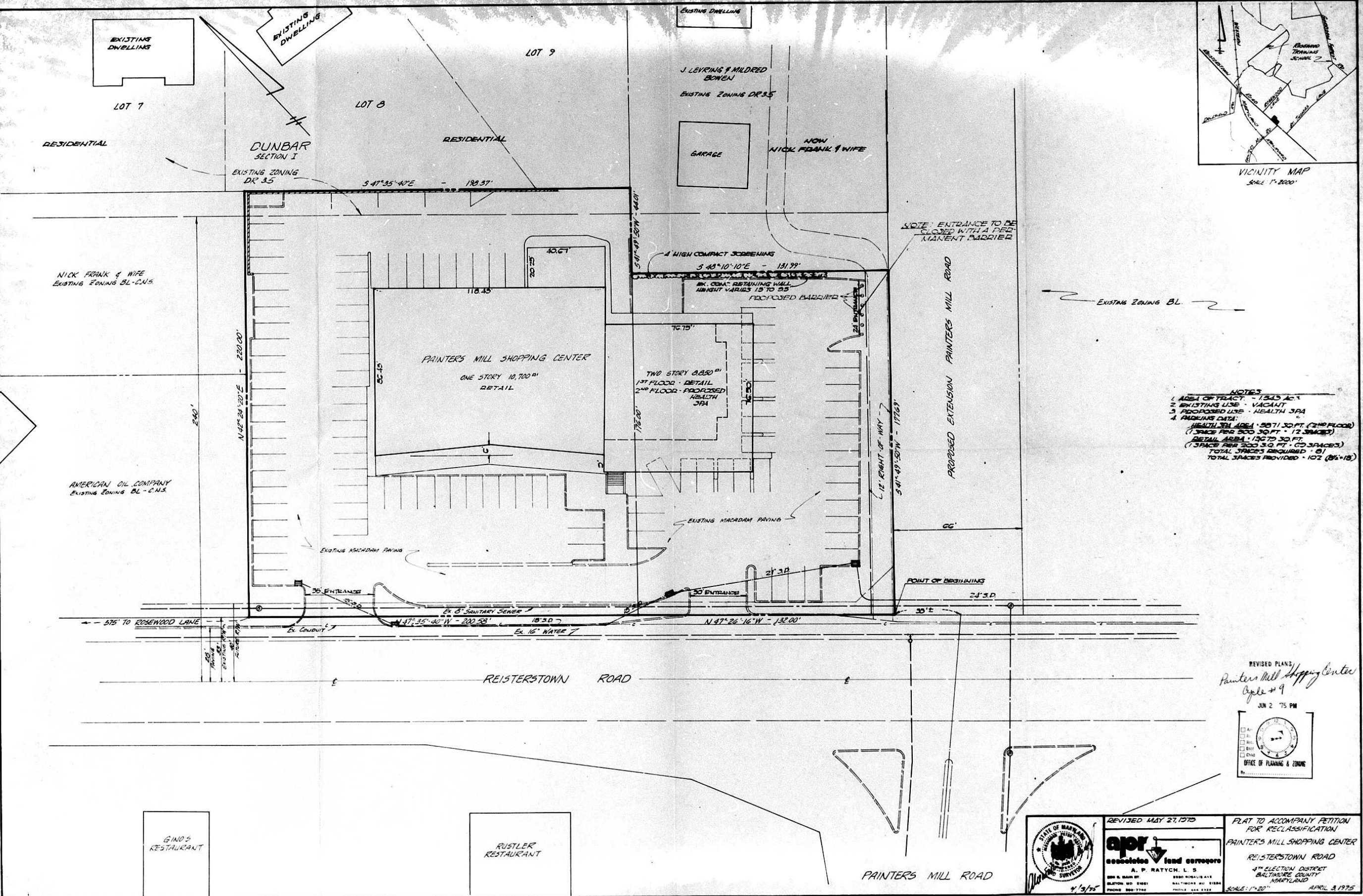
STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
PLANNING AND SURVEYING

apr
associated land surveyors

A. P. RATYCH, L.S.
800 S. MAIN ST. BALTIMORE, MD. 21201
PHONE: 556-7740

PLAT TO ACCOMPANY PETITION
FOR RECLASSIFICATION
PAINTERS MILL SHOPPING CENTER
REISTERSTOWN ROAD
JUNIOR ELECTION DISTRICT
BALTIMORE COUNTY
MARYLAND
SCALE: 1"=20'
APRIL 5 1975





NOTES
1. AREA OF TRACT - 15.45 AC.
2. EXISTING USE - VACANT
3. PROPOSED USE - HEALTH SPA
4. PARKING DATA:
HEALTH SPA AREA - 5071 SQ. FT. (2ND FLOOR)
(1 SPACE PER 500 SQ. FT. - 12 SPACES)
RETAIL AREA - 13675 SQ. FT.
(1 SPACE PER 500 SQ. FT. - 27 SPACES)
TOTAL SPACES REQUIRED - 39
TOTAL SPACES PROVIDED - 102 (26%+)

REVISED PLANS
Painters Mill Shopping Center
Ayle #9
JUN 2 '75 PM



STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
OFFICE OF PLANNING & ZONING

REVISED MAY 27, 1975

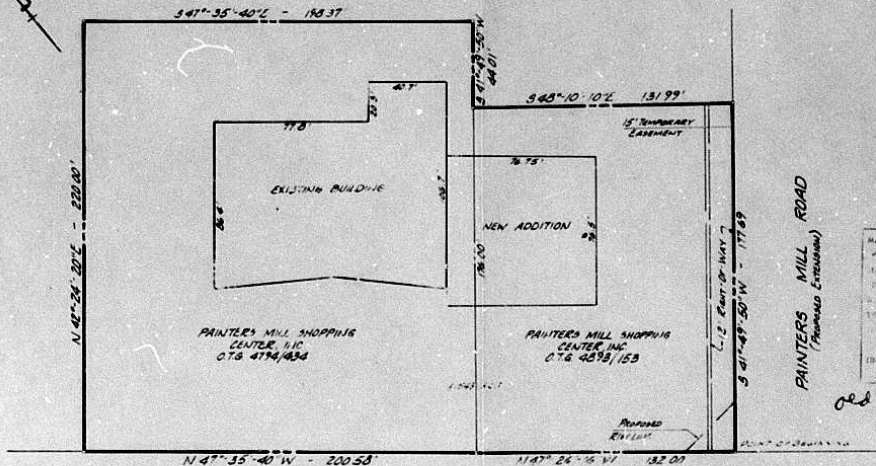
apr
associated land surveyors

A. P. RATYCH, L.S.
2880 ROSELAND AVE.
BALTIMORE, MD 21224
PHONE 586-7746

PLAT TO ACCOMPANY PETITION
FOR RECLASSIFICATION
PAINTERS MILL SHOPPING CENTER
REISTERSTOWN ROAD
4TH ELECTION DISTRICT
BALTIMORE COUNTY
MARYLAND
SCALE: 1"=20' APRIL 3, 1975



J LEVERING & MILDRED C RUENI
R/S 1/8/113



MAP	26
SECTION	11-14
ACRES	4
DATE	4-2-75
BY	LC
DATE	4-2-75
THRU	
BY	

old Plat



APR ASSOCIATES
LAND SURVEYORS

204-206
E. MAIN ST.
ELSTON, MD. 21120
TELEPHONE 441-1111

PAINTERS MILL SHOPPING CENTER

REISTERSTOWN ROAD & PAINTERS MILL ROAD

FOURTH ELECTION DISTRICT
BALTIMORE COUNTY
MARYLAND

SCALE 1"=40' MARCH 31, 1975