TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Evelyn R. Masters &
I, o. we. Mary M. Russell | Legal owner & of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part herest. 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...... RR. 16... originally zoning the property, and there have been substantial

changes in the character of the neighborhood,

Sea attached description

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

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above re-classification and or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Gregory R. Dent

Mary In 1 wegal Owner Address P.O. Box 393 Winchester, Virginia 22601

Leulyn R Martino

# 2

121

Addless 143 Main Street

Relatoratown, Maryland 21136

ORDERED By the Zoning Commissioner of Ballimore County, this 22th. of April ..., 1977., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public bearing be had before the Zoning Commissioner of Baltimore County in Roem 106, County Office Building in Towson, Baltimore County, on the .... 1316 ....day of September...

12. Muca Zoning Commissioner of Baltimore County

October 25, 1977

Gregory R. Dent, Esquire 143 Main Street Reisterstown, Maryland 21136

RE: Petition for Reclassification NE/S of Relaterstown Road, 430' S of Roaches Lane - 4th Election District Evelyn R. Masters, et al - Petitioners NO. 78-30-R (Rem No. 10)

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

Very truly yours,

S. ERIC DI NENNA

SED/at

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

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

RE- PETITION FOR RECLASSIFICATION NE/S of Reisterstown Road, 430' S of Roaches Lane - 4th Election District Evelyn R. Masters, et al - Petitioners NO. 78-30-R (Item No. 10)

.. .. ..

REFORE THE

COMMISSIONER

OF BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition for a Reclassification from a D. R. 16 Zone to a B. L. Zone. Said property is located on the portheast side of Reisterstown Road, 430 (set south of Roaches Lane, in the Fourth Election District of Baltimore County, and contains 0.646 acres of land, more or less.

Evidence on behalf of the Petitioners indicated that the subject property is located in an area that lends itself to commercial use. Therefore, there is no ecomonic usage of the property as presently classified. Furthermore, on August 28, 1975, the then Deputy Zoning Commissioner, James F. Dyer. reclassified the subject property from a D. R. 16 Zone to a B. L. Zone (Case

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, the Petitioners have not proven that the property, as zoned, is in error. The Comprehensive Zoning Map, as adopted on October 7, 1976, is presumed to correct, and the burden of proving error is borne by the Petitioners. In the tant case, this burden has not been met. The mere fact that the property was reclassified in 1975, does not prove that the zoning adopted by the Saltimore County Council, on October 7, 1976, is erroneous.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25 day of October, 1977, that the Reclassification be and the same is hereby DENIED.

Saltimore County

March 30, 1977

IN THE MATTER OF THE PETITION OF EVELYN R. MASTERS and MARY M. RUSSELL for zoning reclassification from DR 16 to B.L.

### MEMORANDUM IN SUPPORT OF APPLICATION

The Petitioners' property is a lot situate on the east side of Reisterstown Road (Route 140) approximately 430 feet south of Roaches Lane, in Baltimore County, Maryland. The present zoning is DR 16. Your Petitioners submit that the existing zoning classification is in error and that there were substantial changes in the character of the neighborhood, and that the property is more properly used for retail business purposes, for the following

A. Use of the subject property in its existing DR 16 zoning is not economically feasible as the property fronts on Relators-town Road, a highly travelled and commercially oriented dual lane highway, fronting on said highway for a distance of 94.65 feet and with a depth of 297 feet to property already developed.

B. County Council erred in reversing the classification of this property which was granted by the Deputy Zoning Commissioner of Baltimore County on August 28, 1975 in Case No. 75-193R.

C. There have been numerous changes in zoning classifica-tions in the immediate neighborhood as follows:

(1) Case No. 73-51R involving property on the west (1) Case No. 73-51R involving property on the west side of Reinterstown Road (route 140) opposite Glyniden Drive wherein petition for reclassification from DR 16 to B.L. was filed for Sarah F. Beach and (rder granting reclassification was signed by the Deputy Zoning Commissioner on December 29, 1972.

(2) Case No. 73-48R involving property on the north-east side of Reisterstown Road, approximately 460 feet southeast of Chartley Bud, wherein petition for reclassification from the petition of the petition of the petition of the granting rect site of the petition of the petition of the granting rect site of the petition of the p

(3) Case No. 73-44R involving property on the southwest side of Reisterstown Road, approximately 134.28 feet southeast of Codarmers Road, wherein petition for reclassification from B.L. and DR 3.5 to B.R. was filed for Warren D. Klaus and Order for reclassification granted by Zoning Commissioner on January

RE: PETITION FOR RECLASSIFICATION NE/S of Reisterstown Rd. 430' S of Rouches Lane, 4th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

EVELYN R. MASTERS, et al, Petitioners : Case No. 78-30-R

69

(4) Case No. 73-50R involving property on the north-cast side of Reisterstown Road, approximately 855 feet south of Gwymbrook Avenue wherein petition for reclassification from RR 16 and DR 3.5 to 8.R. was filed for Palisades Construction Company and Order for Reclassification for parcel A granted by the Deputy Zoning Commissioner on Pebruary 5, 1973.

Respectfully submitted,

GREGORY R. DENT

SMITH, JOHNS & SMITH 143 Main St.eet Reisterstown, Maryland 21136 833-1221

Attorney for Petitioners

......

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 ray hearing date or dates which may be now or hereafter designated therefore, and or he passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 19th day of August, 1977, a copy of the aforegoing Order was mailed to Gregory R. Dent, Esquire, 143 Main Street, Reisterstown, Maryland 21136, Attorney for Petitioner

John W. Hessian, III



March 30, 1977

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION PROPERTY OF EVELYN R. MASTERS ET AL

Beginning for the same at a point in the center line of Reisterstown Road at a distance 430' southeasterly from the intersection formed by the intersection of the center line of Reisterstown Road and the center line of Roaches Lane said point being the beginning of the land which by deed dated April 23, 1954 and recorded among the Land Records of Baltimore County in Liber GLB 2467, folio 198 was conveyed by Elsie E. Demme to Ralston W. Russell et al running thence and binding on the center of Reisterstown Road and on the first line in aforesaid deed 535°30' E 94.83' thence leaving the senter line of Reisterstown Road and binding on the second, third and fourth lines in aforesaid deed the three following courses and distances: 1) N54°30' E 297'; 2) N35°30' x 94.83'; 3) S54°30' w 297.0' to the place of beginning.

Containing 0.646 Acres of land more or less. Being the property of Evelyn R. Masters.

1. Y. H/I HEL engistered from Land surveyor No. 2246

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked an Petition number added to Denied Granted by ZC, BA, GC, CA Revised Plans Change in outline or description\_\_\_\_Ye Previous case: 15-193 R Map #

( greated B.C. Knowed for sep 1916)

BALTIMORE COUNTY
ZONNO PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG III T Chrisprais Ave. Turries, Mayland 21704 Nicholas obn B. Commodari EMNHERER KRERENEN Acting Chairman

BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERIN

STATE ROADS CONNISS.

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATIO

INDUSTRIAL DEVELOPMENT

medari Reisterstown, Maryland 21136

RE: Reclassification
Item No. 10 - 1st Cycle
Petitioner - Evelyn R. Maste:

May 2. 1977

Dear Mr. Dent:

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

proposed the comments are not intended to indicate the ansure that all parties are made aware of plans or problems sometime to the development plans that may have a booring on the development plans that may have a booring on the proposed planning may file a written report with the zeroing commissioner with recommendations as to the appropriatements of the requested zoning.

The subject property, zoned D.R. 16 and improved with a two story dwelling and shed, is located on the northeast side of Reisterstown Road, approximately 430° south of Roaches Lame in the 4th Election District. Approximately 150° south of Roaches Lame in the 4th Election District. South 150° sout

This site was the subject of a previous soning request, Cance #75-193-R. in which it was reclassified from D.G. Ic to a B.L. soning classification. In view that the subject of the new Countywide toning May that with the adoption of the new Countywide toning May that with the adoption of the new Countywide toning May that the county is at zone, this request is exactly the same as the provious one.

Revised plans, incorporating the comments of the

Gregory R. Dent, Esqui:e Page 2 Item No. 10 May 2, 1977

State Highway Administration and the Office of Project and Development Planning, must be submitted to this office.

This petition for Peclassification is accepted for filing on the date of the emclosed ling official cate. However, any revisions or correct the cate is the cate in the cate in the cate is the cate in the cate i

Very truly yours,

Nicolas B Commodau

NICHOLAS B. COMMODARI,
Acting Chairman
Zoning Plans Advisory Committee

NBC:rf

riment of troffic engineering

Mr. Eric S. DiNenna

Zoning Commissioner 2nd Floor, Courthous

> District: 4th No. Acres: 0.646

Dear Mr. DiNenna:

STEPHENE COLLINS DIRECTOR cc: E. F. Raphel & Assoc. 201 Courtland Avenue Towson, Maryland 21204



THORNTON M. MOURING, P.E. DIRECTOR

Mr. S. Eric DiNenna

Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item \$10. (Cycle: 7 April-October 1977)
Property Owner: Buyler, N. Masters, et al.
N/SS of Relaterstoom \$4. 100' S. of Reaches La.
Existing Zoning: 0.R. of Reserved Cycle: 0.Proposed Zoning: 8.L.
District; 4th No. of Acres: 0.646

April 29, 1977

Dear Mr. DiNenna

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

General;

Comments were supplied in connection with the Zoning Advisory Committee review of this size for Item 89, Cycle VIII (October 1974-April 1975). Those comments remain valid, applicable and are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #10 of Cycle I (April-October 1971).

Very truly yours,

Donald W. Sucher for mice

DORAND M. TUCKER, P.E.
Acting Chief

Bureau of Engineering

DWT:EAN:FWR:SS
T-NW Key Sheet
53 NW 36 Pos. Sheet
MI 4 J Topo
58 Tax Map

A) Sale Street

Item Ho. 10

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 39thiay of 1976 70

S. Eric DiNerna; Zoning Commissioner

Petitioner Prolyn R. Mosters

Petitioner's Attorney Gregory R. Dent St. F. Raghol & Acces. 201 Courtland Agence Micholas B. Commodari Planning & Zoning

Maryland Department of Transportation

Harry R. Hughes Secretary Bernard M. Evans Administrator

April 19, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting
Zoning Cycle 1, April 1977
ITEM: \$10
Property Med
Location: Evelyn R.
Med Rod Rod Rod F. Sof
Roaches Lane
Proposed Zoning: B.L.
District: 44h
No. Acres: 0.646

Dear Mr. DiNenna:

CL:JEM:vrd

The proposed entrance must be a depressed curb type. The proposed roadside curb must tie into the existing curb fronting the adjacent proposed. The existing curb must be indicated. The proposed right of way lime or parking stuckt line must be compared to the control of the proposed control of the control.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

By: John E. Meyers



April 20, 1977

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

Dear Mr. DiNenna

Comments on Item 10 , Zoning Cycle I , April , 1977, are as follows:

Property Owner: Evelyn R. Master, etal Lacation: NE/5 of Resistentown Road 430 ft. S of R.aches Lane Present Zoning. D. R.16 Proposed Zoning. B.L. District: 4th. No. Acres: 0.646

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 mode aware of plans or problems with regard to development plans that may have a bearing on this petition.

It is suggested that the proposed driveway be increased to 30 feer in width to allow a better flow of vehicles in and out of the property.

Very truly yours,

John L. Wimblev
Planner III
Project and Development Planning

ts. These o

The existing D.R. 16 zoning will generate approximately 80 trips per day; the proposed B.L. zoning will generate approximately 120 trips per day. The Relaterst-wa Read corridor is having capacity problems at this time and any increase in trip generation is undesirable.

Re: Item 10 - ZAC - April, 1977 Cycle Zoning Property Omer: Dvelyn R. Masters, et al Location: INE/S of Reisterstown Road 430 ft. S of Roaches Lane. Present Zoning D.R. 16 Proposed Zoning B.L.

Yours truly,

April 22, 1977

Michael S. Flanigan Traffic Engineer Associate

MSF/+1f

P O Box 717 / 300 West Preston Street Baltimo e Maryland 21203



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 Townon, Maryland 21204

Dear Mr. DiNennat

Comments on Item #10, Zoning Cycle I Meeting, April 5, 1977,

Evelyn R. Masters, et al NE/S of Reisterstown Rd. 430 ft. S of Roaches Lane

Present Zoning: Proposed Zoning: District:

A moratorium was placed on new sower connections in the Gwynns Falls Drainage Bazin by Dr. Heil Solomon, Secretary of Health and Mental Hygiene on May 1h, 197h; therefore, approval may be withheld for this connection.

Very truly yours,

them 1 Dulin Thomas H. Devlin, Director EUREAU OF ENVIRONMENTAL SERVICES

MICROFILMED



Zoning Commissioner **Baltimore** County

Planning Board ZONING RECLASSIFICATION PETITIONS: CYCLE VIII

MICROFILMED

Adopted January 16, 1975



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

Attention: Mr. Nicholas B. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: Evelyn R. Masters, et al

Location: ME/S of Reinterstown Rd. 430 ft. S of Roaches Lane

Zoning Agenda Zoning Cycle I

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.

- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCENDS the maximum allowed by the Fire Department.
- h. The site shall be made to comply with all applicable parts of the Fire Provention 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 Pire Pro-tection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to company.
- (x) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

Planding Group
Special Inspection Division Hotod and Leonge Millegand Battalion Chief Pire Prevention Bureau

MICROFILMED

ITEM 9 MOPERTY OWNER: Evelyn R. Mosters and Mary M. Bussell
LOCATION: NZE/S of Reisterstown Road, 430' S/E of Roaches Lane
ACPLAGE: 0.65

This 0.5-sucre property, containing a twe-story dwelling and a dwel, is located on the nontheast side of feditors an ideal, 430-set submear of Reaches Ione. To the north and such are contages on load sequences are consistently to the sex, in the humans Conditioning Agamenton 10.2. It is creed level to the sext and are contained to the sex of the sex

Prior to the adaption of the comprehensive zoning maps, the subject tract was zoned R. 10. During the preparation and processing of these maps, the zoning of this property was not identified as on issue before other the Planning Board or the County Council; on March 24, 1971, the Council adapted D.R. to zoning

FUNCTIONAL CATEGORY: C

April 18, 1977

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

Zoring Cycle #1

Comments on Item # 10 Zoning Advisory Committee Meeting,

Property Owner: Evelyn R. Masters, et al Location: N/E/S Reisterstoon Reed 1:30 ft. S of Roaches Lane Existing Zoning: D.R. 16

District:

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (X) 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.
- (X) D. Three sets of construction drawings with a registered Karyland Architect or Engineer's original seal will be required to file an application for a building permit.
- E. Wood 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. No comment.
- G. Requested setback variance conflicts with the Baltimore County
  Building Code. See Section

Very truly yours.

Mark E. Sunham

Charles E. Burnham Plans Review Chief CEB:rrj

MICROFILMED

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON HARYLAND 21204

Date: April 19, 197

Mr. S. Frie DiNessa Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: Coming Cycle 1

RE. Item No. 10 Property Owner: Evelyn R. Masters, et al Location: NE/S of Reisterstown Rd. 430 ft. S of Roaches Lane Present Zoning: 18.8. 16 Proposed Zoning: 8.1.

District: 4th No. Acres: 0.646 ·

Dear Mr. DiNenna:

WNP/bp

No adverse effect on student population.

Very truly yours.

MICROFILMED

b lich Kloud Nick Petrovich.

Field Representative

MAS LORDANCE F EMPLOYEE

MODERT Y DUNES SUPERSTRAIN

PETITIONER'S EXHIBIT #2



The Department of Fublic Works' representative on the Zening Advisory Committee world that public society sever only along the conternous property for of this site, and that this site "fully which the Gaywer fully a mountain" in the Department of Intellity representative on the Zening Advisory Committee states fally a mountain. The Department of Intellity representative on the Zening Advisory Committee states fally a mountain. The Department of Intelligence in the Gaywer full beniness point by Dr. Notl Schener, Secretary of Health and Mental Highers, on May 16, 1795, threefore, appear only we whichest for this The Department of Traffic Engineering's representative on the Zonlop Advisory Committee states that, as presently zoned, the development of this tract could be expected to generate 80 brigs per day; if the state of the property of the state of the stat Report to the It is the opinion of the Planning Board that the present zoning of this parcel of land, D.R. 16, is appropri by the

GEOGRAPHICAL GROUP: III

ZONING PRIOR TO 3/24/7!: R. 10
EXISTING ZONING: D.R. 16
REGUESTED ZONING: B.L.

RECOMMENDED DATE OF HEARING: Week of Morch 3, 1975

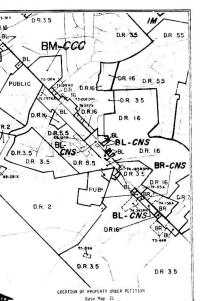
PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 16)

It is the opinion of the Flaming board that the present zoning of this procel of line, D. B. It is, it approxi-tes, individual connected apportunities have been provided in the area, of that the zoning may increase. The Substitute Stepping Plaza, on final zoned B.M.-C.C.C., is boarded on the east side of Esterntown Road for the Parallel Roads High School. Here are 20 cares for occasion float, zoned B.M., located on the Road for the Parallel Roads High School. Here are 20 cares for occasion float, zoned B.M., located on the Road-ficientsown Road from Tenna and Parallel Roads Road High School Inchip proteintly developed with commercial users. Further, Besterstown Road from Inchipated School Inchipated Road Roads Road

It is therefore recommended that the existing zoning, D.R. 16, he retained.

MICROFILMEE

D.R.3.5 D.R. 3.5 D.R. 55 BM-CCC DR 16 DR 55 PUBLIC -DR 35 BL-CNS DR 16 D.R.3.5 DR 3.5 BR-CNS (X69-251X D.R. 2 BL-CNS DRIG 71.440 4 D.R. 3.5 DR 35 LOCATION OF PROPERTY UNDER PETITION HOLIE Base Map 20



PETITIONER'S
EXHIBIT #3 M. SSOWER ... more County

FULASSIFICATION

MICROFILME

### ITEM NO. 16

PROMETY OWNER: Evelyn B. Mosters and Mary M. Bussell
LOCATION: N/L/S of Restressous Rood, 430° 5/E of Roockes Love
ACREAGE: 0.65 LOCATION: N/E/S of I ELECTION DISTRICT: 4 COUNCILMANIC DISTRICT: 3

PECOMMENDED DATE OF HEARING: Week of Soprember 12, 1977 FUNCTIONAL CATEGORY C

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: 8.L. EXISTING ZONING: D.R. 16
FOUESTED ZONING: 8.L.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 16)

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject text was zoned 8.1. (see Zoning Petrsion 70., 73-1974)). During the preparation and processing of this map, the zoning of this property was identified as an issue better both the Financing Board (III-47) and the County Council (3-47). The Planning until and Board recommended D.S. 16 zoning, which the County Council (3-47). The Planning until and Board recommended D.S. 16 zoning, which the County Council adopted.

The Department of Public Work's representative on the Zoning Advisory Committee stated that public soninary server exists along the exteremost property line of this life, and that this life "falls within the Gowers Falls integrated to the Department of Health's representative on the Zoning Advisory Committee stated that a mortative was placed on one server connection in the Goynes Falls Desiroop Basis by Dr. Nell'Sciences, Contract of Medical Public Contracts of Medical Pub

The Department of Troffic Engineering's representative on the Zeolog Advisory Committee started that, as presently zoods, the development of this troot could be expected to generate 80 trips par days; if the peritioner's reports were general, development could be expected to generate 20 trips per day. It has start that who on increase is trip demity would it and white the process of the reporting policy and grant periting along the peritic periting and the property process of the periting and the period and the periting and the periting and the periting and the period and

It is the opinion of the Planning bond that the present zooling of the property, D.R. 16, is opposphists, that omple commercial opportunities have been previoled in the area, and that the zooling map is correct. The Coulomba Spapping Plans, on load reveal B.M.-C.C.C., is because of the less that the of Erizbertsons Road opposite Franklin Serials High-School. The proposed Franklin Action Williams (Serials Serials May 100 and 10

The 1925 Baltimore County Companieshes Ham, adopted by the Planning Road on October 13, 1925, 1949s, to sail, 1927 May Palify of Kensing Right-Bassiny connected and reliabell in this piletage unjust before 15 and 1925 May 1925 M

It is therefore recommended that the existing zoning, D.R. 16, be retained

MICROFILMED

James T. Smith, Jr., Esq. Re: Item 9 - 8th Zoning Cycle October 25, 1974

Page 2

This potition 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 allow time for final Committee review and advertising. Fallure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between Garch 1, 1975, and April 15, 1975, will be forwarded to you well in advance of the date and time.

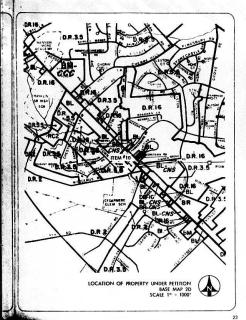
Very truly yours,

grown B. By V. KI JAMES B. BYRNES, III

Chairman, Zoning Plans Advisory Committee

JRR: JD

cc: E. F. Raphel & Associates 201 Courtland Avanue Towson, Maryland 21204



PETITIONER'S
EXHIBIT

PETITION AND SITE PLAN

BALTIMORE COUNTY

ADVISORY COMMITTEE

**EVALUATION COMMENTS** 

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

Janes T. Smith, Jr., Esq. 414 The Prince Paulding 50000 ( D son, Mar, land 21204

Free dassification Petition
Free 9 - 8th Zoning Cycle
Free no 7, 6 Mary M. Russell Petitioners

Dear Mr. Smith:

The Zoning Plans Advisor Pormittee has reviewed the plans submitted with the above referenced petition and has made in or site field inapection of the property. The following comments are a result of this rows and inspec

These comments are not intended to indicate the appropriatement of the remining and remarked, but to assure that all parties are all view of plans or problems with remark to the a view pent plans that may have a hearing on the asset of plansing may file a written or the property of the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast side of Reinsterstown Read, approximately 430 feet southeast of Roaches Lanc. In the 4th Election District of Baltimore county, the 4th Election District of Baltimore county, and a small shed. The properties immediately and a small shed. The properties immediately abouting the subject site on each side are improved with residential uses and the Suntaman Domondonium propert exists to the roar of the special country of the site on the properties opposite the site on Suntaman Suntaman Country of the State of the The subject property is located on the

The positioner is requesting a Seclassification from the existing DR 16 zone to a Business Local zone, and proposes to erect a 4200 square foot building for retail sales. Off street parking is indicated for 21 volcios.

### **BOARD OF EDUCATION** OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 8, 1974

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

Z.A.C. Meeting of: October 1, 1974 (Cycle #8)

Item 7
Property Cherr: Evolyn R. Misters & Mary M. Russell
Location: NESS of Reisterstown Rd. 430 ft. S.E. of Roaches Lane
Present Zoning: C.R. 16
Proposed Zoning: B.L.

District:

Dear Mr. Diffenna:

No adverse effect on student population.

Very truly yours.

W Trick Petersel W. Nick Petrolich., Field Representative.

WP/el 1 -1, 1 PARTS, ----

ABSENIA M. O. COMAN -05-04 F 4-11-14 E-11-1-1 RICHARD ACT

- 54-4217

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



\*\*CEOSAT 17. 1974

nt. S. Fric Pinenna, Joning Conwignioner Office of Planning and Joning County Office Indidin-Joson. Pareland 21794

Seer 'r. Sixenna

Consents on Item 9 , Coning seclaratification. Cycle 'S, are as follows

Proporty owner Lucium 1. factors & fary ". Passell focation" REFS of leisterators 2d. 410 fr. Sr/ of

Touchen Lane
Entering Toning: DV 14
Froposed Toning: B1
Fo. of Acres 0.446
District. 4th

"etropolitan water available: never cust be extended

Air Pollution Comments The Suilding or buildings on this All foliation community in Sultation of Delinitys on this site way he subject to a promit to construct and a partial to operate asy and all fuel hursing and processing equipment. Additional information may be obtained from the Justicion of Afr Pollution and Industrial Hypiene, Saltimore County Repartment of Realts.

food Protection Comments. If a fend service facility is proposed, complete plans and specifications must be absoluted to the Alvicion of food Protection, Maltimore County Department of Besith, for review and approval.

Cuynne "alls loratorium A meratorium van placed en ne-seuer connections in the Guynna "alls Grainane hasin by Dr. Neil felorom. Secretary of Nealth and mental Rygiese, on "ay 14, 1974 therefore approval may be withheld for this commertion.

Very truly yours. A ideans in

Thomas H. Soults, Streeter SUREAU OF ENVIOUS ENVIORS

C. W.L. Phillips L./. Schuppert

S FRIC DIMENNA



October 24, 1974

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

Dear Mr. Di Nenna:

Comments on Item \*9 , Zoning Cycle VIII, October, 1974 are as follows:

Property Owner: Evelyn R. Masters and Mary M. Russell Location: NE/s of Reisterstown Road 430 ft. SE of Roaches Lane Existing Zoning: D.R.16 Proposed Zoning: B.L. No. of Acres: 0.646 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 Zivently John L. Wimbley

Planning Specialist II Project and Development Planning

HALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SHITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE

AREA CODE 301 PLANNING 494-3211 ZONING 494-3391

Harry R. Hughes

Bernard M. Evans

DEPARTMENT OF TRAFFIC ENGINEERING

Evenue A Current P.E. West T. Manager

October 28, 1974

Mr. S. Eric viNenna Zoning Commissioner County Office Building

Item 9 - Cycle Zoning - October 1974 through April 1975 Property Owner - Evelyn R. Hasters & Hary M. Russell NE/S of Reisterstown Road, 430 ft. SE of Roaches Lane

Dear Mr. Di Nenna:

This increase is undesirable since present capacity problems saist along Reisterstown Road, particularly at the interchange of the Beltway and Reisterstown Road.

C. Richard Moore Assistant Traffic Enginee

Baltimore County Fire Department



Maryland 21204

Office of Planning and Dming Baltimore County Office Building Townon, Haryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Res Property Owners Evelyn 3. Masters & Mary H. Russell

Locations "E/S of Relateratown Rd. 430 ft. SF/ of Roaches Lane

Zoning Agenda Cycle #8 - Cotober 1, 1974

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

(X) 1. Firs hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved read in accordance with Baltimore County Standards as published by the Department of Public Norks.

( ) 2. A second means of vehicle access is required for the site.
( ) 3. The vehicle dead-end condition shown at

EIGERS the maximum allowed by the Fire Department.
The site shall be made to comply with all applicable parts of these the shall be made to comply with all applicable parts of the shall be made and structures of odding or proposed on the site shall comply with all applicable requirements of the Mational Fire Protection Association Standard No. 20 "The Life Safety Code", 1700 Eithin prior

Paul H Rinche

Deputy Chief Fire Prevention Bureau

PETT ONER'S

EXHIBIT #5

masters

11/6

BALTIMORE COUNTY

**ZONING PLANS** 

ADVISORY COMMITTEE

( ) 6. Site plans are approved as drawn.

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

14707/11 Hoted and

Planning Group Special Inspection Division

Baltimore County, Margland Bepartment Of Bublie Garts

> COUNTY OFFICE DUILDING TOWION, MANYLAND 21204

Berras of Espinostin -----

October 23, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Nem #9 (Cycle VIII - October 1976 - Arril 1978)
Property Omer: Revolve R. Insters A Erry M. Exceels
M/75 of Reinterstown Ed., 430\* S/E of Rouches In.
Existing Zoning: D.1.
Proposed Zoning: B.1.
No. of acres: 0.646 District; bth

Dear Mr. Dillenna

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.

Beiterstonn Boad is a State Rood; therefore, all importants, intersections, extraces and drainage resignments as they affect the rood come under the jurisdiction of the haryland linkway Administration. Any utility construction within the State Feed right-of-way will be subject to the standards, specifications and agreevel of the State in addition to those of Bultures County.

As no County roads are involved, this office has no comments.

The Petitioner must provide recessary drawings facilities (temporary or merament) to prevent creating any missances or demages to adjacent respective, especially by the concentration of surface swares. Correction of any problem which may result, when the improper provides or improve installation of drawings facilities, would be the full responsibility of the Petitioner.

Development of this property through strippine, creding and stabilization could ment 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.

Maryland Department of Transportation

State Highway Administratio

October 7, 1974

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

October 1974
Property Owner: Evelyn R. Masters
6 Mary M. Russell
Location: NE/S of Reisterstown
Road (Route 140) 430 ft. SE/ of AttiMc. James B. Byrnes III Roaches Lane
Existing Zoning: DR 16
Proposed Zoning: 3L
No. of Acres: 0.646

Dear Sirt

The proposed curb along Reisterstown Road is to be 2R' from the centerline and not 30' as indicated on the plan.

The 1973 average daily traffic count on this section of Reisterstown Road is 24,000 vehicles.

Very truly yours,

Res 6th Zoning Cycle October 1974

Bureau of Engineering Access Fermits

by: John E. Heyers

CL:JEH:b

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

cholas B. Commodari

ing Chairman

-

DEPARTMENT OF MATE PEADS CON

PUBLICATION BEALTH DEPARTMENT

PROJECT PLANNING 1956 DEPARTMEN ARD OF EDUCATION NING ADMINISTRATE INDUSTRIAL 19 VELOPMENT

Gregory R. Dent, Esquire 143 Main Street Reisterstown, Maryland 21136

Reclassification Item No. 10 - 1st Cycle Petitioner - Evelyn R. Masters

Dear Mr. Dent:

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

May 2, 1977

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 are not all parties are made aware of plans or problems bearing on this case. The problems that may have a bearing on this case. The property with the zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, zenod D.R. 16 and improved with a two story 'deeling and shed, i.e. locaceache northeast side of Reisterscown Road, approximately the angle of the state of the state

This site was the subject of a previous coning from D.R. Is to a B.L. zoning classification. In view of the fact that with the adoption of the new Countyvide of the fact that with the adoption of the new Countyvide of the fact that with the adoption of the new Countyvide of the fact that with the adoption of the new Countyvide of the fact that with the adoption of the new Countyvide of the fact that will be previous one.

Revised plans, incorporating the comments of the

Gregory R. Dent, Esquire Page 2 Item No. 10 May 2, 197

Item #9 (Cycle VIII - October 1971, - April 1975) Property Owner: Evelyn R. Masters & Mary M. Bussell Page 2 Detaber 23, 1974

Public water exists within Reisterstown Road.

Public raditary sever exists along the eastern property line of this site; however, this site wills within the unmon Falls Brainage Area. The Maryland fate health Energites this placed a moratorium on this army, therefore, this site is subject to their approval for may additional commentions.

Very truly yours,

Elif of the laws, F.F. Chief, Europe of Engineering

aters

Sent tary Source

DED: FAM: CIN: CD

THW Key Sheet S NW 37 For. Sheet W 14 J Topo S Tax Map

State Highway Administration and the Office of Project and Development Planning, must be sub-mitted to this office.

This pretition for Reclassification is accepted for filing on the date of the enclosed filing criticate. However, any revisions or correction to repetitions, descriptions, or plats, as may have to this office prior committee, shall be submitted to this office prior committee. The properties of the committee of the committee of the committee of the committee review and the committee for final committee review and petition not comply may result in this petition not comply may result in this petition not date and times of the committee of the comm

Very truly yours,

Nedolas & Commoder NICHOLAS B. COMMODARI, Acting Chairman Zoning Plans Advisory Committee

cc: E. F. Raphel & Assoc. 201 Courtland Avenue Towson, Maryland 21204

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 2"203



VTON M. MOURING, P.E.

April 29, 1977

Zoning Commissioner County Office Building Towson, Maryland 21204

Ro: Item 810 (cycle I April-October 1977)
Proporty Cunar: Evelyn R. Masters, ot al
M/ES of Resisterstown Rd. 430° S. of Boaches La.
Bristing Zoning; D.R. 16
Proposed Zoning; B.L.
District; 4th No. of Acres; 0.646

tuar Mr. Dillonna

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.

Comments were supplied in connection with the Zoning Advisory Committee review of this site for Item #9, Cycle VIII (October 1974-April 1975). Those comments remain valid, applicable and are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zening Advisory Committee review in connection with this Item #10 of Cycle I (April-October

Donald W. Suche /come DONALD W. TUCKER, P.E. Acting Chief Bureau of Engineering

April 18, 1977

Comments on Item #10, Zoning Cycle I Meeting, April 5, 1977,

A moratorium was placed on new sewer connections in the Cwynns Falls Brainage Rasin by Dr. Neil Bolcoon, Secretary of Health and Mental Rygions on Hay 14, 1974; therefore, approval may be withheld for this

Evelyn R. Masters, et al NE/S of Reisterstown Rd. 430 ft. S of Roaches Lane D.R. 16

Yery truly yours.

them M. Dylen

Thomas H. Devlin, Director

DAT FAM. PAR. S

T-IN Key Sheet 53 NW 36 Pos. Sheet NW 14 J Topo 58 Tax Map

TOWSON MARYLAND 2120

KS/fth

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

Property Owners

Present Zoning: Proposed Zoning: District:

Maryland Department of Transp

Attention: Mr. N. Commoderi

Bernard M. Evan

April 19, 1977

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

Re: Z.A.C. Meeting Zening Cycle I. April 1977
ITM: #10
Property Owner: Evelyn R. Masters, et al. 50 Helicoretow Road (Route 140) 430 ft. 5 of Roaches Lane
Present Zoning: D.R. 16
Proposed Zoning: B.L.
District & B.L.
Bit

Dear Mr. DiNenna:

The proposed entrance must be a depressed curb type. The proposed roadside curb must tie into the existing curb fronting the adjacent properties. The existing curb must be indicated, curbed with concrete. Proposed concrete sidewalk must be indicated.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits By: John E. Heyers

CL:JEM:vrd

April 20, 1977

Mr. Eric S. DiNenna, Zoning Com Zoning Advisory Committee
Office of Planning and Zoning
Boltimore County Office Building
Towson, Maryland 21204

Comments on Item 10 , Zoning Cycle I, April, 1977, are as follows

Property Owner: Evelyn R. Mc.Lor, etal location: NE/S of Resisterstown Road 430 ft. 5 of Roaches Lane Present Zoning: D. R. 16 Proposed Zoning: B. L. 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 zening 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

It is suggested that the proposed driveway be increased to 30 feet in width to allow a better flow of vehicles in and out of the property.

STEPPENT COLLINS

April 22, 1977

Zoning Commissioner 2nd Floor, Courthou

Re: Item 10 - ZAC - April, 1877 Cycle Zoning Property Owner: Evelyn F. Masters, et al Location: NE/S of Feitterstown Road 43D ft. S of Foaches Lane. Prosent Zoning: D.R. 16 Proposed Zoning B.L. Dim rict. Ath

The existing D.R. 16 zoning will generate approximately 80 trips per day; the proposed B.L. zoning will generate approximately 320 trips per day.

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

Yours truly,

Michael S. Flanigan
Traffic Engineer Associate

MSF/ilf

P.O. Box 717 / 300 West Preston Street Baltimore Marrian 1 21203



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

Mr. Nicholas B. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: Evelyn R. Mastern, et al

Location: NE/S of Reinterstown Rd. 430 ft. S of Roaches Lane

Zoning Agenda Zoning Cycle I Item No. 10

irrount to your request, the referenced property has been surveyed by this Buroau 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. Pire hydrants for the referenced property are required and shall be located at intervals or feet along an approved read in accordance with initiator County Standards an sublished by the Department of Publis Votta.

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

( ) 3. The vehicle dead end condition shown at EXCECUS the maximum allowed by the Sire Department.

( ) h. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupency or beginning of operations.

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

(x) 6. Site plans are approved as drawn.

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

ENTENDED SEASON THE PROPERTY OF THE CONTROL OF THE PROPERTY OF Battalion Chief Fire Prevention B Special Inspection Division

bottlineso county department of permits and licenses 10WS0N, MARYLAND 21204

April 18, 1977

Mr. S. Eric Billenna, Zoning Commissioner Office of Planning and Zoning County Office Poilding Touron, Karyland 21204

Connects on Item # 10 Zoning Advicery Committee Eceting.

Property Owner: Declar R. Hantern, et al Moniton: Mydr Red recentor: Reed 130 ft. S of Bonches Lanc Friging Zening: D.R. 16 Proposed Zoning: H.L.

The items checked below are applicable:

(I) A. Structure shall conform to Baltimore County Bailding Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

B. A building point chall be required before construction can begin.
 A markey joint shall be required.
 C. Three sets of construction drawings will be required to file on application for a building penalt.

D. Three sets of construction drawings with a registered Earyland Architect or Engineer's original seal will be required to file an application for a building permit.

E. Wood 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.

C) G. Requested setback variance conflicts with the Baltimore County wilding Code. See Section

Mail, E. Sunham

Charles E. Surnban

# **BOARD OF EDUCATION** OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 19, 1977

Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

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

RE: Item No: 10 Property Owner: Evelyn R. Masters, et al Location: NE/S of Reisterstown Rd. 430 ft. S of Roaches Lane Present Zoning: D.R. 16
Proposed Zoning: B.L.

District: 4th

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours W. Tick Kland

W. Nick Petrovich. Field Representative

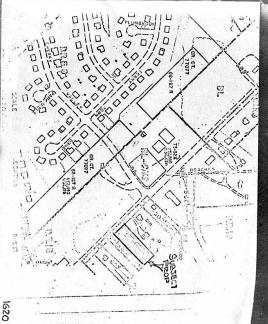
MNP/bp

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MRS. MILTON B. SMITH. ..

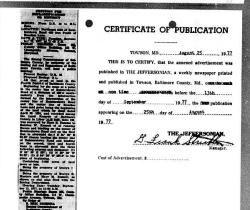
# County Office Building 111 W. Chesapeake Avenue Towson, Haryland 11204 Your Petition has been received \* this 304 day of Albor 1977. Filing Pee \$ 5000 . Received Check Cash Other S. Eric DiNénna, Zoning Commissioner Petitioner Aborney County Substituted by Madian H. Petitioner's Attorney County County Reviewed by This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.















THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION - Evelyn R. Masters, et al., NES Rejsterstown Rd. - H 1441 was inserted in the follows:

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

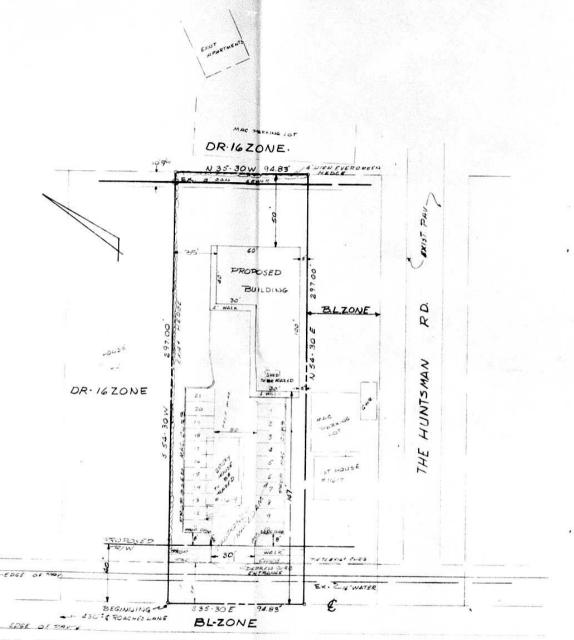
  Suburban Times West

19 77

> STROMBERG PUBLICATIONS, INC. BY Extly Burger

BALTIMORE COUNTY, MARYLAND DIFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	<b>6.</b> 57276
DATE Sept. 30, 1977 ACCOUNT 01-	662
AMOUNT	
Advertising and posting of pr	Smith Co. roperty for Evelyn R.
RECEIVED MEMBERS Stewart, Ensor and FROW Reistarsteam, Ms. 21136 Advantising and posting of pr Fasters, et al #78-30-R	Smith Co.
Masters, et al	Smith Co.  roperty for Evelyn R.  1 6 1.7 5 MGE





REISTERSTOWN

RD.

E. F. RAPPEL C. AS C.C.

SECURITERED PROFESSIONEL CARD SURVEYORS

203 COURTLAND SURVEYORS

TOWNER MARKARI CLADA



# GENERAL NOTES

AREA OF PROPERTY EXISTING ZONE EXISTING USE PROPOSED ZONE PROPOSED USE O 646 AC. =
DR. 16
RESIDENTIAL
BL
RETAIL

## PARKING DATA

AREA PROPOSED BLDG 4,200 "

PARKING RATIO | SPACE/200"

REGUIRED SPACES 21

PROPOSED SPACES 21

(9' ×20')

HEVISED PLANS





PLAT TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION

> PROPERTY OF EVELYN MASTERS ET.AL.

4 HELECT. DIST

BALTO CO MD

SCALE . /": 30'

":30' MARCH 30 1977 AMENDED MAY 25-77-PERZONNE DOMMENTS