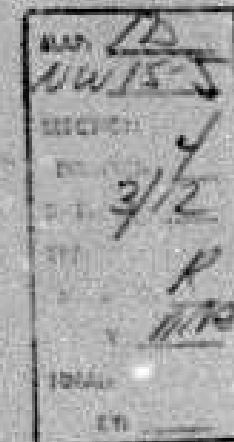


PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "R-O" zone to an "R-1" zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:



Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
LEROY J. SHADE
(Type or Print Name)
Signature
DOROTHY L. SHADE
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
LLOYD J. HAMMOND
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.: 828-5004

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from R.O. to R-1. Zone
NE corner of Main St. and
Walgrove Rd., 4th District : OF BALTIMORE COUNTY

LeROY J. SHADE, et ux, Petitioners : Case No. R-93-68 (Item 15, Cycle III)

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of August, 1982,

a copy of the foregoing Order was mailed to Lloyd J. Hammond, Esquire, 204 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

MEMORANDUM IN SUPPORT OF ZONING RECLASSIFICATION

The Petitioners' property comprises of approximately .5 of an acre of land, more or less, located on the northeast side of Reisterstown Road at the intersection of Walgrove Road. The property has frontage on Reisterstown Road of approximately 66 feet, and a depth along the northwest side of Walgrove Road for approximately 330 feet. The subject property was zoned to an "R-O" classification by Baltimore County Council when it comprehensively rezoned the subject area in October, 1980.

Your Petitioners submit that the existing zoning classification is in error for reasons hereinafter stated, and that the existing zoning classification is improper because of a change in the conditions brought about by recent development of adjoining properties to a commercial use.

The purpose of "R-O" classification is to allow those houses in a residential setting to be used on a small scale office use without destroying the residential character of the neighborhood. The subject property, as it now sets, could hardly be said to be situated in a residential setting. The block in which the subject property is located is bounded on the north by Chartleigh Boulevard, and on the south by Walgrove Road. Beginning at the north end of the block and fronting on Reisterstown Road for approximately 240 feet is located a Mobil Gasoline Station. Continuing south, the next property fronts on Reisterstown Road for approximately 140 feet and is improved by an older frame structure in somewhat disrepair. This building is used as a residence. The next property is the Roy Rogers Restaurant, which fronts on Reisterstown Road for approximately 250 feet. The balance of the block is made up of the subject property, which is improved by two semi-detached residences. One can readily see that the true character of the block is not residential, particularly when 70 per cent of its use is commercial.

-1-

The recently developed Roy Rogers Fastfood Restaurant, constructed on the adjoining property, makes use of both the "B-L" zone lot and a parcel that was reclassified "R-O" as a single commercial use. This is a good example of how "R-O" property has been manipulated to serve the purpose of a commercial use.

Although, the actual construction was not started, the plans for the building of the Roy Rogers Restaurant were known to the County Council prior to the finalization of the comprehensive maps. It is obvious that the construction of the Restaurant has rendered meaningless the "R-O" classification that exists on the subject property.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Item No. 15 - Cycle III
Petitioner - LeRoy J. Shade, et ux
Reclassification Petition

Dear Mr. Hammond:

The reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April - October '82 reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before May 31. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Located on the northeast corner of Reisterstown and Walgrove Roads in the 4th Election District, the subject property is presently zoned R-O in its entirety with a small portion zoned D.R.3.5 to the rear. In view of your client's proposal to reclassify the R-O zoned portion of this property to a B.L. zone, this hearing is requested.

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from the Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and/or the Committee will be submitted when a proposed development is shown.

Item No. 15 - Cycle III
Petitioner - LeRoy J. Shade, et ux
Reclassification Petition

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September 1 and December 31, 1982, will be forwarded to you in the future.

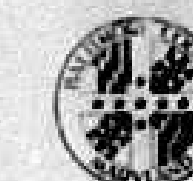
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures

cc: W. T. Sadler
507 Main Street
Reisterstown, Maryland 21136



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

April 13, 1982

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #15 Zoning Cy. III (April-October 1982)
Property Owner: LeRoy J. & Dorothy L. Shade
N/E corner Main St. & Walgrove Rd.
Existing Zoning: R-O
Proposed Zoning: BL
Acres: 0.52
District: 4th

Dear Mr. Hackett:

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 (Rd. 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.

Walgrove Road, an existing County road, is improved as a 36-foot closed section roadway within a 60-foot right-of-way. (See Drawing #71-0829, File 5)

The entrance locations and specifications are also subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

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

Item #15 Zoning Cycle III (April-October 1982)
Property Owner: Leroy J. & Dorothy L. Shade
Page 2
April 13, 1982

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public 8 and 16-inch water mains in Reisterstown Road. There is also an 8-inch public water main and 8-inch public sanitary sewerage in Walgrove Road, approximately at the northwesterly outline of this property (Drawings 53-0622, File 3 and 63-0619, File 1, respectively).

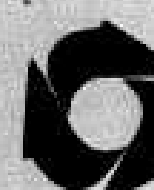
Very truly yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWH:ss

cc: Jack Wimbley

T-W Key Sheet
58 NW 39 & 40 Pos. Sheets
NW 15 & 16
48 Tax Map



Maryland Department of Transportation
State Highway Administration

Lowell K. Biddwell
Secretary
M. S. Calisher
Administrator

March 22, 1982

Mr. William Hackett, Chairman
Board of Appeals
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: RE-CLASSIFICATION PETITIONS
CYCLE III - 1982
MEETING OF MARCH 16, 1982
ITEM: 15.
Property Owner: Leroy J. & Dorothy L. Shade
Location: N/E corner
Main St. (Route 140) and
Walgrove Rd.
Existing Zoning: R-O
Proposed Zoning: B.L.
Acres: 0.52
District: 4th

Dear Mr. Hackett:

Due to the lack of detail on the plan: entrance, parking lot, etc., we are unable to make a comprehensive review of the proposal, however, any access from Reisterstown Road will involve the construction of a commercial entrance in accordance with State Highway Administration standards and specifications and the construction of concrete curb and gutter across the frontage.

There is an 80' right of way proposed for Reisterstown Road that should be indicated.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

BY: John Meyers

RECEIVED
BALTIMORE COUNTY
MAR 24 11 05 AM '82
COUNTY BOARD
OF APPEALS
BY: J. M. vrd

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5032 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 29, 1982

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III - 1982, Meeting of March 16, 1982
Item No. 15
Property Owner: Leroy J. & Dorothy L. Shade
Location: NE/Corner Main Street and Walgrove Road
Existing Zoning: R-O
Proposed Zoning: B.L.
Acres: 0.52
District: 4th

Dear Mr. Hackett:

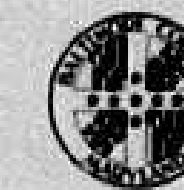
The existing R-O zoning can be expected to generate approximately 25 trips per day and the proposed B.L. zoning can be expected to generate approximately 250 trips per day.

This site is within a transportation deficient zone.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/vlj



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

April 7, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #15, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: Leroy J. & Dorothy L. Shade
Location: NE/Corner Main Street and Walgrove Road
Existing Zoning: R-O
Proposed Zoning: B.L.
Acres: 0.52
District: 4th

The dwelling is presently served by metropolitan water and a private septic system, although metropolitan sewer is available to serve the property. Any development of the site or change in the present usage of the dwelling will necessitate connection to public sewer and backfilling of the septic system. Connection to metropolitan sewer is subject to the allocation schedule for the Gwynns Falls sewer system through the Office of Planning.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

RECEIVED
BALTIMORE COUNTY
APR 13 2 21 PM '82
COUNTY BOARD
OF APPEALS



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 6, 1982

cc: William Hackett
Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Leroy J. and Dorothy L. Shade

Location: NE/Corner Main Street and Walgrove Road

Item No.: 15 Zoning Agenda: Meeting of March 16, 1982

Gentlemen:

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

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

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

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

(X) 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", 1976 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. H. Commodari*
Planning/Group Fire Prevention Bureau
Special Inspection Division

JK/mh/c

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hackett, Chairman
Board of Appeals
FROM: Charles E. Burham, Plans Review Chief
Department of Permits & Licenses
SUBJECT: Cycle III Zoning 1982
Comments "15"

Date: April 6, 1982

The existing building which may be of suitable construction for an R. O. Occupancy that is classified as Use Group "B" Business under Section 303.0 of the Building Code (1981 B.O.C.A.) Table 505. may not be acceptable for other use groups which may be more stringent.

Example: Type 4B construction (wood frame unprotected) is acceptable up to 2 stories in height for Use Group "B", but is only acceptable for one story as a mercantile use. (Group M).

A change of occupancy would be required and when so required Section 103.2 gives you the intent of the code. Use Group requirements are described in Sections 302.0 thru Section 310.0, various types of construction are described in Sections 402.0 thru Section 405 plus Table 401. Height and area limitations for the various combinations of Use Groups and Construction Classifications are listed in Table 505.

TE:ea

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: 3/22/82

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #111

RE: Item No: 15
Property Owner: Leroy J. & Dorothy L. Shade
Location: NE/Corner Main Street and Walgrove Road
Present Zoning: R-O
Proposed Zoning: B.L.
Acreage: 0.52

School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

Acreage too small to have an effect on student population.

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary			
Junior High			
Senior High			

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

BNP/bp

PETITION FOR RECLASSIFICATION

4th Elect District

ZONING: Petition for Reclassification
LOCATION: Northeast corner of Reisterstown and Walgrove Roads
DATE & TIME: Wednesday, November 10, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: R.O.
Proposed Zoning: B.L.

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

Being the property of Leroy J. Shade, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, November 10, 1982 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION
THE PROPERTY OF LEROY J. SHADE AND DOROTHY L. SHADE, HIS WIFE
LOCATION: 619 and 621 MAIN STREET, REISTERSTOWN,
FOURTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

DATE: APRIL 20, 1982

DESCRIPTION:

Beginning for the same at the intersection of the Northeast side of Main Street, Reisterstown Road, Maryland Route 140, sixty-six feet wide, and the Northwest side of Walgrove Road and running thence along said Main Street, North 39 degrees West 66 feet, more or less, thence leaving said road and running North 50 degrees East 330 feet, more or less, thence South 39 degrees East 66 feet, more or less, to the Northwest side of Walgrove Road, thence running and binding along said road South 50 degrees West 330 feet, more or less, to the place of beginning. Containing 0.52 acres of land, more or less.

Save and except all that portion of the above-described parcel of land lying within the area zoned D.R. 3.5 as shown on the Baltimore County zoning map and on the Plat filed with this Petition entitled, "Plat to Accompany Petition For Reclassification from R.O. Zoning to B.L. Zoning."

Being all that portion of the land described in a Deed from Charles E. Caltrider and Margaret S. Caltrider, his wife, to Leroy J. Shade and Dorothy L. Shade, his wife, dated September 17, 1958 and recorded among the Land Records of Baltimore County in Liber 3416, folio 587.

Note: The above description has been compiled from Deeds and records.



MAY 6, 1982
REVISED PLANS

Don #15
cycle 10

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION
PROPERTY OF LEROY J. SHADE AND DOROTHY L. SHADE, HIS WIFE
LOCATION: 619 & 621 MAIN STREET, REISTERSTOWN,
FOURTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

DATE: FEBRUARY 21, 1982

DESCRIPTION:

Beginning for the same at the intersection of the Northeast side of Main Street, Reisterstown Road, Maryland Route 140, sixty-six feet wide, and the Northwest side of Walgrove Road and running thence along said Main Street, North 39 degrees West sixty-six feet, more or less, thence leaving said street and running North 50 degrees East three hundred and forty-six feet and one half feet, thence South 39 degrees East sixty-six feet, more or less, to the Northwest side of Walgrove Road, thence running and binding along said road South 50 degrees East three hundred and forty-six feet and one half feet to the place of beginning. Containing 0.52 acres, more or less.

Being all that land described in a Deed from Charles E. Caltrider and Margaret S. Caltrider, his wife, to Leroy J. Shade and Dorothy L. Shade, his wife, dated September 17, 1958 and recorded among the Land Records of Baltimore County in Liber 3416, folio 587.

Note: The above description has been compiled from Deeds and records.



William T. Sadler P.L.S. 7730

Old description

March 22, 1982

Mr. William Hackett, Chairman
Board of Appeals
County Office Bldg.
Towson, Md. 21204

Re: RE-CLASSIFICATION PETITIONS
CYCLE III - 1982
MEETING OF MARCH 16, 1982

Attention: Mr. N. Commodari

ITEM: 15.
Property Owner: Leroy J. & Dorothy L. Shade
Location: N/E corner
Main St. (Route 140) and
Walgrove Rd.
Existing Zoning: R-O
Proposed Zoning: B.L.
Acres: 0.52
District: 4th

Dear Mr. Hackett:

Due to the lack of detail on the plan: entrance, parking lot, etc., we are unable to make a comprehensive review of the proposal, however, any access from Reisterstown Road will involve the construction of a commercial entrance in accordance with State Highway Administration standards and specifications and the construction of concrete curb and gutter across the frontage.

There is an 80' right of way proposed for Reisterstown Road that should be indicated.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

BY: John Meyers

RECEIVED
BALTIMORE COUNTY
Mar 24 11 05 AM '82
COUNTY CLERK
BY: J. Meyers

My telephone number is (301) 659-1350

Typewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 800-0451 D.C. Metro - 1-800-485-5083 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

April 7, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #15, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: Leroy J. & Dorothy L. Shade
Location: NE/Corner Main Street and Walgrove Road
Existing Zoning: R-O
Proposed Zoning: B.L.
Acres: 0.52
District: 4th

The dwelling is presently served by metropolitan water and a private septic system, although metropolitan sewer is available to serve the property. Any development of the site or change in the present usage of the dwelling will necessitate connection to public sewer and backfilling of the septic system. Connection to metropolitan sewer is subject to the allocation schedule for the Gwynns Falls sewer system through the Office of Planning.

Very truly yours,

Jan J. Fogest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJH/als/JTP

October 14, 1982

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Reclassification
NE/Corner of Reisterstown & Walgrove Pds.
Leroy J. Shade, et ux - Petitioners
Case 68-33-67 Cycle III - Item #15

TIME: 10:00 A.M.

DATE: Wednesday, November 10, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: People's Counsel

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
454-3550

STEPHEN E. COLLINS
DIRECTOR

December 8, 1982

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Revised Comments
Cycle No. 15
Property Owner: Leroy J. & Dorothy L. Shade
Location: NE/Corner Main Street and Walgrove Road
Existing Zoning: R.O.
Proposed Zoning: B.L.
Acres: 0.52
District: 4th

Dear Mr. Hackett:

The existing R.O. zoning for this site can be expected to generate approximately 25 trips per day and the proposed B.L. zoning can be expected to generate approximately 250 trips per working day with 25 trips during the peak hour.

This site is within a transportation deficient zone and the zone is not expected to improve in the near future.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cem

RECEIVED
BALTIMORE COUNTY
DEC 23 11 03 AM '82
COUNTY BOARD OF APPEALS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 22, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Item No. 15 - Cycle III
Petitioner - Leroy J. Shade, et ux
Reclassification Petition

Dear Mr. Hammond:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: W. T. Sadler
507 Main Street
Reisterstown, Md. 21136

LLOYD J. HAMMOND
ATTORNEY AT LAW

204 COURTLAND AVENUE
TOWSON, MARYLAND 21204
PHONE: 838-5004
311A MAIN STREET
REISTERSTOWN, MARYLAND 21136
PHONE: 833-4714

December 29, 1982

Mr. William Hackett, Chairman
Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Re: Item No. 15 - Cycle 3
Petitioner - Leroy J. Shade, et ux
Reclassification Petition

Dear Mr. Hackett:

I have just received a copy of Mr. Flanigan's supplemental letter dated December 8, 1982. I spoke with Mr. John Hessian, People's Counsel, concerning this letter and he has agreed with me to stipulate that the letter would be offered into evidence as a supplement to Mr. Flanigan's previous letter dated March 29, 1982.

The principal difference in the December 8, 1982, letter is the reference to the 25 trips during the peak hour, expected to be generated by the subject property in the event of a reclassification. The reason for this distinction is that transportation deficient zones are determined on the basis of trips during the peak hour and not the trips per day.

The transportation map for the area of the subject property shows a T50 designation. This means that an additional 50 peak hour trips will be allowed before the area would reach a failing point, with no further development allowed until corrected. The 25 peak hour trips estimated by Mr. Flanigan to be generated by the subject property, would not exceed the present requirements of the transportation map.

If the Board feels a need for any additional information, please feel free to contact me at your convenience.

Very truly yours,

Lloyd J. Hammond
LLOYD J. HAMMOND

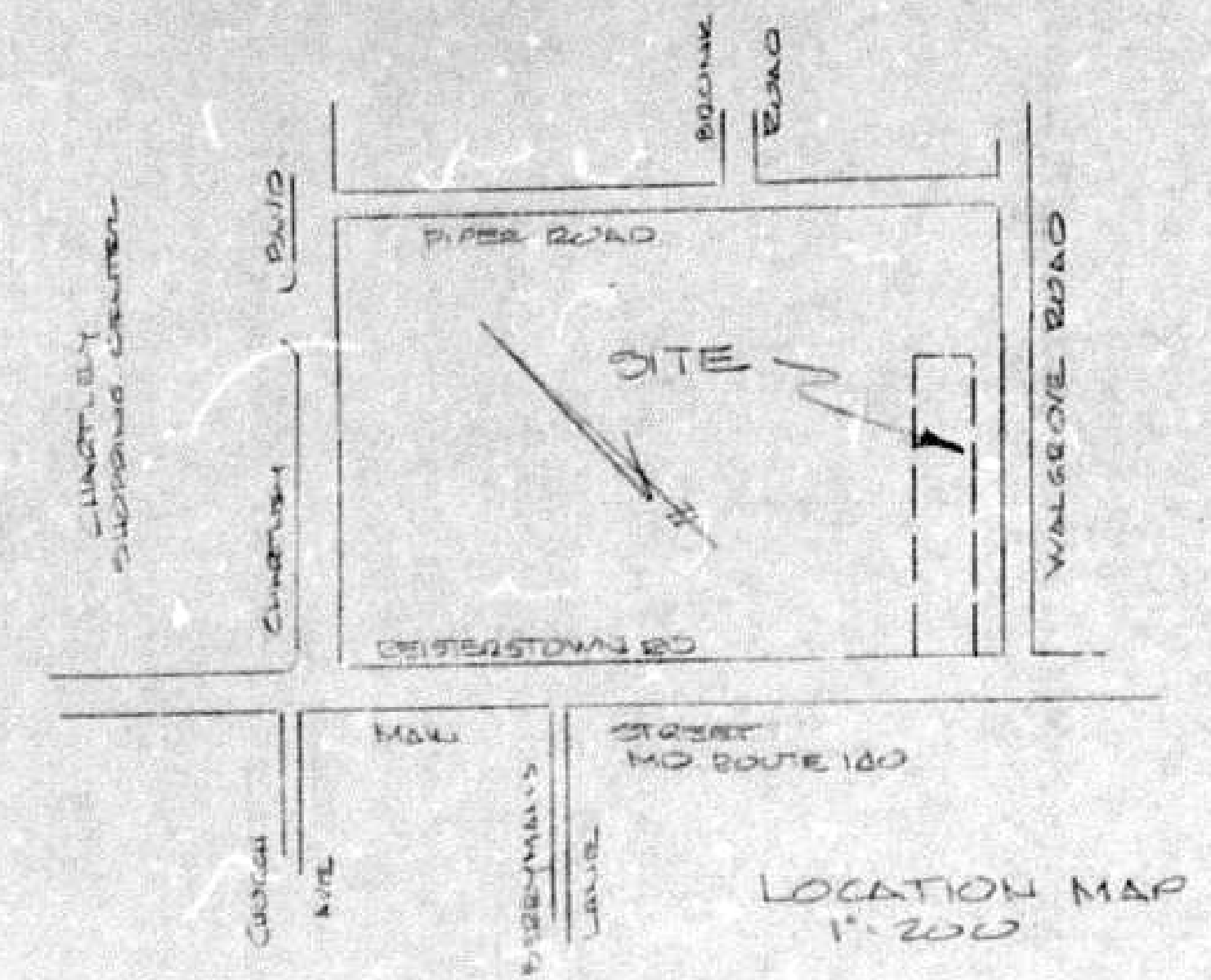
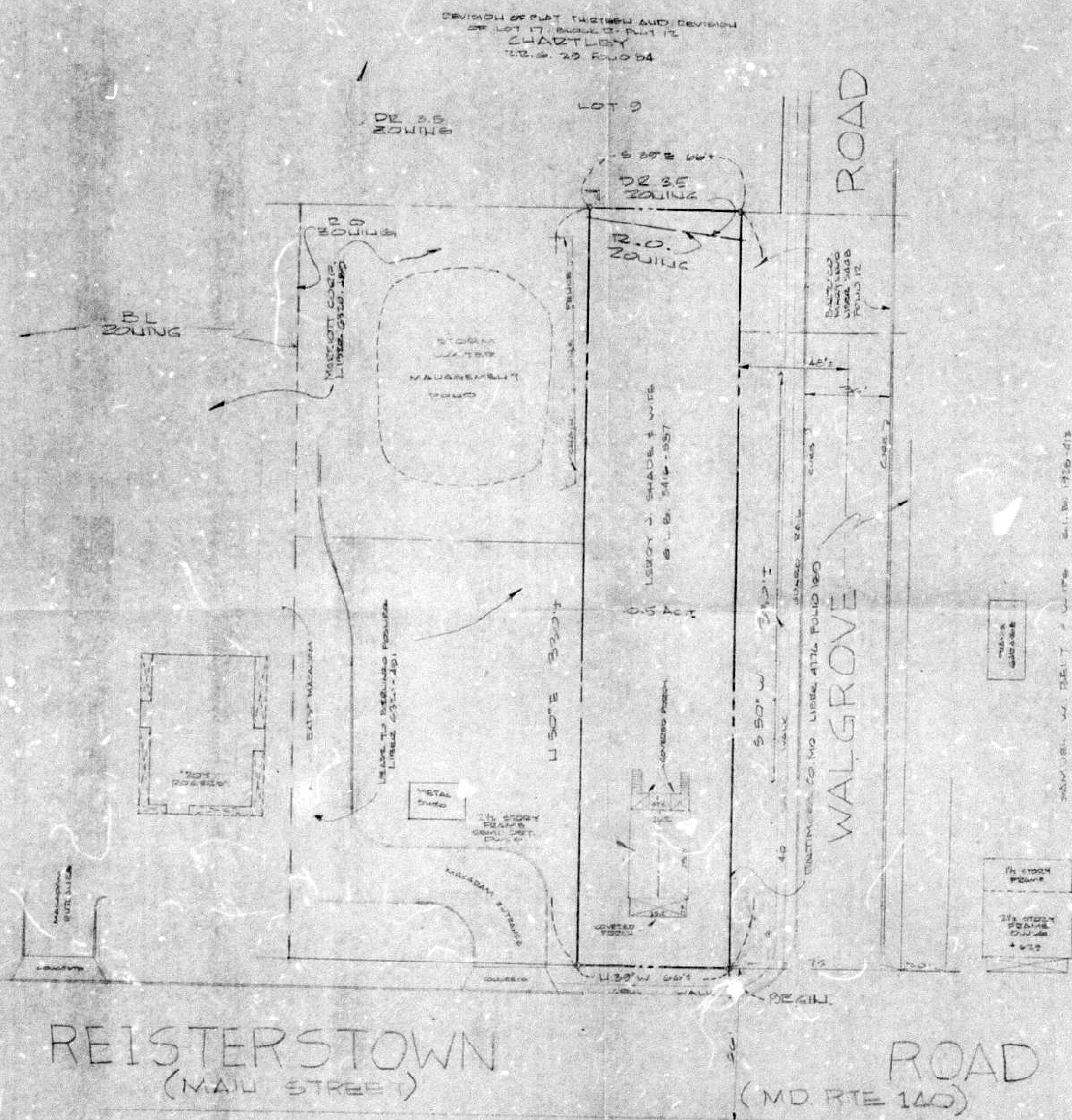
LJH:A

cc: John Hessian, Esquire
Mr. Leroy J. Shade

date
add to completed case



PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION
 FROM RO ZONING TO BL ZONING
 619 & 621 MAIN STREET
 4th ELECTION DISTRICT, BALTIMORE CO., MD.
 SCALE: 1" = 200' FEBRUARY 17, 1982

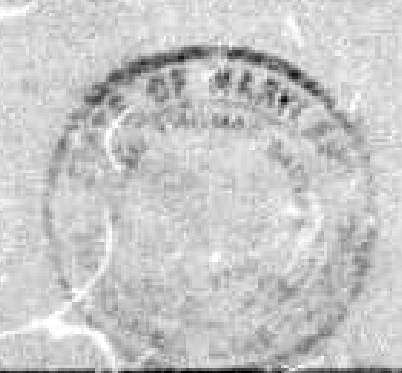


PLAT TO
 ACCOMPANY PETITION FOR RECLASSIFICATION
 FROM RO ZONING TO BL ZONING
 FOR PROPERTY LOCATED ON
 619 & 621 MAIN STREET (MD RTE 140)
 4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 30' FEBRUARY 17, 1982

APPLICANT
 LEROY J. SHORE & DOROTHY L. SHORE JR.
 621 MAIN STREET
 REISTERSTOWN, MD 21136

W.T. SADLER
 SURVEYORS

W.T. SADLER
 807 MAIN STREET
 REISTERSTOWN, MD 21136



W.T. SADLER
 SURVEYORS
 807 MAIN STREET
 REISTERSTOWN, MD 21136

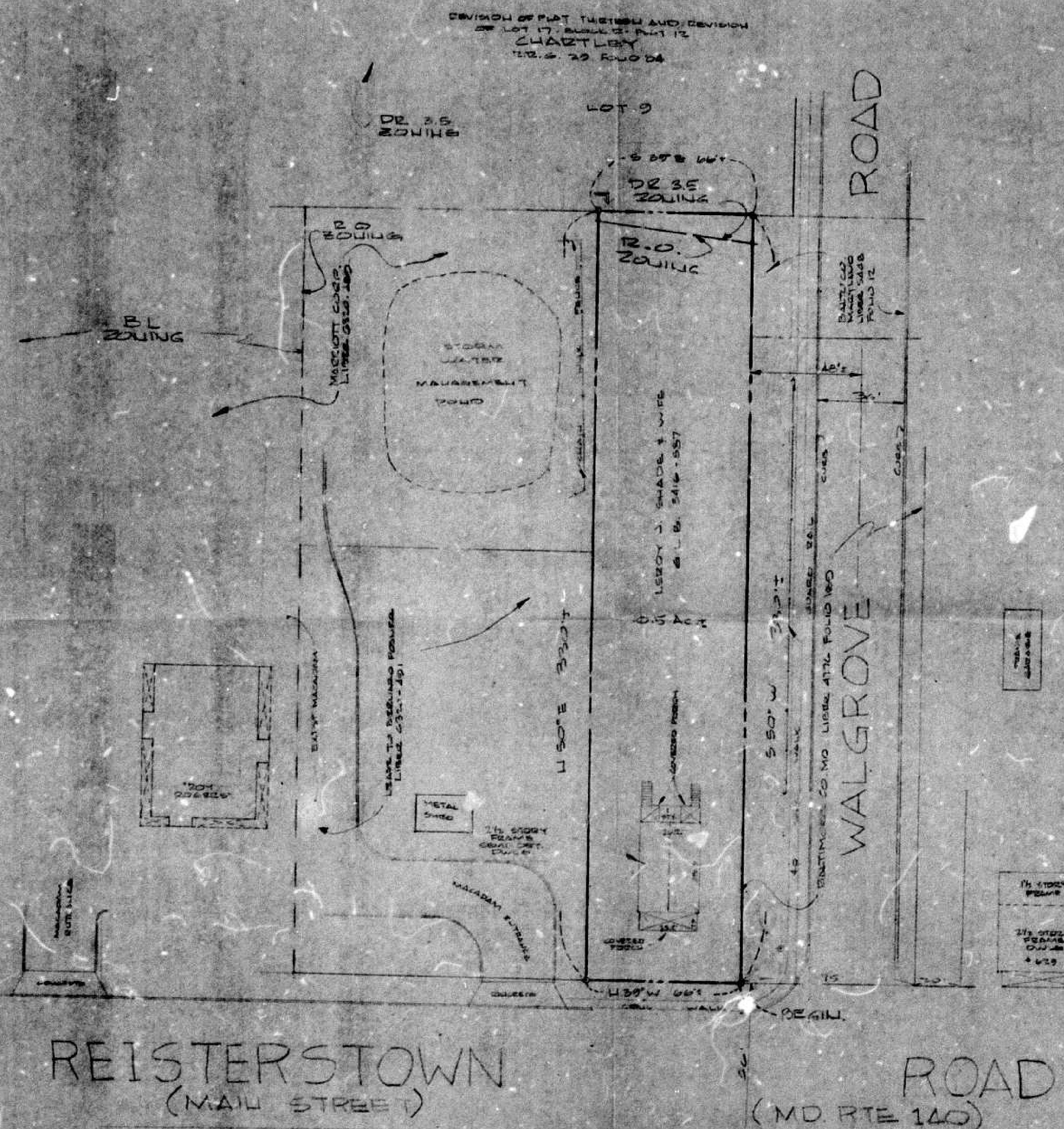


PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION
FROM ZO ZONING TO BL ZONING

619 + 621 MAIN STREET
4th ELECTION DISTRICT, BALTIMORE CO., MD.

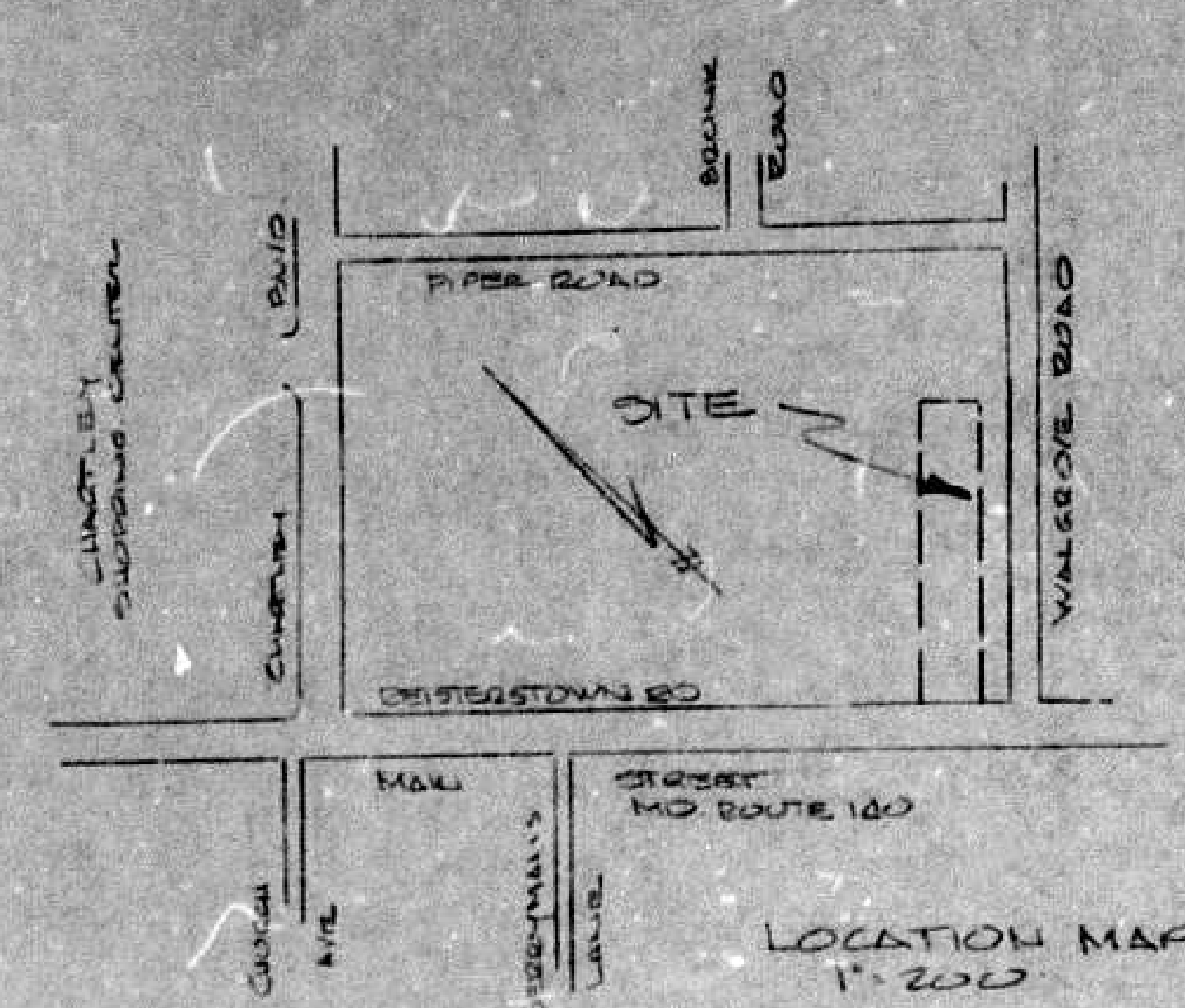
SCALE: 1" = 200' FEBRUARY 17, 1982

W.T. SADLER
507 MAIN STREET
REISTERSTOWN, MD. 21136



REISTERSTOWN
(MAIN STREET)

ROAD
(MD. RTE 140)



PLAT TO
ACCOMPANY PETITION FOR RECLASSIFICATION
FROM ZO ZONING TO BL ZONING

FOR PROPERTY LOCATED ON

619 + 621 MAIN STREET (MD. RTE. 140)

4th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

FEBRUARY 17, 1982

APPLICANT

LEROY J. SHADE & DOROTHY L. SHADE, JR.
621 MAIN STREET
REISTERSTOWN, MD. 21136

MADE BY RECD

REVISED PLANS

THOMAS
cpld III

W.T. Sadler
REG. NO. 2730



Rev. 11/1/80

W.T. SADLER
SURVEYORS
507 MAIN STREET
REISTERSTOWN, MD. 21136

JOB NO. 6-7910



APPLICANT
LEROY I SHADE & DOBOTHY L SHADE WKS
(62) MAIN STREET
BOSTON TOWN MD 21134

Old Plot

2001 年 12 月 15 日

Robert S. ...



W. T. SADLER
SURVEYOR
507 MAIN STREET
PATERSON, N. J.

JOB NO. 6



ROAD
(MD. RTE 140)

