

17839R
PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

EDMUND JAMES J. A. ARMOLD, 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 hereto described property be re-classified, pursuant to the Zoning Law of Baltimore County, from D.R. 16 and D.R. 3.5 to B.L. 16 and D.R. 3.5 to B.L. 16.

- Reasons for the following reasons:
1. Error in original zoning; and
 2. Substantial change in the character of the neighborhood, both as more fully explained in the memorandum accompanying this petition.

See attached description

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

EDMUND JAMES J. A. ARMOLD, 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 hereto described property be re-classified, pursuant to the Zoning Law of Baltimore County, from D.R. 16 and D.R. 3.5 to B.L. 16 and D.R. 3.5 to B.L. 16.

Contract purchaser
Mildred L. Arnold
Address: 1502 Pickett Road
Lutherville, Md. 21093

EDMUND JAMES J. A. ARMOLD, 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 hereto described property be re-classified, pursuant to the Zoning Law of Baltimore County, from D.R. 16 and D.R. 3.5 to B.L. 16 and D.R. 3.5 to B.L. 16.

Zoning Commissioner of Baltimore County.

IN THE MATTER OF THE PETITION OF JAMES J. AND MILDRED L. ARMOLD For reclassification from D.R. 16 and D.R. 3.5 to B.L. 16 and D.R. 3.5 to B.L. 16. Date: March 30, 1977

MEMORANDUM IN SUPPORT OF PETITION

Your Petitioners believe that the property described in the description and plat attached to and made a part of their petition, which property is currently zoned D.R. 16 (.422 acres) and D.R. 3.5 (.512 acres), should be reclassified to a B.L. zone, and as reasons therefor state:

1. The front of the Petitioners' property is adjoined immediately on the south by a tract 110 feet deep and 41 feet wide currently zoned B.L., which is used for a bakery and laundromat. Your Petitioners' land extends to the rear of this B.L. tract for a distance of 202 feet. Immediately south of the bakery tract and the Petitioners' rear land is a tract also currently zoned B.L. and being used for offices; the rear portion of that tract was reclassified from a D.R. 3.5 to a B.L. zone on March 16, 1973 (Case No. 77-217-R) because of error in the original zoning and because the health, safety, and general welfare of the community would not be adversely affected. Frontage on the east side of Reisterstown Road south of the last-mentioned property is continuously zoned B.L. for a distance of at least 600 feet. Frontage on the east side of Reisterstown Road (and its extension, known as Hanover Pike) north of the subject property is continuously zoned B.L. to a point 365 feet beyond the turn-off of U.S. 140 in the direction of Westlaster, except for the frontage 275 feet directly north of the subject property, of which the northern 125 feet is church property.

2. Frontage along the west side of Reisterstown Road is also zoned B.L. for its entire length both far north and south of the subject property, except for the 500 feet immediately across Reisterstown Road from the subject, which is school property.

3. The subject property is bounded on the rear by property designated as public land and used for various recreational purposes.

4. The subject property is not desirable for residential use, since it fronts on a busy and noisy State highway, devoted largely to commercial uses. The property has no access to any residential street.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
N/S of Reisterstown Road, 511' S of Chatsworth Avenue - 4th Election District
James J. Arnold, et ux - Petitioners : OF BALTIMORE COUNTY
NO. 78-29-R (Item No. 11)

This matter comes before the Zoning Commissioner as a result of a Petition for a Reclassification from D.R. 16 and D.R. 3.5 Zones to a B.L. Zone. The subject property is located on the north side of Reisterstown Road, 511 feet south of Chatsworth Avenue, in the Fourth Election District of Baltimore County, and contains 0.933 acres of land, more or less.

Testimony on behalf of the Petitioners indicated that they acquired the property in March, 1977, and that it is presently improved with a dwelling that is being renovated. It was indicated that the property is not conducive for residential development or use because of Reisterstown Road and the surrounding commercial uses. The Petitioners have been antique collectors for over 15 years and wish to open an antique shop upon their retirement within the next year. The present structure will be utilized but, in order to have an antique shop on the subject property, a B.L. classification is necessary.

The subject property is located on Reisterstown Road, opposite Franklin Junior High School, and is one of the few remaining residentially zoned properties in the vicinity. The property immediately to the south is zoned B.L. and immediately to the north is zoned D.R. 16, but within a block north is the large commercial area of Reisterstown proper. To the rear of the subject property is the Reisterstown Volunteer Fire Company's recreation field.

Expert testimony reaffirmed the Petitioners' allegations that the zoning on the subject property, as presently classified, is in error and that it cannot be developed in accordance with the surrounding area. The zoning of the subject property is split, i.e., D.R. 16, with D.R. 3.5 to the rear.

5. Approximately 60 feet from and inside Petitioners' rear property line is a 10 foot easment for sewer line, which prevents this portion of the property from being used for residential purposes.

6. The building located on the property and heretofore used as a residence is badly deteriorated, and its condition reflects the undesirability of the subject property for residential use.

7. Your Petitioners are advised that the property in its present vacant condition contributes to a nuisance in the community, in that many students from the school located across Reisterstown Road now congregate on the property or use it as a shortcut to and from homes located to the north and east of the property.

8. Your Petitioners plan to rehabilitate the existing building on the property for use as an antique shop and perhaps for related residential or for office purposes. They believe that their plans would constitute a definite enhancement of the community. There are a number of other antique shops in the vicinity, most located south of the subject property, the nearest being approximately 600 feet to the south on the west side of Reisterstown Road.

WHEREFORE, Your Petitioners pray that their petition for reclassification be granted.
Mildred L. Arnold
73 Eastford Court
Baltimore, Maryland 21234
393-4354
Attorney for Petitioners

Without reviewing the evidence further in detail but based on all of the evidence presented at the hearing, in the judgment of the Zoning Commissioner, that portion of the subject property presently classified D.R. 16 is, in fact, in error.

The subject property's proximity to the commercial area of Reisterstown proper, the commercial uses to the south, and the Trinity Lutheran Church to the north necessitates the Reclassification.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of November, 1977, that the following described property should be and the same is hereby reclassified from a D.R. 16 Zone to a B.L. Zone:

Beginning for the same on the east side of Reisterstown Road, 511' south of Chatsworth Avenue, the next six courses and distances:

1. N 84° 29' 45" E 170.00'
2. S 1° 30' W 140.00'
3. S 84° 29' 10" W 40.00'
4. N 0° 26' E 34.5'
5. S 87° 14' W 126.94'
6. N 0° 44' 33" E 98.79'

to the place of beginning.
Said Reclassification is 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.

It is further ORDERED that that portion of the subject property zoned D.R. 3.5 be and the same is hereby DENIED.

Eric Divenna
Zoning Commissioner of Baltimore County

DESCRIPTION OF LINES IN THE REZONING PETITION OF JAMES J. AND MILDRED L. ARMOLD

Beginning for the same, at an iron pipe now set on the east side of Reisterstown Road, 66 feet wide, at the end of the third or S 88 1/4° W 20' parcel line of a tract of land described in a deed from Charles H. Long and Elsie E. Long, his wife, to William M. Tracey and Annie M. Tracey, his wife, dated December 19, 1929 and recorded among the land records of Baltimore County in Liber MdL 843, folio 109, said point being 511 feet more or less southerly, as measured along the easterly side of Reisterstown Road from its intersection with the southerly side of Chatsworth Avenue; and running thence reversely along said third line of Long to Tracey, S 84° 29' 45" E, 328.80 to an angle iron heretofore set in concrete at the end of the second line of said tract; running thence reversely on said second line and along the second line of a tract of land described in a deed from the Grant Company to Rosell A. Cook, et ux, dated April 10, 1956 and recorded among the land records of Baltimore County in Liber O.L.S. 2912, folio 369, S 1° 30' W, 139.37 feet to an iron pipe heretofore set; running thence with and along the third line of said tract conveyed by the Grant Company to Cook, S 84° 29' 10" W, 199.33 feet to an iron pipe now set at the beginning of the fourth line of a tract of land described in a deed from William M. Tracey, et al to Lou Stea Boudas, dated April 16, 1947 and recorded among the land records of Baltimore County in Liber J.W.B. 1594, folio 163; running thence reversely along and with the second and third lines of said tract conveyed to Lou Stea Boudas, N 0° 26' E, 34.5 feet to an iron pipe heretofore set and S 87° 14' W, 126.94 feet to a point distant 329.29 feet from the beginning of said second line; running thence along the easterly side of Reisterstown Road (66 feet wide), S 0° 44' 33" E, 98.79 feet to the point of beginning, containing 0.933 acres.



January 30, 1979

Tony F. Hall, Esquire
1802 Harwoodville Road and Trust Bldg.
Baltimore, Maryland 21201

Re: Case No. 78-29-R and No. 79-99-JA
James J. Arnold, Petitioner

Dear Mr. Hall:

Enclosed herewith are copies of the Order of Denial passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

John T. Flannery, Adm. Secretary

End.

cc: John W. Hession, Esquire
Mrs. Alice LeGrand
Mrs. James Long
Mr. J. E. Dyer
Mr. S. E. Divenna
Mr. L. H. Gensel
Mr. J. Maxwell
Board of Education

DATE November 14, 1977
Ms. Judith A. Arnold
Attorney-at-Law
73 Eastford Court
Baltimore, Maryland 21234

RE: Petition for Reclassification
N/S of Reisterstown Road, 511' S of Chatsworth Avenue - 4th Election District
James J. Arnold, et ux - Petitioners
NO. 78-29-R (Item No. 11)

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

Very truly yours,
Eric Divenna
Zoning Commissioner

SED/sf
Attachment
cc: Mrs. Alice LeGrand
25 Olive Lane
Baltimore, Maryland 21117
John W. Hession, III, Esquire
People's Counsel

UNDER RECEIVED FILED
DATE November 14, 1977
Eric Divenna
ZONING COMMISSIONER

DATE November 14, 1977
Eric Divenna
ZONING COMMISSIONER

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXEMPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, James J. & Mildred L. Arnold, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from D.R. 16 and D.R. 3.5 zones to all zones for the following reasons:

1. Error in original zoning; and
2. Substantial change in the character of the neighborhood, both as more fully explained in the memorandum accompanying this petition.

See attached description

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

Property is to be posted and advertised as prescribed by Zoning Regulations. I, the undersigned, agree to pay expenses of above reclassification, including 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 of Baltimore County.

Contract purchaser: Mildred L. Arnold Legal Owner
Address: 1509 Pickett Road
Luthersville, MD. 21093

Professional's Attorney: Judith A. Arnold
Address: 73 Eastford Court
Baltimore, MD. 21234

ORDERED BY THE Zoning Commissioner of Baltimore County, this 14th day of November, 1977, that the subject matter of his petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 13th day of September, 1977, at 10:00 o'clock A.M.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21284
(301) 494-3351

5. ERIC DINENBA
ZONING COMMISSIONER

November 14, 1977

Ms. Judith A. Arnold
Attorney-at-Law
73 Eastford Court
Baltimore, Maryland 21234

RE: Petition for Reclassification
N/S of Reisterstown Road, 511' S of
Chatsworth Avenue - 4th Election
District
James J. Arnold, et ux - Petitioners
NO. 78-29-R (Item No. 11)

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

Very truly yours,
Eric Dinenba
Zoning Commissioner

SFD/sf
Attachment
cc: Mrs. Alice LeGrand
25 Olive Lane
Baltimore, Maryland 21117
John W. Hession, III, Esquire
People's Counsel

IN THE MATTER OF THE PETITION OF
JAMES J. AND MILDRED L. ARNOLD
For reclassification from D.R. 16
and D.R. 3.5 to B.L. zoning

Date: Mar. 30, 1977

MEMORANDUM IN SUPPORT OF PETITION

Your Petitioners believe that the property described in the description and plat attached to and made a part of their petition, which property is currently zoned D.R. 16 (.42 acres) and D.R. 3.5 (.51 acres), should be reclassified to a B.L. zone, and as reasons therefor state:

1. The front of the Petitioners' property is adjoined immediately on the south by a tract 110 feet deep and 41 feet wide currently zoned B.L., which is used for a bakery and laundromat. Your Petitioners' land extends to the rear of this B.L. tract for a distance of 202 feet. Immediately south of the bakery tract and the Petitioners' rear land is a tract also currently zoned B.L. and being used for offices; the rear portion of that tract was reclassified from a D.R. 3.5 to a B.L. zone on March 16, 1973 (Case No. 73-217-5) because of an error in the original zoning and because the health, safety, and general welfare of the community would not be adversely affected. Frontage on the east side of Reisterstown Road south of the last-mentioned property is continuously zoned B.L. for a distance of at least 600 feet. Frontage on the east side of Reisterstown Road (and its extension, known as Hanover Pike) north of the subject property is continuously zoned B.L. to a point 365 feet beyond the turn-off of U.S. 140 in the direction of Westminster, except for the frontage 275 feet directly north of the subject property, of which the northern 105 feet is church property.
2. Frontage along the west side of Reisterstown Road is also zoned B.L. for its entire length both for north and south of the subject property, except for the 500 feet immediately across Reisterstown Road from the subject, which is school property.
3. The subject property is bounded on the rear by property designated as public land and used for various recreational purposes.
4. The subject property is not desirable for residential use, since it fronts on a busy and noisy State highway, devoted largely to commercial uses. The property has no access to any residential street.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
N/S of Reisterstown Road, 511' S of : ZONING COMMISSIONER
Chatsworth Avenue - 4th Election :
District :
James J. Arnold, et ux - Petitioners : OF
NO. 78-29-R (Item No. 11) : BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition for a Reclassification from D.R. 16 and D.R. 3.5 Zones to a B.L. Zone. The subject property is located on the north side of Reisterstown Road, 511 feet south of Chatsworth Avenue, in the Fourth Election District of Baltimore County, and contains 0.933 acres of land, more or less.

Testimony on behalf of the Petitioners indicated that they acquired the property in March, 1977, and that it is presently improved with a dwelling that is being renovated. It was indicated that the property is not conducive for residential development or use because of Reisterstown Road and the surrounding commercial uses. The Petitioners have been antique collectors for over 15 years and wish to open an antique shop upon their retirement within the next year. The present structure will be utilized but, in order to have an antique shop on the subject property, a B.L. classification is necessary.

The subject property is located on Reisterstown Road, opposite F-anklin Junior High School and is one of the few remaining residentially zoned properties in the vicinity. The property immediately to the south is zoned B.L. and immediately to the north is zoned D.R. 16, but within a block north is the large commercial area of Reisterstown proper. To the rear of the subject property is the Reisterstown Volunteer Fire Company's recreational all field.

Expert testimony reaffirmed the Petitioners' allegations that the zoning on the subject property, as presently classified, is in error and that it cannot be developed in accordance with the surrounding area. The zoning of the subject property is split, i.e., D.R. 16, with D.R. 3.5 to the rear.

5. Approximately 60 feet from and inside Petitioners' rear property line is a 10 foot easement for sewer line, which prevents this portion of the property from being used for residential purposes.
6. The building located on the property and heretofore used as a residence is badly deteriorated, and its condition reflects the undesirability of the subject property for residential use.
7. Your Petitioners are advised that the property in its present vacant condition contributes to a nuisance in the community, in that many students from the school located across Reisterstown Road now congregate on the property or use it as a shortcut to and from homes located to the north and east of the property.
8. Your Petitioners plan to rehabilitate the existing building on the property for use as an antique shop and perhaps for related residential or for office purposes. They believe that their plans would constitute a definite enhancement of the community. There are a number of other antique shops in the vicinity, most located south of the subject property, the nearest being approximately 600 feet to the south on the west side of Reisterstown Road.

WHEREFORE, Your Petitioners pray that their petition for reclassification be granted.

Judith A. Arnold
Judith A. Arnold
73 Eastford Court
Baltimore, Maryland 21234
383-1351
Attorney for Petitioners

Without reviewing the evidence further in detail but based on all of the evidence presented at the hearing, in the judgment of the Zoning Commissioner, that portion of the subject property presently classified D.R. 16 is, in fact, in error.

The subject property's proximity to the commercial area of Reisterstown proper, the commercial uses to the south, and the Trinity Lutheran Church to the north necessitates the Reclassification.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of November, 1977, that the following described property should be and the same is hereby reclassified from a D.R. 16 Zone to a B.L. Zone:

Beginning for the same on the east side of Reisterstown Road, 511' south of Chatsworth Avenue, the next six courses and distances:

1. N 84° 29' 45" E 170.00'
2. S 1° 30' W 140.00'
3. S 84° 25' 30" W 40.00'
4. N 62° 26' E 34.5'
5. S 87° 14' W 126.94'
6. N 0° 44' 33" E 98.79'

to the place of beginning.

Said Reclassification is 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.

It is further ORDERED that that portion of the subject property zoned D.R. 3.5 be and the same is hereby DENIED.

Eric Dinenba
Zoning Commissioner of
Baltimore County

DESCRIPTION OF LAND IN THE RELEVANT SECTION
OF JAMES J. AND MILDRED L. ARNOLD

Beginning for the same, at an iron pipe now set on the east side of Reisterstown Road, 66 feet wide, at the end of the third or S 86 1/4° W 200 perch line of a tract of land described in a deed from Charles H. Long and Elsie E. Long, his wife, to William M. Tracey and Annie M. Tracey, his wife, dated December 19, 1909 and recorded among the land records of Baltimore County in Liber MCM 83, folio 109, said point being 511 feet more or less southerly, as measured along the easterly side of Reisterstown Road from its intersection with the southerly side of Chatsworth Avenue; and running thence reversely along said third line of Long to Tracey, N 84° 29' 45" E, 328.80 to an angle iron heretofore set in concrete at the end of the second line of said tract; running thence reversely on said second line and along the second line of a tract of land described in a deed from the Oranlan Company to Rosell A. Cook, et ux, dated April 10, 1956 and recorded among the land records of Baltimore County in Liber G.L.B. 8512, folio 368, S 1° 30' W, 139.37 feet to an iron pipe heretofore set; running thence with and along the third line of said tract conveyed by the Oranlan Company to Cook, S 84° 25' 30" W, 199.33 feet to an iron pipe now set at the beginning of the fourth line of a tract of land described in a deed from William M. Tracey, et al to Lou Stem Bonds, dated April 16, 1947 and recorded among the land records of Baltimore County in Liber J.W.B. 1554, folio 853; running thence reversely along with the second and third lines of said tract conveyed to Lou Stem Bonds, N 0° 26' E, 34.5 feet to an iron pipe heretofore set and S 87° 14' W, 126.94 feet to a point distant 3.29 feet from the beginning of said second line; running thence along the easterly side of Reisterstown Road (66 feet wide), N 0° 44' 33" E, 98.79 feet to the point of beginning, containing 0.933 acre.



January 30, 1977

Terry F. Hall, Esquire
1800 Macomellie Bank and Trust Bldg.
Baltimore, Maryland 21201

Re: Case No. 78-29-R and No. 79-49-2A
James J. Arnold, Petitioner

Dear Mr. Hall:
Enclosed herewith are copies of the Orders of Decision passed today by the County Board of Appeals in the above captioned cases.

Very truly yours,

Eric Dinenba
Eric Dinenba, Act. Secretary

cc: John W. Hession, Esquire
Mrs. Alice LeGrand
Mrs. James Long
Mr. J. E. Dyer
Mr. S. E. Dinenba
Mr. L. M. Groat
Mr. J. Horwell
Board of Education

JUN 0, 1979

ORDER RECEIVED FOR THE
DATE January 14, 1977
BY Judith A. Arnold
RECEIVING OFFICER

ORDER RECEIVED FOR THE
DATE January 14, 1977
BY Judith A. Arnold
RECEIVING OFFICER

PETITION FOR RECLASSIFICATION

N/8 of Reisterstown Road, 511' S of Chatsworth Avenue - 1th Election District

James Arnold, et ux., Petitioners

BEFORE THE COUNTY BOARD OF APPEALS Case No. 78-29-R

ORDER

Upon motion of the Petitioners, it is this 30th day of January, 1979

ORDERED that the Petition for Reclassification in Case No. 78-29-R, and all proceedings in connection therewith, are hereby dismissed, with prejudice.

Walter A. Barry, Jr., Clerk Robert L. Gilliam

Herbert A. Davis

PETITION FOR RECLASSIFICATION and PETITION FOR SPECIAL RECEIPTS AND VARIANCES N/8 of Reisterstown Road, 511' S of Chatsworth Avenue - 1th Election District

James Arnold, et ux., Petitioners

BEFORE THE COUNTY BOARD OF APPEALS Case No. 78-29-R Case No. 78-99-XA (Item No. 2)

NOTICE TO DISMISS

James J. Arnold and Mildred L. Arnold, Petitioners, by their attorney, Terry F. Hall, hereby respectfully move the Board of Appeals to enter its Order in the form attached dismissing, with prejudice, all proceedings related to their Petition for Reclassification, Case No. 78-29-R.

Terry F. Hall Attorney for Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of January, 1979, I caused a copy of the foregoing Motion and proposed Order to be hand-delivered to the office of People's Counsel, John W. Hession, III, County Office Building, Towson, Maryland 21284.

Terry F. Hall

RE: PETITION FOR RECLASSIFICATION N/5 of Reisterstown Rd. 511' S of Chatsworth Ave., 4th District James J. Arnold, Petitioner

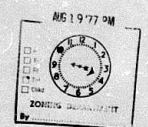
ORDER TO ENTER APPEARANCE

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

I HEREBY CERTIFY that on this 18th day of August, 1977, a copy of the foregoing Order was mailed to Judith A. Arnold, Attorney, 73 Eastford Court, Baltimore, Maryland 21234, Attorney for Petitioner.

John W. Hession, III



Judith A. Arnold, Attorney-at-Law 73 Eastford Court Baltimore, Maryland 21234

May 27, 1977

Mr. Nicholas B. Comolari Acting Chairman Zoning Plans Advisory Committee County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21284

Re: Reclassification Item No. 11 - 1st Cycle Petitioners - James J. and Mildred L. Arnold

Dear Mr. Comolari:

The Petitioners are submitting with this letter revised plans which we believe accommodate the comments made by members of the Zoning Plans Advisory Committee. The plans previously submitted have been modified to include an additional parking space, and all internal driveways intended to be used by the public are now at least 20 feet wide. We have also had our engineer indicate on the plans the natural drainage course for the property. You will note on the revised plans that the public parking facilities the Petitioners plan for the northern side of the building will not be connected to the private driveway and tar and chip parking lot to the south and rear of the building.

In connection with the suggested conflict between the proposed entrance and the Petitioners' plans to the north of the building and the existing crosswalk on Reisterstown Road, I have contacted Mr. John Meyers, Mr. Allen Zivis (Assistant District Engineer), and Mr. Darrell A. Miles (Regional Traffic Engineer) at the State Highway Administration. Mr. Meyers advised me that the District Engineer's office would have to approve any angling or other relocation of the existing crosswalk. Mr. Zivis, in turn, advised me that the District Engineer would follow the advice given by his Traffic Engineer, Mr. Miles. Mr. Miles has reported that he will recommend relocation of the existing crosswalk, since it is currently undersized. I am attaching to this letter both a copy of my letter to Mr. Miles and a reply from Mr. Miles, stating his position in the matter. I have notified Mr. Meyers of the stand taken by others within the State Highway Administration, and he has agreed with me that zoning reclassification should not be held up pending a final decision on location of the crosswalk. My clients stand ready to make any changes in their plans that may be necessitated by the State Highway Administration's final decision.

I have also contacted the Bureau of Environmental Health and ascertained that, since the property proposed for reclassification already enjoys a sewer connection, there will be no problem presented by the installation of new connections in the Gyman Falls Drainage Basin. The Petitioners acknowledge the fact that buildings and structures on their property must comply

Mr. Nicholas B. Comolari May 27, 1977 Page 2

with fire department and building code regulations. In particular, they understand that they must comply with building code requirements for any mercantile uses proposed to be conducted on the property.

In concluding, I would like to address your question concerning use of the rear portion of the site. The Petitioners have no immediate plans for use of the rear portion, but they believe it would make no sense whatsoever to have only the front portion of their property reclassified. Re-classification of the front portion would leave a strip of residentially zoned property isolated between commercial Frontage and public recreational land. Obviously the residential strip would have no utility as a site for a residence; there would be no access to any residential street, and only very difficult access to Reisterstown Road. (See Reclassification Case No. 78-217-R, where reclassification of just such an isolated strip, just south of Petitioners' property, was granted.) Furthermore, in the event the Petitioners chose at some future time to develop the rear portion of their property, they would be put to totally unnecessary expense and effort in having to request a second reclassification.

The Petitioners and I hope that we have fully addressed the concerns of the Zoning Advisory Committee. If we can supply you with any further information, please contact me at my office, 353-1394.

Very truly yours, Judith A. Arnold

NAB:dv

May 9, 1977

Mr. Darrell A. Miles District Traffic Engineer State Highway Administration, Maryland 21204

Re: Crosswalk-Franklin Jr. High School

Dear Darrell:

I am enclosing a plot showing the entrance-crosswalk area (which I refer to as the plaza, together with a copy of Mr. Meyers' comments for our Bureau of Engineering Access Records. For several reasons or possible (the property owners), their consulting engineers, and I do not feel that the use of the existing entrance to the south of the building is desirable. We want to modify my plans for the entrance on the north side of the building to comply with Mr. Meyers' suggestions.

The County Zoning Advisory Committee has asked that my parents submit revised plans by May 17th. Therefore, your prompt review of the situation and your comments would be appreciated. I will telephone you on or before May 25th if I have not heard from you by then.

May thanks for your help.

Very truly yours,

Judith A. Arnold

DM:dv

May 25, 1977



Harry R. Hughes Senior Engineer Bernard M. Evans Assistant

Ms. Judith Arnold Room 302, 301 W. Preston St. Baltimore, Maryland 21201

US 140 (Reisterstown Road) at Franklin Jr. High School Baltimore County

Dear Ms. Arnold:

Prior to receiving your letter of May 9, 1977, regarding the crosswalk directly in front of the Junior High school, we had been requested by Baltimore County to review the general crossing of pedestrians both from the Junior high school and from the elementary school on Cockeysmill Road.

As a result of a review made in response to that request, it is our intent to recommend that the crossing of US 140 by school children be concentrated at two locations:

- 1). MD 127 (Chatsworth Avenue) 2). Cockeysmill Road

Under this proposal, the crosswalks in question would be eliminated.

It should be recognized that our findings are only preliminary and that discussions are scheduled with school and County officials. However, if a decision should be made to retain the existing crosswalk, a relocation for a short distance in either direction should present no problem.

Very truly yours, Darrell A. Miles Regional Traffic Engineer Traffic Division

DM:dv

cc: M.J. Pistel C. Lee

T. H. ... W. Joppa Road, Baltimore, Maryland 21022

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
 N/S of Reisterstown Rd., 511' S of : OF BALTIMORE COUNTY
 Chatsworth Ave., 4th District
 JAMES J. ARMOLD, et ux, Petitioners : Case No. 78-29-R

ORDER FOR APPEAL

Mr. Commissioner:
 Please note an appeal from your decision in the above-entitled matter, under date of November 14, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

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

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

I HEREBY CERTIFY that on this 7th day of December, 1977, a copy of the foregoing Order was mailed to Ms. Judith A. Arnold, Attorney for Petitioners, 73 Eastford Court, Baltimore, Maryland 21234; and Mrs. Alice LeGrand, Protestant, 25 Olive Lane, Baltimore, Maryland 21117.

John W. Hession, III

REC-9 77 PM

OFFICE OF PLANNING & ZONING
 BA

Maryland Department of Transportation
 State Highway Administration

Harry R. Hughes
 Secretary
 Bernard M. Evans
 Administrator

PLEASE REFER TO
 REGIONAL TRAFFIC ENGINEER
 25 OLIVE LANE
 BALTIMORE, MARYLAND 21117

August 15, 1977

Ms. Judith Arnold
 Room 302, 300 M. Preston St.
 Baltimore, Maryland 21201

US 140 (Reisterstown Road) near
 Cockeysville Road
 Baltimore County

Dear Ms. Arnold:

Reference is made to our recent discussion regarding the existing crosswalk directly in front of the Franklin Jr. High School.

As you are probably aware, students crossing Reisterstown Road with destinations to the south generally cross at the recently marked crosswalk at Cockeysville Road. Although we are continuing to recommend the elimination of the crosswalk directly in front of the junior high school in favor of a crossing for northbound students at the signalized intersection of Chatsworth Avenue, school officials have been reluctant to agree to this revision.

As a result, we have reviewed the subject crosswalk assuming that it will continue in use. Our reason for requesting the relocation of this crosswalk has to do with inherent hazards with midblock school crossings. We feel that there is no significant additional hazard involved in the construction of a commercial entrance intended for antique sales on the property opposite the crosswalk. It is our opinion that the two can safely coexist within the footprint of the subject property. If necessary the east terminal of the crosswalk can be adjusted to the south creating a slightly skewed crosswalk.

Very truly yours,
Darrell A. Miles
 Darrell A. Miles
 Regional Traffic Engineer

DAW:mjs
 ccc: H.J. Pistel
 C. Lee
 T. Hicks

73 Eastford Court
 Baltimore, Maryland 21234
 December 13, 1977

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

Attention: Mrs. Anderson
 Dear Mr. DiNenna:

My clients, Mr. and Mrs. James J. Arnold, who presently reside at 165 Swindell Circle, Reisterstown, Maryland 21136, in light of the fact that an Order for Appeal has heretofore been entered from your decision in Case No. 78-29R (their petition for reclassification of a property on the north side of Reisterstown Road, approximately 511 feet south of Chatsworth Avenue, in the Fourth Election District of Baltimore County), desire to enter a cross-appeal from that part of your decision which denied that portion of their petition seeking reclassification of the rear of their property, presently zoned D.R. 3-5.

Very truly yours,
Judith A. Arnold
 Judith A. Arnold

cc: Mrs. Alice LeGrand
 25 Olive Lane
 Baltimore, Maryland 21117

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

JAA:mjr

REC-13 77 PM

OFFICE OF PLANNING & ZONING
 BA

VENABLE, BARTJER AND HOWARD
 ATTORNEYS AT LAW
 1800 MERCANTILE BONE & TRUST BUILDING
 BALTIMORE, MARYLAND 21201

BALTIMORE, MARYLAND 21201
 January 5, 1978

County Board of Appeals
 Room 219, Court House
 Towson, Maryland 21204

Re: File No. 78-29-R
James J. Arnold

Gentlemen:

Please be advised that I now represent Mr. and Mrs. James J. Arnold in connection with the above matter. Accordingly, please forward all future official communications to me.

Very truly yours,
Terry F. Hall
 Terry F. Hall

TFR:dhj

January 3, 1978

County Board of Appeals
 Room 219, Court House
 Towson, Maryland 21204

Re: File No. 78-29-R
 James J. Arnold

Gentlemen:

Please be advised that I am no longer representing my parents, Mr. and Mrs. James Arnold, in connection with the referenced case. My parents are now being represented by Terry F. Hall, Esq., 1800 Mercantile Bank & Trust Bldg., 2 Hopkins Plaza, Baltimore, Md. 21201. Please address all future official communications to Mr. Hall.

Thank you for your cooperation.

Very truly yours,
Judith A. Arnold
 Judith A. Arnold

JAA:mjr

ATTORNEY COMMITTEE

PETITION AND ORDER FOR APPEAL

CONSTRUCTION DOCUMENTS

James J. Arnold, Esq.
 Baltimore, Maryland 21204

Case No. 78

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1977.

Eric DiNenna
 Eric DiNenna
 Zoning Commissioner

Reviewed by *Charles B. Commodari*
 Charles B. Commodari
 Planning & Zoning Associate III

Maryland Department of Transportation
 State Highway Administration

Harry R. Hughes
 Secretary
 Bernard M. Evans
 Administrator

April 18, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting
 Zoning Cycle I, April 1977
 ITEM: #11
 Property Owner: James J. Arnold
 Location: NE/S of Reisterstown Rd. (Route 140) 511' S of Chatsworth Ave.
 Present Zoning: D.R. 16 & D.R. 3-5
 Proposed Zoning: B.L. District: 4th No. Acres: 0.933

Dear Mr. DiNenna:

The proposed entrance is at an existing crosswalk from the Franklin Jr. High School. To establish an entrance at this point would be awkward and hazardous. The entrance must be located as far south as possible by eliminating the proposed porch addition. It would then be the developer's responsibility to have the crosswalk repainted so as to be angled somewhat to be clear of the entrance. An alternative would be to have no direct access from Reisterstown Road since the site appears to have access by way of the adjacent property.

The matter must be resolved and the plan must be revised prior to the hearing.

Very truly yours,
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits

CLJ:DM:vr

By: John E. Meyers

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 2, 1977

Judith A. Arnold, Esquire
73 Eastford Court
Baltimore, Maryland 21234

RE: Reclassification
Item No. 11 - 1st Cycle
Petitioner - James J. Arnold

Dear M's. Arnold:

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, partially zoned D.R. 3.5 and 16, and improved with a one story framed dwelling and remnants of the foundation of a greenhouse, is located on the east side of Reisterstown Road directly opposite Franklin Jr. High School in the 4th Election District. Adjacent properties to the north of this site are zoned residential and improved with single family residences while property to the south and abutting this site are zoned commercial and improved with a combination bakery/laundry and office building.

This petition is necessitated by your client's proposal to convert the existing building to retail use and provide accessory parking. After review of the description submitted with this petition, I question what the proposed use of the rear portion of this site will be since it has been included in this request. Revised plans reflecting the comments of the State Highway Administration and the Office of Project and Development Planning and the Department of Traffic Engineering must be submitted to this office, and in addition particular attention should be afforded the comments of the Department of Permits and Licenses.

Judith A. Arnold, Esquire
Page 2
Form No. 11
May 2, 1977

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 May 27, 1977 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, 1977 and October 15, 1977 will be forwarded to you well in advance of the date and time.

Very truly yours,

Nicholas B. Comodari
NICHOLAS B. COMODARI,
Acting Chairman
Zoning Plans Advisory Committee

ENC: 2

cc: The Wilson T. Ballard Co.
Consulting Engineers
Owings Mills, Maryland

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21286

THORNTON M. DEWINTER, P.E.
DIRECTOR

April 29, 1977

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21286

Re: Item #11 (Cycle I April-October 1977)
Property Owner: James J. Arnold
1/2 S of Reisterstown Rd. 511' S. of Chatsworth Ave.
Existing Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: B.L.
District: 4th No. of Acres: 0.933

Dear Mr. DiMenna:

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

Highways:

Reisterstown Road-4th Street (U.F. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The indicated entrance and proposed parking area will create a combined use in common with neighboring properties to the south of this site.

The public crosswalk for the Franklin Jr. High School is directly opposite and into the proposed entrance. The entrance location is subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Storm Drainage:

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

Item #11 (Cycle I April-October 1977)
Property Owner: James J. Arnold
Page 2
April 29, 1977

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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 serving this property. This property is tributary to the Cwynns Falls Sanitary Sewer System, subject to State Health Department regulations.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,
Donald W. Tucker
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:EAM:PH:rs

cc: M. Hunchak

X-SE Key Sheet
62 NW 40 & 41 Top. Sheets
NW 16 J & K Topo
48 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21286
0011-494-3211

April 20, 1977

Mr. Eric S. DiMenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on Item 11 - Zoning Cycle I, April, 1977, are as follows:

Property Owner: James J. Arnold
Location: NE/8 of Reisterstown Road 511 ft. S of Chatsworth Ave
Present Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: B.L.
District: 4th
No. Acres: 0.933

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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The parking area in the rear should be converted with the adjacent parking area with a 20 foot driveway and the underize driveway in common be eliminated.

Very truly yours,

John Wimbley
John Wimbley
Planner III
Project and Development Planning

MEP:llf

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
0011-494-3000

STEPHEN COLLINS
DIRECTOR

April 22, 1977

Mr. Eric S. DiMenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Cycle Zoning Item No. 11 - ZAC - April 1977
Property Owner: James J. Arnold
Location: NE/8 of Reisterstown Rd. 511 ft. S of Chatsworth Ave.
Present Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: B.L.
District: 4th
No. Acres: 0.933

Dear Mr. DiMenna:

As presently zoned this site will generate approximately 70 trips per day and the proposed zoning will generate approximately 450 trips per day.

The Reisterstown Road corridor is having capacity problems at this time and any increase in trip generation is undesirable.

Other problems that noted were that all driveways must be a minimum of twenty feet wide; the entrance intersects with the school crosswalk; and the site is required to have 7 parking spaces.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 18, 1977

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

Dear Mr. DiMenna:

Comments on Item #11, Zoning Cycle I Meeting, April 5, 1977, are as follows:

Property Owner: James J. Arnold
Location: NE/8 of Reisterstown Rd. 511 ft. S of Chatsworth Ave.
Present Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: B.L.
District: 4th
Acres: 0.933

A moratorium was placed on new sewer connections in the Cwynns Falls Drainage Basin by Dr. Neil Solomo, 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 HEALTH

E:rah

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
0011-7310

Paul H. Reinecke
CHIEF

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

Attention: Mr. Nicholas B. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: James J. Arnold

Location: NE/8 of Reisterstown Rd. 511 ft. S of Chatsworth Ave.

Item No. 11

Zoning Agency: Zoning Cycle I

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" 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 _____ EXCEEDED 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.
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 "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.

Noted and Approved: *George M. Baggett*
George M. Baggett
Special Inspection Division
Battalion Chief
Fire Prevention Bureau

JOHN D. SEVYERT
DIRECTOR
April 18, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284
Dear Mr. DiNenna:
Zoning Cycle #1

Comments on Item # 11 Zoning Advisory Committee Meeting,
are as follows:

Property Owner: James J. Arnold
Location: W/8 of Reisterstown Road 511 ft. S of Chatsworth Ave.
Existing Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: B-1.

Acres: 0.933
District: 4th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- E. Load frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- F. Vermin traps are prohibited in buildings exceeding one story when of unprotected wood from construction.
- G. Repeated setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Mark E. Lumban C.S.B.

Charles J. Durbhan
Planning Review Chief
CDB:rry

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 19, 1977

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

Z.A.C. Meeting of: Zoning Cycle I

RE: Item No: 11
Property Owner: James J. Arnold
Location: NE/8 of Reisterstown Rd. 511 ft. S of Chatsworth Ave.
Present Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: B-1.

District: 4th
No. Acres: 0.933

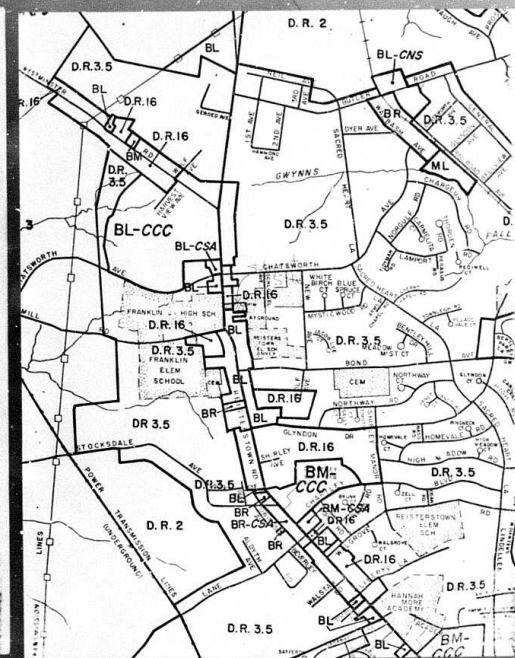
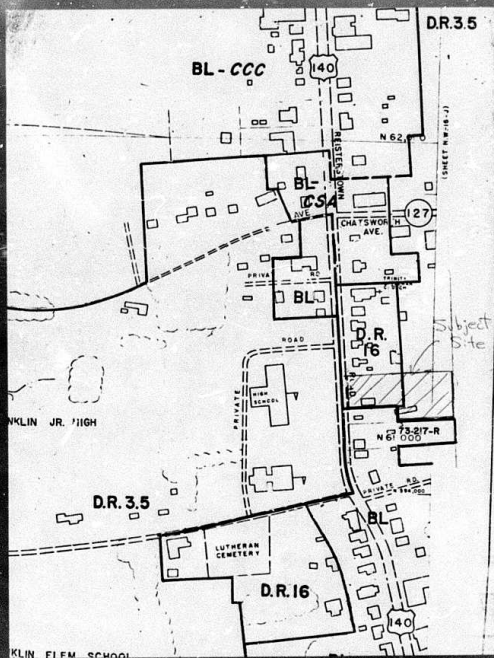
Dear Mr. DiNenna:
Minimum loss of students - no problem.

Very truly yours,

W. Nick Petrowich
W. Nick Petrowich,
Field Representative

WNP/lap

JOSEPH H. MCCORMACK, PRESIDENT
T. HARVEY WILLIAMS, JR., DEPUTY PRESIDENT
MARCUS M. BOETTNER
THOMAS H. BOYER
MRS. LORNAINE F. CHURCH
RINGER B. HAYDEN
ROBERT V. DUBEL, TREASURER
ALVIN KORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.



CERTIFICATE OF PUBLICATION

TOWSON, MD. August 25, 1977

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 15th day of September, 1977, the 15th day of September, 1977, the NEWS publication appearing on the 25th day of August, 1977.

THE JEFFERSONIAN
L. Leah Smith
Manager

Cost of Advertisement, \$ _____

PETITION FOR RECLASSIFICATION

James J. Arnold
511 ft. S of Chatsworth Ave.
NE/8 of Reisterstown Rd.
TOWSON, MARYLAND 21284

Public Hearing: Tuesday, August 22, 1977, 7:00 PM, at the County Office Building, 111 W. Chatsworth Ave., Towson, Maryland.

OFFICE OF THE TIMES

TOWSON, MD. 21204 August 26 19 77

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR RECLASSIFICATION - James J. Arnold, S/S Reisterstown Road, N-1439 was inserted in the following:

- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

STROMBERG PUBLICATIONS, INC.
L. Leah Smith

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th
Date of Posting: Dec. 24, 1977

Posted for: Appeal
Petitioner: James J. Arnold
Location of property: N/8 of Reisterstown Rd. 511 ft. S of Chatsworth Ave.

Location of Sign: Front #135 Reisterstown Rd.

Remarks: Thomas K. Ireland
Signed: Thomas K. Ireland
Date of return: Dec. 30, 1977

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th
Date of Posting: August 23, 1977

Posted for: Petition for Reclassification
Petitioner: James J. Arnold
Location of property: N/8 of Reisterstown Rd 511 ft S of Chatsworth Ave.

Location of Sign: Front #135 Reisterstown Rd.

Remarks: Thomas K. Ireland
Signed: Thomas K. Ireland
Date of return: Sept. 6, 1977

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

DATE: Sep. 30, 1977 ACCOUNT: 01-662

AMOUNT: \$172.75

RECEIVED: James J. Arnold
FROM: James J. Arnold
FOR: Advertising and posting of property #78-29-R

VALIDATION OR SIGNATURE OF CASHIER
172.75

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

DATE: Oct. 13, 1977 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED: Balto. Co. Disbursement Account, John V. Hessian,
FOR: Appeal cost for James J. Arnold #78-29-R

VALIDATION OR SIGNATURE OF CASHIER
437 REEL 14 75.00

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

DATE: Dec. 23, 1977 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED: Judith Ann Arnold 73 Hartford Court, Balto.
FROM: James J. Arnold
FOR: Cost of Appeal for James Arnold #78-29-R

VALIDATION OR SIGNATURE OF CASHIER
437 REEL 14 75.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th
Date of Posting: August 23, 1977

Posted for: Petition for Reclassification
Petitioner: James J. Arnold
Location of property: N/8 of Reisterstown Rd 511 ft S of Chatsworth Ave.

Location of Sign: Front #135 Reisterstown Rd.

Remarks: Thomas K. Ireland
Signed: Thomas K. Ireland
Date of return: Sept. 6, 1977

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

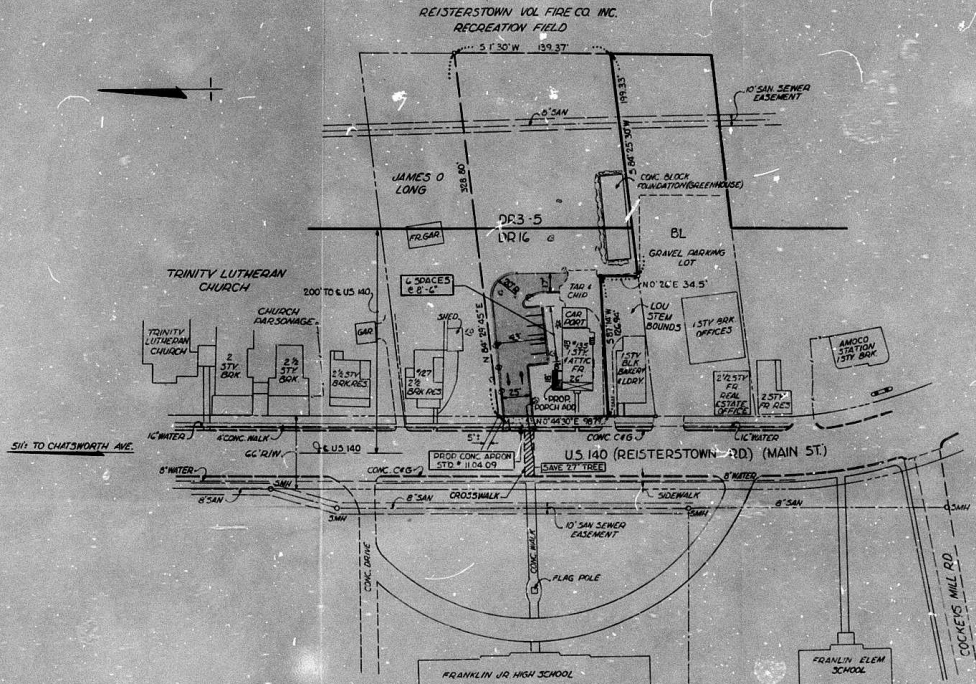
DATE: Nov. 3, 1977 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: James J. Arnold 1509 Pickett Road, Ithaca, NY
FROM: James J. Arnold
FOR: Petition for Reclassification

VALIDATION OR SIGNATURE OF CASHIER
437 REEL 13 50.00

July 1979



LOCATION PLAN
SCALE 1" = 2000'

PETITION

Requested that a change of zoning be granted to James J. & Mildred L. Arnold from DR 16 & DR 3.5 to B.L.

NO. 10	✓
NO. 11	✓
NO. 12	✓
NO. 13	✓
NO. 14	✓
NO. 15	✓
NO. 16	✓
NO. 17	✓
NO. 18	✓
NO. 19	✓
NO. 20	✓
NO. 21	✓
NO. 22	✓
NO. 23	✓
NO. 24	✓
NO. 25	✓
NO. 26	✓
NO. 27	✓
NO. 28	✓
NO. 29	✓
NO. 30	✓

Field Plot

OFF-STREET PARKING ANALYSIS
Existing Building - 26'x48' = 1248 S.F. (First Floor)
Parking for Retail Store = 1 Space / 200 S.F.
Therefore, $\frac{1248}{200} = 6.24$ Say 6 Spaces Required

NOTES APPLICABLE TO PROPOSED PARKING LOT

- Proposed Parking Lot will be surfaced with a Bituminous Concrete Surface & Bituminous Concrete Curbs will surround the area as shown.
- Proposed Parking Lot will be maintained at all times.
- The Parking Lot will have screening along the north property line adjacent to the residentially zoned area and along the west side of the parking bays which is opposite the Franklin Junior High School. The screening shall consist of a planting of dense evergreen shrubs four (4) feet minimum in height (upright yew or upright arbutus).
- Any lighting fixture used to illuminate the parking area shall be so arranged as to reflect the light away from the residential lots.

PROPERTY DATA

Area - 0.933 Acres
Existing Use - Residential
Proposed Use - Retail Store



David M. Wilson

PROPERTY OF JAMES J. & MILDRED L. ARNOLD
135 MAIN STREET

APPLICATION FOR ZONING CHANGE

BALTIMORE COUNTY, MARYLAND
4TH ELECTION DISTRICT

PREPARED BY:

THE WILSON T. BALLARD CO.
CONSULTING ENGINEERS
OWINGS MILLS, MARYLAND

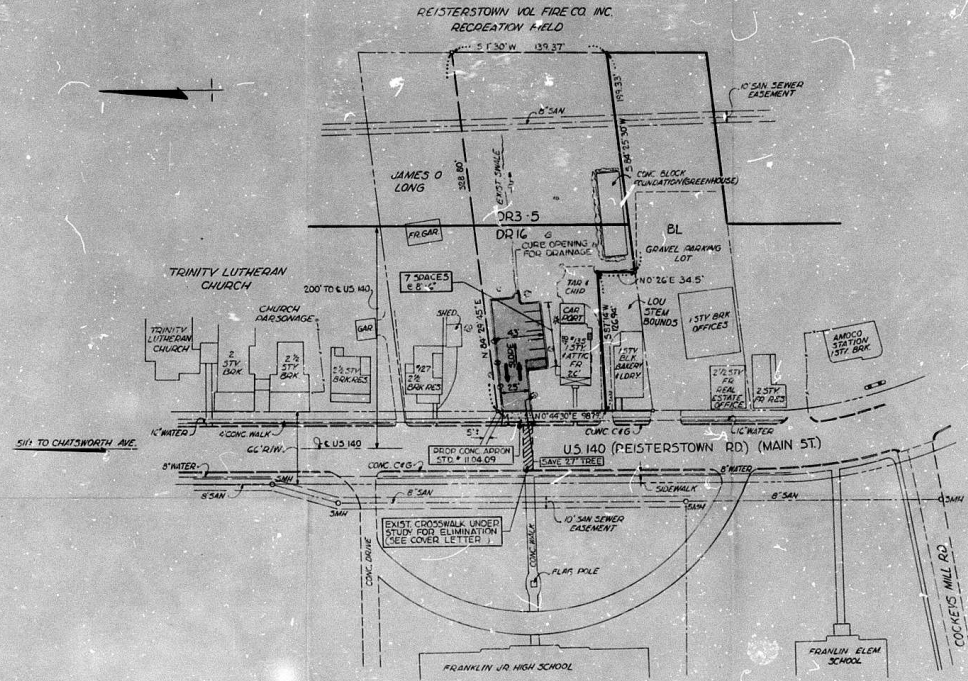
SCALE: 1" = 50'

DATE: March 23, 1977
DWG. NO. 301-07C SK1





LOCATION PLAN
SCALE 1" = 1000'



PETITION
Requested that a change of zoning be granted to James J. & Mildred L. Arnold from DR 16 & DR 3.5 to B.L.

OFFSTREET PARKING ANALYSIS
Existing Building - 26'x48' = 1248 S.F. (First Floor)
Parking for Retail Store = 1 Space / 200 S.F.
Therefore, 1248 / 200 = Say 7 Spaces Required

- NOTES APPLICABLE TO PROPOSED PARKING LOT**
- Proposed Parking Lot will be surfaced with a Bituminous Concrete Surface & Bituminous Concrete Curbs will surround the area as shown.
 - Proposed Parking Lot will be maintained at all times.
 - The Parking Lot will have screening along the north property line adjacent to the residentially zoned area and along the west side of the parking bays which is opposite the Franklin Junior High School. The screening shall consist of a planting of dense evergreen shrubs four (4) feet minimum in height (upright yew or upright arborvitae).
 - Any lighting fixture used to illuminate the parking area shall be so arranged as to reflect the light away from the residential lots.

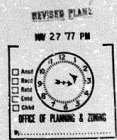
PROPERTY DATA
Area - 0.933 Acres
Existing Use - Residences
Proposed Use - Retail Store

PROPERTY OF JAMES J. & MILDRED L. ARNOLD
135 MAIN STREET

APPLICATION FOR ZONING CHANGE

BALTIMORE COUNTY, MARYLAND
4TH ELECTION DISTRICT

PREPARED BY:
THE WILSON T. BALLARD CO.
CONSULTING ENGINEERS
OWINGS MILLS, MARYLAND

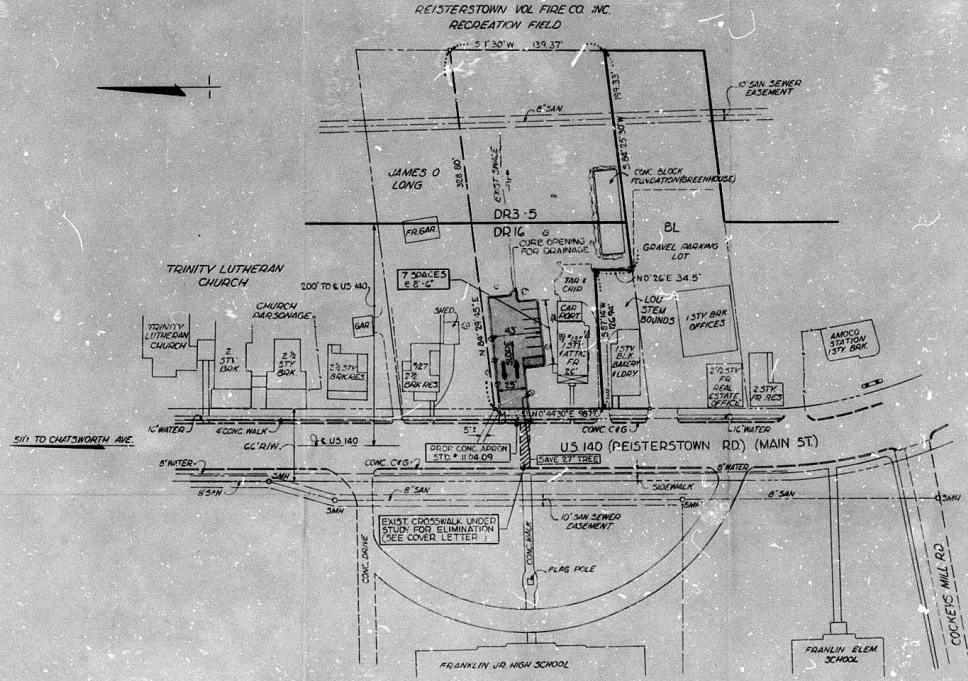


James J. Arnold





LOCATION PLAN
SCALE 1"=1000'



PETITION
Requested that a change of zoning be granted to James J. & Mildred L. Arnold from DR 16 & DR 3.5 to B.L.

OFFSTREET PARKING ANALYSIS
Existing Building - 26'x48' = 1248 S.F. (First Floor)
Parking for Retail Store = 1 Space / 200 S.F.
Therefore, 1248 ÷ 200 = Say 7 Spaces Required
200

NOTES APPLICABLE TO PROPOSED PARKING LOT

1. Proposed Parking Lot will be surfaced with a Bituminous Concrete Surface & Bituminous Concrete Curbs will surround the area as shown.
2. Proposed Parking Lot will be maintained at all times.
3. The Parking Lot will have screening along the north property line adjacent to the residentially zoned area and along the west side of the parking bays which is opposite the Franklin Junior High School. The screening shall consist of a planting of dense evergreen shrubs four (4) feet minimum in height (upright yew or upright arbutus tree).
4. Any lighting fixture used to illuminate the parking area shall be so arranged as to reflect the light away from the residential lots.

PROPERTY DATA

Area - 0.933 Acres
Existing Use - Residences
Proposed Use - Retail Store



PROPERTY OF JAMES J. & MILDRED L. ARNOLD
135 MAIN STREET

APPLICATION FOR ZONING CHANGE

BALTIMORE COUNTY, MARYLAND
4TH ELECTION DISTRICT

PREPARED BY:

THE WILSON T. BALLARD CO.
CONSULTING ENGINEERS
OWINGS MILLS, MARYLAND

