PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

76-51-R (Item No. 16)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

THE REISTERSTOWN LUMBER COMPANY, XXXXXX 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 DR2 zone to an BR (Business Roadside) zone; for the following reasons: SEE ATTACHED

See attached description

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

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

I, or we, agree to pay expenses of above 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.

THE REISTERSTOWN LUMBER COMPANY

By: Charles A. Forbes, Jr., President

Contract purchaser — Legal Owner

Address — Address Reisterstown, Maryland 21136

Thomas C. Beach, III, Petitioner's Attorney — Protestant's Attorney

Address Clapp, Somerville, Black & Honemann, 1700 First National Bank Building, Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 15th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of September, 1975, at 1:00 o'clock P. M.

S. Eric Di Nenna

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING — DATE January 26, 1976

APR 15 '75 AM

#76-51-R #16

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

76-51-R (Item No. 16)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

THE REISTERSTOWN LUMBER COMPANY, XXXXXX 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 DR2 zone to an BR (Business Roadside) zone; for the following reasons: SEE ATTACHED

See attached description

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

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

I, or we, agree to pay expenses of above 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.

THE REISTERSTOWN LUMBER COMPANY

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Address — Address Reisterstown, Maryland 21136

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S. Eric Di Nenna

Zoning Commissioner of Baltimore County.

(over)

***For the following reasons:

Petitioner acquired that portion of its property, which is requested to be reclassified from DR-2 to BR, herein, on October 24, 1955; subsequent to said purchase, Petitioner submitted a brief verbal description of all of its property lying on the east side of Hanover Road and an outline of said property which was copied onto the County Zoning Maps, the totality of which effort was intended to place all of Petitioner's property in a BR (business roadside) zone so as to allow Petitioner to use the property in question in its lumberyard business; the requested changes were thought to have been incorporated into the 1957 Comprehensive Zoning Map; County acceptance of Petitioner's prior requests explains the present unusual long and narrow configuration of the BR (business roadside) zone which presently encompasses approximately two-thirds of Petitioner's property so lying on the east side of Hanover Road; as late as 1969, when Petitioner filed an application for and received a building permit to construct one of its buildings on the parcel in question, it was thought by Petitioner and County officials that all of Petitioner's property was included in the BR (business roadside) zone; not until the latter part of 1974, when Petitioner again filed an application for a permit to construct a storage shed on the subject property did it come to light that the attempt by, and obvious intent of the proposers of the prior Comprehensive Zoning Map had failed mistakenly to include in the weird and unusually shaped BR zone all of the property then owned by Petitioner and intended for use in Petitioner's lumberyard business; the 1974 building permit application was denied because of the new discovery that there was an obvious mistake in the delineation of the BR zone boundaries, that only part of Petitioner's 1955 property acquisition had been included in the BR zone, and that the BR zone bisected that sliver of Petitoner's land lying immediately adjacent to the Western Maryland Railroad tracks. This request for reclassification is sought on the basis of the fact that an error in verbal description of the property intended to be classified as business roadside was made, as well as an error in the property outline submitted at that time; this contention is supportable by the very fact that the present configuration of the BR zone could have no original purpose and can evidence no original intent on the part of the prior Planners other than to include all of Petitioner's property in such a zone, allowing the use in question. Further, the property has been put to such use since 1957, Petitioner not knowing that it was not properly zoned, and such use has in no way interfered with the use of adjoining landowners' property.

The requested change shall necessitate no increase in the number of employees above that number presently employed.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
Southeast corner of Hanover Road and Western Maryland Railroad Tracks, 4th District : OF BALTIMORE COUNTY

THE REISTERSTOWN LUMBER COMPANY, Petitioner : Case No. 76-51-R

::::::::

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 now or hereafter be designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

John W. Hessian, 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 15th day of September, 1975, to Thomas C. Beach, III, Esquire, First National Bank Building, Baltimore, Maryland 21202.

SEP 15 '75 PM
ZONING DEPARTMENT
By

C. A. Myers

State Registered Surveyor No. 2783

EMORY ROAD • UPPERCO, MARYLAND 21155 • GArfield 9-5079

ALL that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same ~~first parcel~~ at the intersection of the East right of way line of Hanover Road (State Route # 30) and the North right of way line of a service Road (as shown on State Roads plat # 2315), thence binding on the service Road four lines, South 49 degrees 04 minutes 13 seconds East 42.42 feet, North 85 degrees 55 minutes 57 seconds East 223.16 feet, North 47 degrees 16 minutes 22 seconds East 19.21 feet, North 85 degrees 55 minutes 57 seconds East 15.00 feet to the center of Old Hanover Road, thence binding, North 1 degree 48 minutes 15 seconds West 14.61 feet, thence North 84 degrees 05 minutes East 383.20 feet, South 3 degrees 19 minutes East 105.50 feet and South 85 degrees 51 minutes 30 seconds East 1037.00 feet to the Southwest right of way line of Western Maryland Railroad, thence binding, North 55 degrees 04 minutes West 31.07 feet, North 58 degrees 49 minutes West 48 feet, North 62 degrees 04 minutes West 48 feet, North 66 degrees 04 minutes West 48 feet, North 69 degrees 49 minutes West 48 feet, North 73 degrees 04 minutes West 48 feet, North 77 degrees 04 minutes West 48 feet, North 80 degrees 49 minutes West 48 feet and North 83 degrees 06 minutes West 542.23 feet, thence North 84 degrees 05 minutes East 116.77 feet to the center of the Western Maryland Railroad tracks, thence binding thereon two lines, North 84 degrees 11 minutes 29 seconds West 148.13 feet, thence by a curve with a radius of 1200 feet, an arc of 956.83 feet and a chord of North 61 degrees 20 minutes 57 seconds West 931.83 feet to the East right of way line of Hanover Road (State Route # 30), thence binding thereon, South 0 degrees 29 minutes 32 seconds East 67.85 feet, South 85 degrees 55 minutes 57 seconds West 15.00 feet, South 4 degrees 04 minutes 03 seconds East 417.37 feet, North 85 degrees 55 minutes 57 seconds East 48.00 feet, South 4 degrees 04 minutes 03 seconds East 47.00 feet, South 85 degrees 55 minutes 57 seconds West 48.00 feet and South 4 degrees 04 minutes 03 seconds East 15.00 feet to the place of beginning, containing six acres and eight hundred thirteen thousandths of an acre (6.813) of land more or less.

Saving and excepting all that portion of the aforedescribed parcel which is already zoned BR (business roadside).

C. A. Myers, Surveyor

January 26, 1976

Thomas C. Beach, III, Esquire
1700 First National Bank Building
Baltimore, Maryland 21202

RE: Petition for Reclassification
SE/corner of Hanover Road and the Western Maryland Railroad - 4th Election District
The Reisterstown Lumber Co. - Petitioner
NO. 76-51-R (Item No. 16)

Dear Mr. Beach:

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

Very truly yours,

/s/

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

BEGINNING FOR THE SAME at a point in the centerline of the New Hanover Road at the bridge constructed over the centerline of the tracks of the Western Maryland Railroad; thence running and binding along said centerline of the New Hanover Road in a southerly direction 575 feet to a point; thence running in an easterly direction 1,560 feet to a point in the centerline of the tracks of the Western Maryland Railroad, said point in the centerline of said tracks being 1,900 feet measured southeasterly along said centerline of the railroad tracks from its intersection with the centerline of the bridge on the New Hanover Road crossing same; thence running and binding along said centerline of the railroad tracks in a northwesterly direction 1,900 feet more or less, to the place of beginning.

EXHIBIT 4

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

XXXXXXXXXXXXXX Chairman
Franklin T. Hogans, Jr.

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

May 28, 1975

Thomas C. Beach, Esq.
Clapp, Somerville, Black & Honemann
1700 First National Bank Building
Baltimore, Maryland 21202

RE: Reclassification Petition
Item 16 - Zoning Cycle 9
Reisterstown Lumber Company - Petitioner

Dear Mr. Beach:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you under the above referenced subject.

Very truly yours,

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

FTH:JD

Enclosure

cc: C. A. Myers
Emory Road
Upperco, Maryland 21155

APR 06 1976

Pursuant to the advertisement, posting of property, and public hearing on the ~~above~~ Petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected, the requested Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of January, 1976, that the herein described property or area should be and the same is hereby reclassified from a D.R. 2 Zone to a B.R. Zone, from and after the date of this Order, 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.

Zoning Commissioner of Baltimore County

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 ...., 197 .., 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

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of **error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected, the requested Reclassification should be had.**

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of **January**, 1976, that the herein described property or area should be and the same is hereby reclassified from a **D.R.2** Zone to a **B.R. Zone, from and after the date of this Order, 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.**

Zoning Commissioner of Baltimore County

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 ...., 197 .., 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

***For the following reasons:

Petitioner acquired that portion of its property, which is requested to be reclassified from DR-2 to BR, herein, on October 24, 1955; subsequent to said purchase, Petitioner submitted a brief verbal description of all of its property lying on the east side of Hanover Road and an outline of said property which was copied onto the County Zoning Maps, the totality of which effort was intended to place all of Petitioner's property in a BR (business roadside) zone so as to allow Petitioner to use the property in question in its lumberyard business; the requested changes were thought to have been incorporated into the 1957 Comprehensive Zoning Map: County acceptance of Petitioner's prior requests explains the present unusual long and narrow configuration of the BR (business roadside) zone which presently encompasses approximately two-thirds of Petitioner's property so lying on the east side of Hanover Road; as late as 1969, when Petitioner filed an application for and received a building permit to construct one of its buildings on the parcel in question, it was thought by Petitioner and County officials that all of Petitioner's property was included in the BR (business roadside) zone; not until the latter part of 1974, when Petitioner again filed an application for a permit to construct a storage shed on the subject property did it come to light that the attempt by, and obvious intent of the proposers of the prior Comprehensive Zoning Map had failed mistakenly to include in the weird and unusually shaped BR zone all of the property then owned by Petitioner and intended for use in Petitioner's lumberyard business; the 1974 building permit application was denied because of the new discovery that there was an obvious mistake in the delineation of the BR zone boundaries, that only part of Petitioner's 1955 property acquisition had been included in the BR zone, and that the BR zone bisected that sliver of Petitoner's land lying immediately adjacent to the Western Maryland Railroad tracks. This request for reclassification is sought on the basis of the fact that an error in verbal description of the property intended to be classified as business roadside was made, as well as an error in the property outline submitted at that time; this contention is supportable by the very fact that the present configuration of the BR zone could have no original purpose and can evidence no original intent on the part of the prior Planners other than to include all of Petitioner's property in such a zone, allowing the use in question. Further, the property has been put to such use since 1957, Petitioner not knowing that it was not properly zoned, and such use has in no way interfered with the use of adjoining landowners' property.

The requested change shall necessitate no increase in the number of employees above that number presently employed.

IN THE MATTER OF THE PROPERTY OF REISTERSTOWN LUMBER COMPANY, INC., LOCATED ADJACENT TO THE RIGHT OF WAY OF THE WESTERN MARYLAND RAILROAD, APPROXIMATELY 518 FEET WEST OF OLD HANOVER ROAD IN THE 4th ELECTION DISTRICT OF BALTIMORE COUNTY	:	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY

: : : : : : : : :

PETITION

Your Petitioner, Reisterstown Lumber Company, Inc., by W. Lee Harrison, its attorney, respectfully represents:

1. That it is the fee simple owner of a tract of land lying on the south side of the right of way of the Western Maryland Railroad, approximately 518 feet east of Hanover Road, in the 4th Election District of Baltimore County, said tract comprising 2.116 acres, more or less, as shown on the plat attached hereto.

2. That your Petitioner has conducted a lumber yard and building supply business on the property between the subject property and the Old Hanover Road for many years.

3. That your Petitioner requires additional land for the expansion of its business and therefore requests that the subject tract be reclassified to M.L., Manufacturing, Light.

4. That it has long been the accepted principle of good planning and zoning to establish light industrial zones along railroad right of ways and your Petitioner's subject property is peculiarly suited to such a use.

WHEREFORE, it is respectfully submitted that the herein described property be included on the 4th District Zoning Map as M.L., Manufacturing, Light.

Respectfully submitted,

W. Lee Harrison,
Attorney for Petitioner

EXHIBIT 2

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

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

May 23, 1975

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

Re: Item #16 - Cycle #9 (April - October 1975)
Property Owner: Reisterstown Lumber Company
S/E cor. of Hanover Rd. & Western Md. Railroad Track
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to B.R.
No. of Acres: 6.813 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.

Highways:

Hanover Pike (Md. 30) and Old Hanover Road (Md. 668-A & B) and the interconnecting "Road" indicated on the submitted plan are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roads 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.

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.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Item #16 - Cycle #9 (April - October 1975)
Property Owner: Reisterstown Lumber Company
Page 2
May 23, 1975

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Field inspection revealed that considerable filling and grading are occurring onsite, east of Hanover Road.

The submitted plan must be revised to indicate the existing drainage course, culverts, drainage pipes and inlets located within this property.

Storm drainage facilities and/or improvements together with supporting drainage and utility easements may be required in connection with any grading or building permit application.

In accordance with the drainage policy, the Petitioner 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.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. The Baltimore County Metropolitan District Line traverses this property; which, however, lies within the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "Planned Service" in 6 to 10 years.

Very truly yours,

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

END:EAM:FWR:ss

X-SE & W-SW Key Sheets
68 NW 40 & 41 Pos. Sheets
NW 17 & 18 J & K Topo
39 Tax Map

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

Thomas C. Beach, Esq.
Clapp, Somerville, Black & Honemann
1700 First National Bank Building
Baltimore, Maryland 21202

Item 16
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,
Zoning Commissioner

Petitioner Reisterstown Lumber Company

Petitioner's Attorney Thomas C. Beach

Reviewed by Franklin T. Hogans, Jr.
Chairman,
Zoning Advisory Committee

cc: C. A. Myers
Haney Road
Upperco, Md. 21155

BUILDING PERMIT

ALWAYS USE THE CONTROL AND THE PERMIT NUMBERS WHEN REQUESTING INSPECTIONS OR INFORMATION REGARDING THIS PERMIT. BUILDINGS ENGINEER'S BUILDINGS INSPECTOR

BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDINGS ENGINEER
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

13760 MR
C-905-69 M 12/19/69

GLEN ARMS
OLD HANOVER RD. REISTERSTOWN 4

REISTERSTOWN BX LUMBER CO. - REISTERSTOWN,MD. 21136 833-1300
DEBARDO CONSTR. & ASSOC. UPPERCO,MD. 21155 833-4363 1796
CICERO H. BROWN JR. 501 YORK RD. TOWSON,MD. 2316

COMMERCIAL X | PLUMBING X | ELECTRICAL X

NEW LUMBER STORAGE BUILDING.

CONSTRUCTION: FRAME POLE FRAME ALUM.
NONE

NONE

APPROVAL OF THIS APPLICATION DOES NOT WAIVE REQUIREMENT FOR REGISTRATION UNDER STATE AIR POLLUTION LAW.

DEBARDO CONSTR. & ASSOC. 11/26/69
UPPERCO, MARYLAND 21155

833-4363 OWNER AGENT

THIS PERMIT MUST BE POSTED
Be sure to read your Permit and call for inspections.

EXHIBIT 5

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MELZER DEPUTY TRAFFIC ENGINEER

April 28, 1975

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

Re: Cycle Zoning 9
Item 16 - ZAC - April, 1975 - October, 1975
Property Owner: Reisterstown Lumber Company
Location: SE/C of Hanover Rd. & Western Md. Railroad Track
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to B. R.
No. of Acres: 6.813
District: 4th

Dear Mr. DiNenna:

The subject petition is requesting a change from D. R. 2 to B. R. - 6.8 acres.

If this is an expanse of the existing operation, it should increase the trip density only a small amount. However, should this tract develop into other commercial uses, traffic generation problems could be created in the center of Reisterstown.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/bza

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans, Jr.
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

April 30, 1975

Thomas C. Beach, Esq.
Clapp, Somerville, Black & Honemann
1700 First National Bank Building
Baltimore, Maryland 21202

RE: Reclassification Petition
Item 16 - Zoning Cycle 9
Reisterstown Lumber Company -
Petitioner

Dear Mr. Beach:

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 at the southeast corner of Hanover Road at its intersection with the Western Road Railroad right-of-way and is the site of the existing Reisterstown Lumber Company. This petition is a request to reclassify a 1.884 acre parcel from current D.R. 2 zone to B.R., in order that this portion of the overall site might be brought into conformance with the existing operation zoned B.R.

Field inspection revealed two buildings, one completed and the other under construction, to be located within the D.R. 2 zone. The structure indicated as "mill" on the submitted plan was

Thomas C. Beach, Esq.
Item 16 - Zoning Cycle 9
April 30, 1975
Page 2

granted a building permit for its construction apparently without recognition of the lack of required zoning at its location. A more recent permit application for the proposed warehouse revealed this problem situation, culminating in this request and its review by this Committee.

The required parking as indicated on the site plan does not accurately reflect its disposition in the field. This parking area must be paved with a hard surface agent. The plan should be revised accordingly. Please note with particular interest the comments of the Bureau of Engineering and the State Highway Administration.

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.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: C. A. Myers
Emory Road
Upperco, Maryland 21155

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

April 4,1975

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

Att: Mr. Frank Hogans

Re: Zoning Re-classification
Cycle #9 April 1975
Property Owner: Reisterstown Lumber Co.
Location: SE/Cor. of Old Hanover Rd. Rte 6604 and Western Md. Railroad Track
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to B.R.
No of Acres: 6.813
Dist. 4th

Dear Mr. DiNenna,

The entrance into the subject site from Old Hanover Road is not channelized with curb, however considering the topography and existing buildings, it would be impracticle to construct curbing. It was noticed that the entrance and drive was restricted with hap-hazardl, parked vehicles and stored equipment and materials. Steps should be taken to keep the entrance way clear.

There is no traffic count available for Old Hanover Road.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

by: John E. Meyers

CL:JEM/es

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

April 3, 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: Reisterstown Lumber Company
Location: SE/Cor. of Hanover Rd. & Western Md. Railroad Track.
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to B.R.
No. of Acres: 6.813
District: 4th

Septic system and water well appear to be functioning properly.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:HVB:nc6

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 # 16 , Zoning Cycle IX, April, 1975, are as follows:

Property Owner: Reisterstown Lumber Company
Location: SE/cor of Hanover Road and Western Maryland Railroad track
Existing Zoning: D.R.2
Proposed Zoning: Re-class to B.R.
No. of Acres: 6.813
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
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 494-3211 ZONING 494-3351

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 21, 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 16
Property Owner: Reisterstown Lumber Company
Location: SE/C of Hanover Road & Western Md. Railroad Track
Present Zoning: D. R. 2
Proposed Zoning: Re-class to B.R.

District: 4th
No. Acres: 6.813

Dear Mr. DINenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
Field Rep.

WNP/ml

H. EMBLIE PARKS, PRESIDENT
EUGENE E. HESS, VICE PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS

BUILDING PERMIT

ALWAYS USE THE CONTROL AND THE PERMIT NUMBERS WHEN REQUESTING INSPECTIONS OR INFORMATION REGARDING THIS PERMIT. BUILDINGS ENGINEER & BUILDINGS INSPECTOR

A PERMIT IS HEREBY GRANTED BY THE BUILDINGS ENGINEER TO: X ERECT

BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDINGS ENGINEER
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

BUILDING PERMIT NO. 13700 MR
CONTROL NUMBER C-905-69 DATE ISSUED 12/19/69
BY Charles Bb[illegible] (signature)

BUILDING ADDRESS: OLD HANOVER RD. GLEN MORRIS ~~RX~~ REISTERSTOWN — DISTRICT 4

	NAME	ADDRESS / CITY / STATE / ZIP	PHONE NUMBER	LICENSE NO.
OWNER	REISTERSTOWN ~~KI~~ LUMBER CO.	REISTERSTOWN, MD. 21136	833-1300	
BUILDING CONTRACTOR	DEBARMO CONSTR. & ASSOC.	~~MKRERG~~ UPPERCO, MD. 21155	833-4363	1796
ENGINEER OR ARCHITECT	CICERO H. BROWN JR.	501 YORK RD. TOWSON, MD.		2316

D EXISTING AND PROPOSED USE: COMMERCIAL X — PLUMBING WORK: NO X — ELECTRICAL WORK: NO X

IF THE PROJECT IS A NEW STRUCTURE THE INFORMATION BELOW DESCRIBES THE NEW STRUCTURE ONLY.
IF THE PROJECT IS AN ADDITION OR ALTERATION, THE INFORMATION BELOW DESCRIBES THE ADDITION OR ALTERATION.

E DESCRIPTION OF WORK: NEW LUMBER STORAGE BUILDING.

L CHARACTER OF CONSTRUCTION: NEW BUILDING X — SLAB X — ELEVATOR NO X
FOOTING: CONC. — FOUNDATION: POLE — SIDEWALLS: FRAME — ROOF: ALUM.
BATHROOMS ---- XXX NONE ----
M UTILITIES: X EXISTING
PRIVATE WELLS X — SEPTIC TANK X — TYPE OF HEATING: NONE

BEFORE BEGINNING ANY WORK ON THIS PERMIT, NOTIFY BUILDING INSPECTION DIVISION, PHONE 823-3000 EXT. 357 OR 358.

F CONSTRUCTION PLANS: 3 — PLOT PLANS: 9 — ADDITIONAL SUBMITTALS: 1 AFF.
G BUILDING SIZE: 88 — 50 — 20176
H FRONT: 1057 — SIDE: 30 — SIDE STREET: 56 — REAR YARD: 30
IN LINE WITH EXISTING BUILDING: NO X — CORNER LOT
I CENTER LINE SET BACKS FROM STREET CENTER: 425
J ZONE: BR — ZONING MAP NO.: 4TH

N APPLICANT'S AFFIDAVIT
I HAVE CAREFULLY READ THE ABOVE APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND THAT, IN DOING THIS WORK, ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT.
APPROVAL OF THIS APPLICATION DOES NOT WAIVE REQUIREMENT FOR REGISTRATION UNDER STATE AIR POLLUTION LAW.
DEBARMO CONSTR. & ASSOC. 11/26/69
UPPERCO, MARYLAND 21155
833-4363 — OWNER ☐ AGENT ☒

K LOCATION DESCRIBED IS THE (STATE LEGAL DESCRIPTION): E SIDE OLD HANOVER RD. 800 W PLEASANT
MAKE CHECK PAYABLE TO: BALTIMORE COUNTY, MARYLAND

THIS PERMIT MUST BE POSTED

Be sure to read your Permit and call for inspections.

The first of these inspections shall be called for as soon as the trenches for footings are completed before backfilling.
The second inspection shall be called for when the foundation has been waterproofed.
[illegible] inspection shall be called for when the structural members are in place, but before covering same with [illegible] plaster or other covering.
Final inspection shall be called for before [illegible] structure is occupied.
LIMITATION Except as otherwise herein provided this permit shall expire one year after the date of issue.

EXHIBIT 5

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin "T." Hogans, Jr.
~~XXXXXXXXXXXXXX~~ 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

April 30, 1975

Thomas C. Beach, Esq.
Clapp, Somerville, Black & Honemann
1700 First National Bank Building
Baltimore, Maryland 21202

RE: Reclassification Petition
Item 16 - Zoning Cycle 9
Reisterstown Lumber Company - Petitioner

Dear Mr. Beach:

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 at the southeast corner of Hanover Road at its intersection with the Western Road Railroad right-of-way and is the site of the existing Reisterstown Lumber Company. This petition is a request to reclassify a 1.884 acre parcel from current D.R. 2 zone to B.R., in order that this portion of the overall site might be brought into conformance with the existing operation zoned B.R.

Field inspection revealed two buildings, one completed and the other under construction, to be located within the D.R. 2 zone. The structure indicated as "mill" on the submitted plan was

---

Thomas C. Beach, Esq.
Item 16 - Zoning Cycle 9
April 30, 1975
Page 2

granted a building permit for its construction apparently without recognition of the lack of required zoning at its location. A more recent permit application for the proposed warehouse revealed this problem situation, culminating in this request and its review by this Committee.

The required parking as indicated on the site plan does not accurately reflect its disposition in the field. This parking area must be paved with a hard surface agent. The plan should be revised accordingly. Please note with particular interest the comments of the Bureau of Engineering and the State Highway Administration.

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. (signature)
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: C. A. Myers
Emory Road
Upperco, Maryland 21155

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes, Secretary
Bernard M. Evans, Administrator

April 4, 1975

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

Att: Mr. Frank Hogans

Re: Zoning Re-classification
Cycle #9 April 1975
Property Owner: Reisterstown Lumber Co.
Location: SE/Cor. of Old Hanover Rd. Rte 668A and Western Md. Railroad Track
Existing Zoning: D.R. 2
Proposed Zoning: Re-Class to B.R.
No of Acres: 6.813
Dist. 4th

Dear Mr. DiNenna,

The entrance into the subject site from Old Hanover Road is not channelized with curb, however considering the topography and existing buildings, it would be impracticle to construct curbing. It was noticed that the entrance and drive was restricted with hap-hazardly parked vehicles and stored equipment and materials. Steps should be taken to keep the entrance way clear.

There is no traffic count available for Old Hanover Road.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

by: John E. Meyers
John E. Meyers (signature)

CL:JEM/es

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

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E., DIRECTOR — WM. T. MELZER, DEPUTY TRAFFIC ENGINEER

April 28, 1975

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

Re: Cycle Zoning 9
Item 16 - ZAC - April, 1975 - October, 1975
Property Owner: Reisterstown Lumber Company
Location: SE/C of Hanover Rd. & Western Md. Railroad Track
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to B. R.
No. of Acres: 6.813
District: 4th

Dear Mr. DiNenna:

The subject petition is requesting a change from D. R. 2 to B. R. - 6.8 acres.

If this is an expanse of the existing operation, it should increase the trip density only a small amount. However, should this tract develop into other commercial uses, traffic generation problems could be created in the center of Reisterstown.

Very truly yours,

C. Richard Moore (signature)
C. Richard Moore
Assistant Traffic Engineer

CRM/bza

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

April 3, 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: Reisterstown Lumber Company
Location: SE/Cor. of Hanover Rd. & Western Md. Railroad Track.
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to B.R.
No. of Acres: 6.813
District: 4th

Septic system and water well appear to be functioning properly.

Very truly yours,

Thomas H. Devlin (signature)
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THVB:nc6

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

May 1, 1975

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

Dear Mr. DiNenna:

Comments on Item # 16 , Zoning Cycle IX, April, 1975, are as follows:

Property Owner: Reisterstown Lumber Company
Location: SE/cor of Hanover Road and Western Maryland Railroad track
Existing Zoning: D.R.2
Proposed Zoning: Re-class to B.R.
No. of Acres: 6.813
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 dvelopment 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 (signature)
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 494-3211 ZONING 494-3351

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 21, 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 16
Property Owner: Reisterstown Lumber Company
Location: SE/C of Hanover Road & Western Md. Railroad Track
Present Zoning: D.R. 2
Proposed Zoning: Re-class to B.R.

District: 4th
No. Acres: 6.813

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich (signature)
W. Nick Petrovich,
Field Representative

WNP/ml

H. EMSLIC PARKS, PRESIDENT — EUGENE C. HESS, VICE-PRESIDENT — MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS — JOSEPH N. McGOWAN — ALVIN LORECK — JOSHUA R. WHEELER, SUPERINTENDENT
T. BAYARD WILLIAMS, JR. — RICHARD W. TRACEY, V.M.D. — MRS. RICHARD K. WUERFEL

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Reisterstown Lumber Company

Location: SE/C of Hanover Rd. & Western Md. Railroad Track

Item No. 16 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.

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

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

( ) 3. The vehicle dead-end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

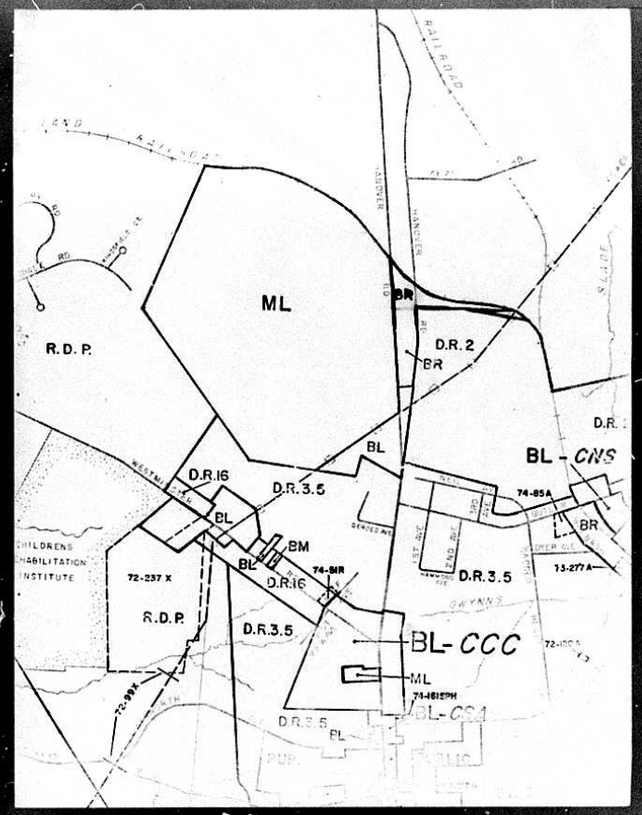
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(xx) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

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

Reviewer: H Norma Rollins Noted and Approved: Paul H. Reincke
Planning Group — Deputy Chief
Special Inspection Division — Fire Prevention Bureau



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 of one time successive weeks before the 18th day of September, 1975, the first publication appearing on the 28th day of August 1975.

THE JEFFERSONIAN,
L. Leander Strickler
Manager.

Cost of Advertisement, $_____

PETITION FOR A RECLASSIFICATION
4th DISTRICT
ZONING: From D.R. 3 to B.L.
Beginning

LOCATION: Southeast corner of Hanover Road and Western Maryland Railroad Track.

DATE & TIME: THURSDAY, SEPTEMBER 18, 1975 at 1:00 P.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: D.R.3
Proposed Zoning: B.L.

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

[illegible]

Being the property of The Reisterstown Lumber Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 18, 1975 at 1:00 P.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 (925)

76-51-R #16

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Reclassification-Property of the Reisterstown Lumber Company

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one xxxxxxxx week before the 18th day of Sept. 1975 that is to say the same was inserted in the issues of August 27, 1975.

STROMBERG PUBLICATIONS, Inc.

By Eleanor P. Smunk

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: J. G. H. Revised Plans: Change in outline or description ___Yes ___No

Previous case: _____ Map # _____

2-SIGNS 76-51-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: THE REISTERSTOWN LUMBER CO.

Location of property: SE/COR. OF HANOVER RD. AND W.MD.R.R.

Location of Signs: ① N/S OF OLD HANOVER RD. 223' +or- E OF HANOVER RD. ② S/S OF PROPERTY 850' +or- E OF HANOVER RD.

Remarks:

Posted by Thomas K. Roland (Signature) Date of return: SEPT. 5 1975

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

No. 23364

DATE Sept. 17, 1975 ACCOUNT 01-662

AMOUNT $248.10

RECEIVED Messrs. Clapp, Somerville, Klaus & Honemann
FROM 1700 First National Bank Building, Balto., Md. 21202
FOR Advertising and posting of property for Reisterstown Lumber Co. #76-51-R

B054 PMSEP 17 248.10 CHG

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24th day of March 1975 Filing Fee $ 50. Received ✓ Check ___ Cash ___ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner Reisterstown Lumber Co. Submitted by Beach

Petitioner's Attorney Beach Reviewed by F.T. Hoggins

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Thomas C. Beach, Esq.
Clapp, Somerville, Klaus & Honemann
1700 First National Bank Building
Baltimore, Maryland 21202

Item 16
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 24th day of April 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Reisterstown Lumber Company

Petitioner's Attorney Thomas C. Beach Reviewed by Franklin T. Hoggins, Jr.
Franklin T. Hoggins, Jr.
Chairman,
Zoning Advisory
Committee

cc: C. A. Myers
Emory Road
Upperco, Md. 21155

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

No. 20222

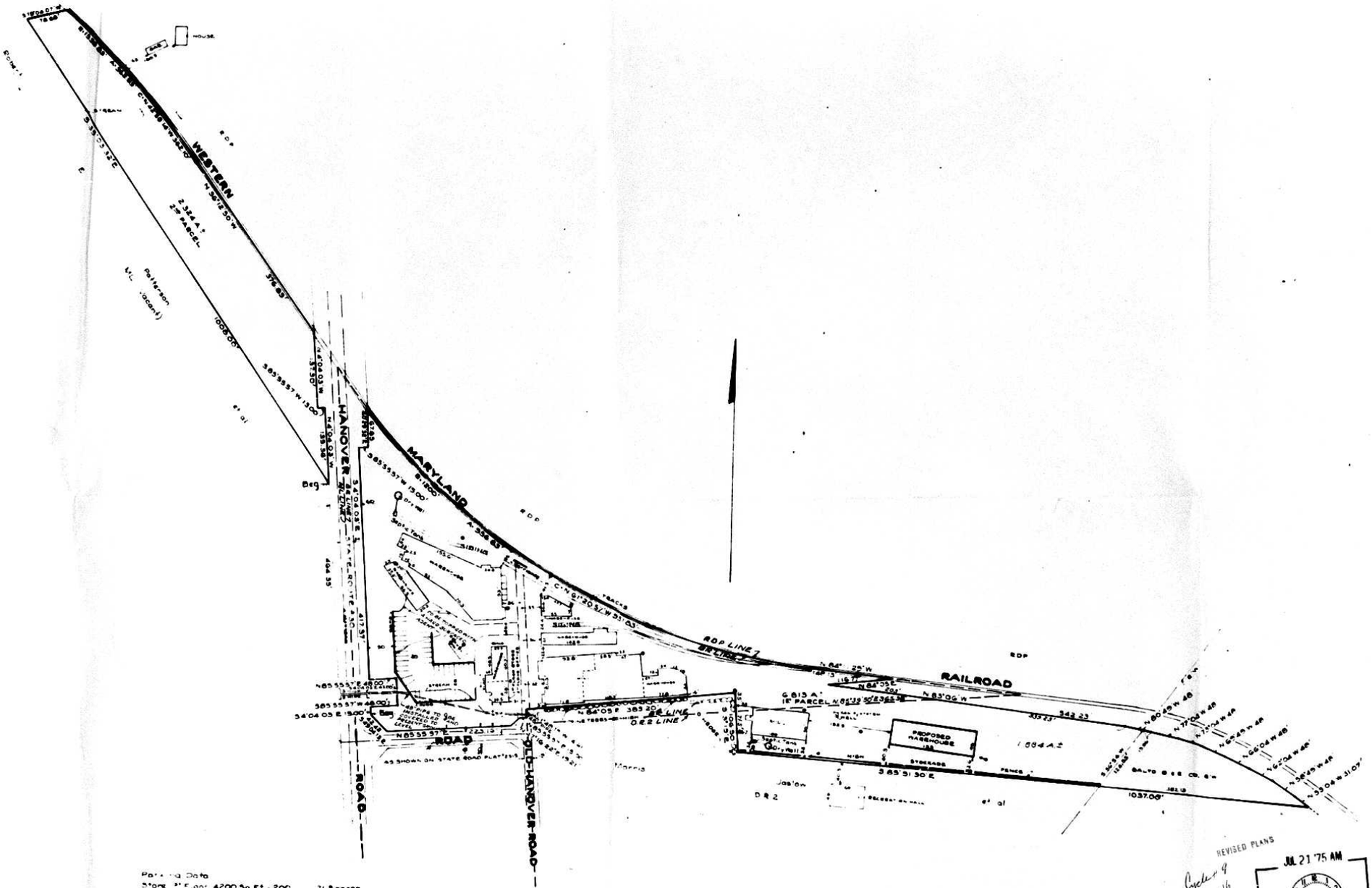
DATE April 21, 1975 ACCOUNT 01-662

AMOUNT $50.00

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

Messrs. Clapp, Somerville, Klaus & Honemann
1700 First National Bank Building
Baltimore, Md. 21202
Petition for Reclassification for The Reisterstown Lumber Co.

B071 PMAR 22 50.00 CHG



Parking Data
Store 1st Floor 4200 Sq Ft - 200 — 21 Spaces
Office 2nd Floor 3000 Sq Ft - 500 — 6 Spaces
Additional Buildings of Warehousing
Storage & Mill Assembling
37 Employees 3 — 3 Spaces
40 Spaces Required
41 Spaces Shown

Light Standards &
Direction of Light
6' High

Owner
The Reisterstown Lumber Company, Inc
Glen Morris,
Reisterstown Md. 21136

THE REISTERSTOWN LUMBER COMPANY

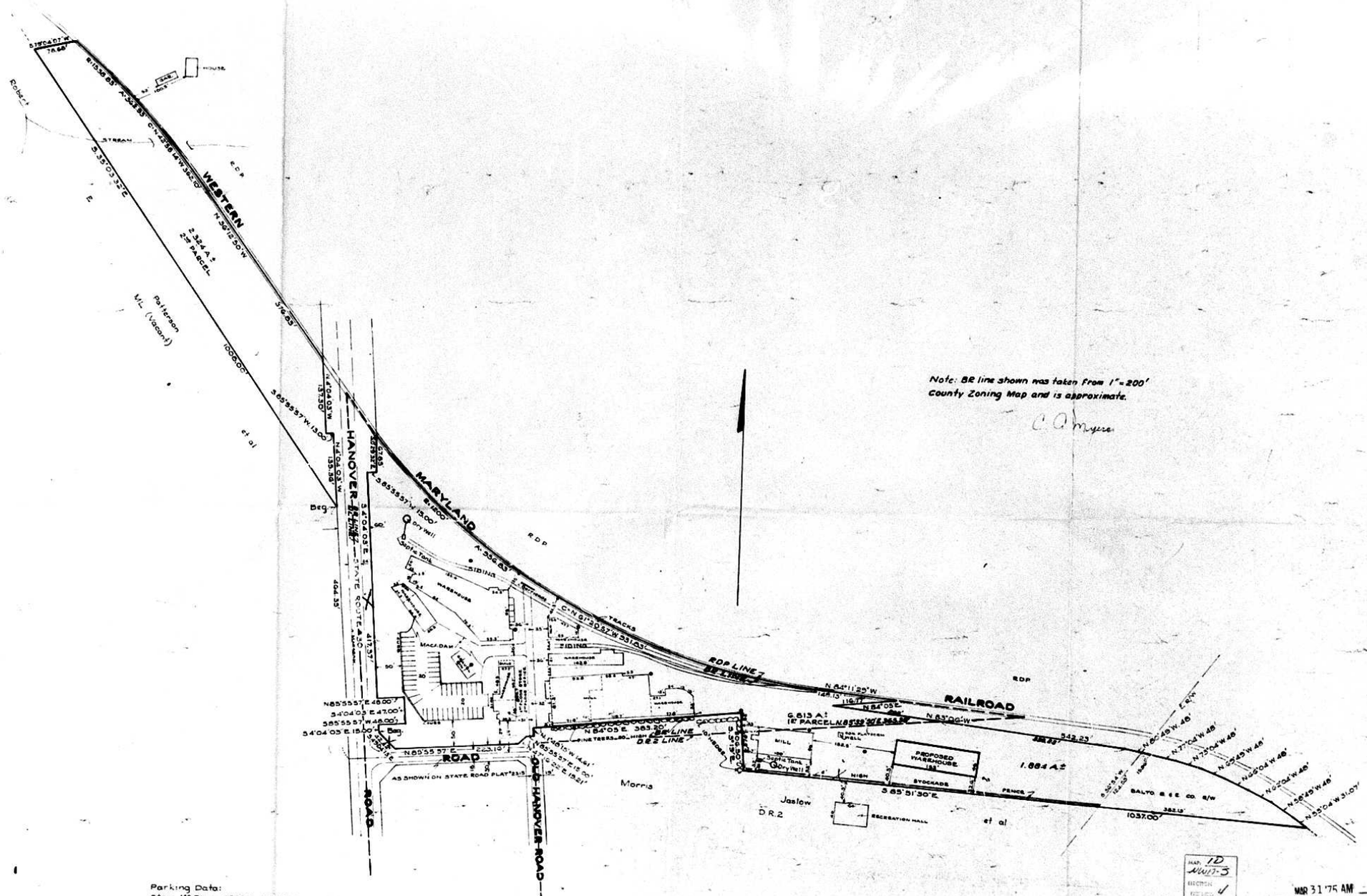
4th DISTRICT, BALTIMORE COUNTY, MD.

SCALE 1" = 100' FEB. 1, 1975

C. A. MYERS, SURVEYOR

UPPERCO MD. 21155 – 429-5079

LAND SURVEYOR
STATE OF MARYLAND



Parking Data:
Store 1st Floor 4200 Sq. Ft ÷ 200 — 21 Spaces
Office 2nd Floor 3000 Sq. Ft. ÷ 500 — 6 Spaces
Additional Buildings of Warehousing
Storage & Mill Assembling
37 Employees ÷ 3 — 13 Spaces
40 Spaces Required
41 Spaces Shown

• Light Standards & Direction of Light 16' High

Owner:
The Reisterstown Lumber Company, Inc.
Glen Morris,
Reisterstown, Md., 21136

THE REISTERSTOWN LUMBER COMPANY

4th DISTRICT, BALTIMORE COUNTY, MD.

SCALE 1"=100' FEB. 1, 1975

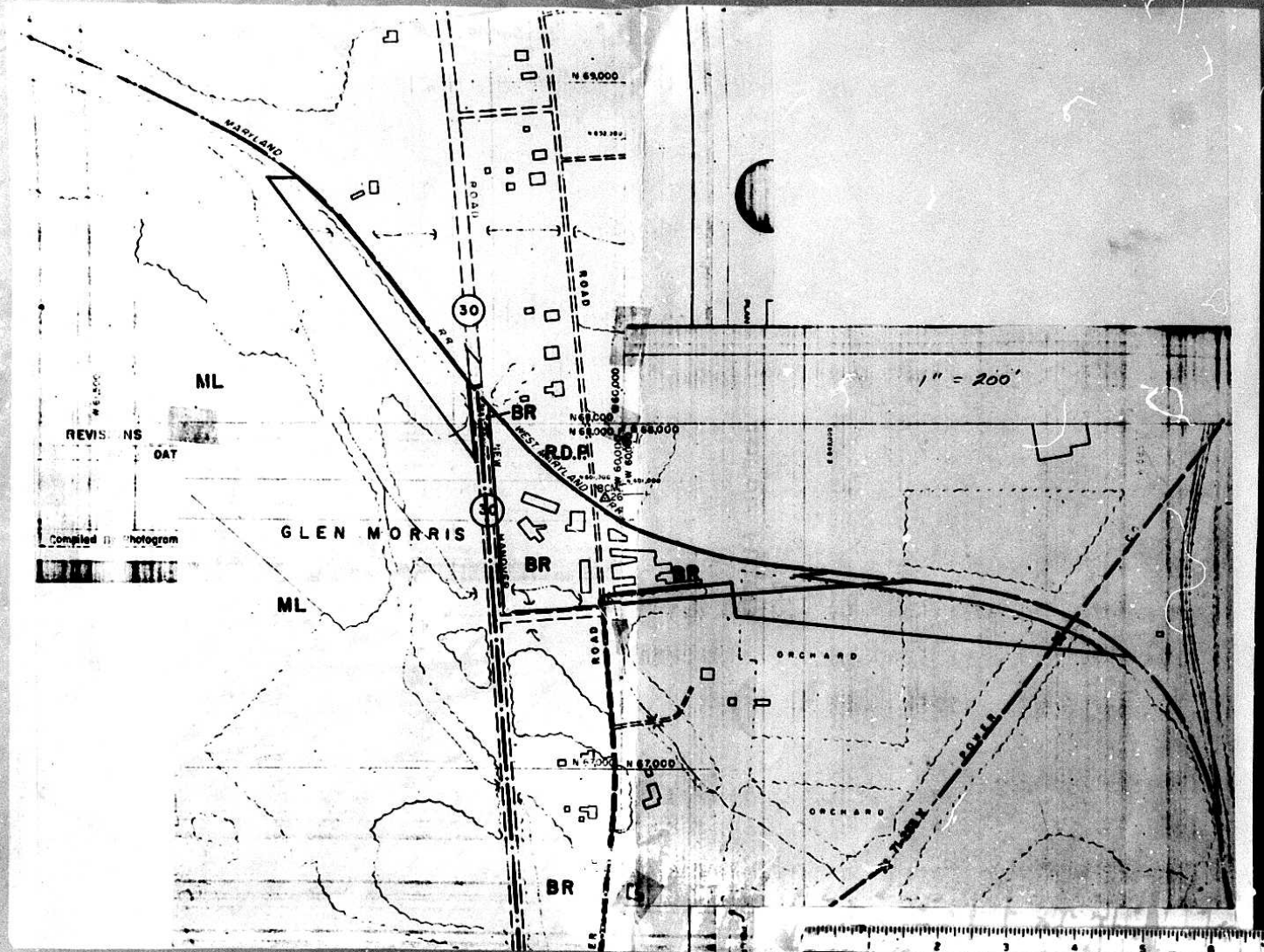
C. A. MYERS, SURVEYOR

UPPERCO, MD., 21155 — 429-5079

MAP 1D NW17-3
DIRECTION 1
TOTAL 5-21-75
TYPE
RECEIVED RC
BY HH
FINAL
BY

MAR 31 '75 AM
ZONING ADMINISTRATOR
By

REVISED PLANS


MARYLAND
30
ROAD
NEW
HANOVER
WEST MARYLAND
R.R.
ML
REVISIONS
DAT
GLEN MORRIS
Compiled from photogram
BR
R.D.P.
ORCHARD
THESIS
1" = 200'

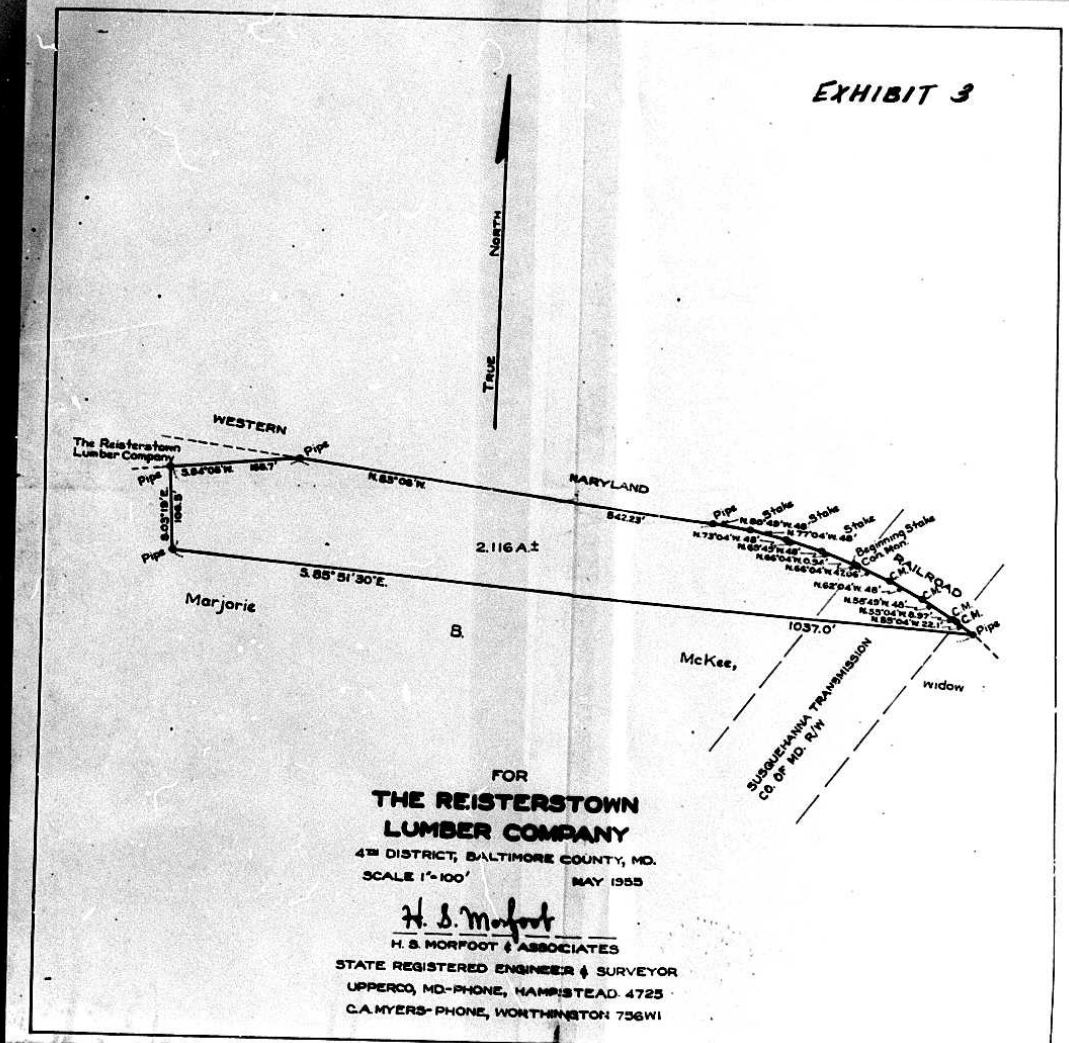


EXHIBIT 3
TRUE
NORTH
WESTERN
MARYLAND
RAILROAD
The Reisterstown Lumber Company
Pipe
Stake
Beginning Stake Cor. Mon.
S.54°08'W.
N.85°08'W.
S.85°51'30"E.
2.116 A.±
1037.0'
Marjorie
B.
McKee,
widow
SUSQUEHANNA TRANSMISSION CO. OF MD. R/W
FOR
THE REISTERSTOWN LUMBER COMPANY
4TH DISTRICT, BALTIMORE COUNTY, MD.
SCALE 1"=100'
MAY 1955
H. S. Morfoot
H. S. MORFOOT & ASSOCIATES
STATE REGISTERED ENGINEER & SURVEYOR
UPPERCO, MD-PHONE, HAMPSTEAD 4725
C.A. MYERS-PHONE, WORTHINGTON 756W1