IN THE MATTER OF
THE APPLICATION OF
C & E REALTY COMPANY
FOR A ZONING RECLASSIFICATION
FROM D.R.-16 TO B.M.
PROPERTY LOCATED ON THE
NORTH EAST SIDE REISTERSTOWN
ROAD, CORNER NORTH WEST SIDE
PLEASANT RIDGE DRIVE
(#751 PLEASANT RIDGE DRIVE)
4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY CASE NO. R-94-330 Item #2, CYCLE III 1994

\* \* \* \* \*

### ORDER OF DISMISSAL

Petition of C & E Realty Company for a zoning reclassification from D.R.-16 to B.M. on property located on the north east side Reisterstown Road, corner north west side Pleasant Ridge Drive (#751 Pleasant Ridge Drive) in the Fourth Election District of Baltimore County; and

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of Petition filed September 1, 1994 (a copy of which is attached hereto and made a part hereof) from Richard Rubin, Esquire, Counsel for Petitioners; and

WHEREAS, said Counsel, on behalf of Petitioners, requests that the Petition filed herein be withdrawn as of the above date,

IT IS HEREBY ORDERED this 15th day of September , 1994 by the County Board of Appeals of Baltimore County that said Petition be and the same is hereby WITHDRAWN AND DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett, Chairman

C. William Clark

Judson H. Lipowitz

#### MEMORANDUM

TO: RECLASSIFICATION PETITIONERS, ATTORNEY, AND/OR REPRESENTATIVES

FROM: ZONING ADMINISTARTION AND DEVELOPMENT MANAGEMENT 111 W. Chesapeake Avenue, Towson, Maryland 21204

RE:: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATIONS

As you are aware, all government entities should endeavor to cut dollor out-put, misuse of labor and the proliferation of paperwork.

In the past, mandated newspaper advertising of Zoning actions was billed to Baltimore County. The processing of these ads and their subsequent bills touched several county agencies. Although, we will continue to place ads for the petitioner, in the majority of cases, Baltimore County will no longer act as a middle-man with regard to the newspaper billing.

An individual ad for your petition will run approximately one month before the scheduled hearing date. Billing for the indvidual ad, due upon receipt, will come from and should be remitted directly to the newspaper.

Cycle Reclassification Petitions are required to be heavily advertised and are now the only instance when we must again act as middle-man. The initial full-page ads, containing the particulars of all the petitions in this Cycle, will run in the July 7, 1994 and July 14, 1994 issues of the Jeffersonian.

Patuxent Publishing will bill the County an estimated \$4,600.00 for these full-page ads. This cost is charged back to the petitioners, equally divided among them. When you receive this bill from us, we ask that you immediately mail your check back to us. However, the check's payee should read Patuxent Publishing Company. In this manner, you help lower the County's cost by reducing or eliminating the purchasing, budget, and/or finance departments' involvement. Costs are also lowered as no funds will come out of the County budget to pay the advertising costs.

Briefly, your payments will be as follows:

- 1) Posting charges of \$35.00, now due. Please make check payable to "Baltimore County" and mail to Zoning Administration & Development Management.
- 2) Your share of the full page ads. Our office will forward billing to you in late July. Upon receipt, please make your check payable to "Patuxent Publishing" and mail it to Zoning Administration and Development Management.
- 3) Advertising cost for your individual ad, which will run approximately 3 to 4 weeks before your hearing. Billing for this will come directly from Patuxent Publishing and your check should be made payable to-and mailed directly to Patuxent.

If you have any questions concerning this matter, please contact Gwendolyn Stephens at 887-3391.

### BALTIMORE COUNTY, MARYLAND

### DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

### INTER-OFFICE CORRESPONDENCE

May 18, 1994

TO:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

FROM:

J. Lawrence Pilson

SUBJECT: Zoning Item #R-94-330

751 Pleasant Ridge Drive

Zoning Advisory Committee Meeting of April 25, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Development of the property must comply with the Baltimore County Forest Conservation Regulations.

JLP:GCS:sp

PLEASANT/DEPRM/TXTSBP

# BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 9, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief Developers Engineering Section

RE: W Zoning Advisory Committee Meeting for Zoning Reclassification Cycle III April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

- Item 1 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.
- Item 2 This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.
- Item 3 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.
- Item 4 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.
- Item 5 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.
- Item 6 This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

O Blildy

4375-94 &\$

LAW OFFICES

### NEUBERGER, QUINN, GIELEN, RUBIN & GIBBER, P.A.

27TH FLOOR

COMMERCE PLACE

ONE SOUTH STREET

#### BALTIMORE, MARYLAND 21202-3201

(410) 332-8550

(WRITER'S DIRECT DIAL NO.)

(FAX NO.)

332-8509

332-8594

August 29, 1994

Zoning Administration and Development Management 111 West Chesapeake Avenue Towson, MD 21204

Attention: Gwendolyn Stevens

Re: Case No. R-94-330

751 Pleasant Ridge Drive

NE/S Reisterstown Road, Corner NW/S Pleasant

Ridge Drive

4th Election District - 3rd Councilmanic Legal Owner(s): C & E Realty Company

D ar Ms. Stevens:

This letter will confirm that C & E Realty has withdrawn the above-referenced zoning reclassification petition. I enclose a check made payable to Patuxent Publishing in the amount of \$331.80 for payment of my client's share of the full-page ad previously published in July.

Thank you very much.

Sincerely,

Richard Rubin

RR:jn Enclosure

cc: Mr. Anthony Julio

Mr. Frederick N. Chadsey Isaac M. Neuberger, Esquire

ZADM

00026058

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: January 13, 1995

Zoning Administration & Development Management

FROM:

Charlotte E. Radcliffe

County Board of Appeals

SUBJECT:

Closed File: Case No. R-94-330

Item #2, Cycle III, 1994

C&E REALTY COMPANY

District 4

As no further appeals have been taken regarding the subject case, we are closing the file and returning same to you herewith.

Attachment

C&E REALTY COMPANY
NE/s Reisterstown Road, corner
NW/s Pleasant Ridge Drive
(751 Pleasant Ridge Drive)

#R-94-330 Item #2, Cycle III, 1994

4th Election District 3rd Councilmanic District

From D.R. 16 to B.M.

14.54 acres

March 1

Petition for Reclassification filed by Richard Rubin, Esquire, on behalf of C&E Realty Company, Petitioner.

Richard Rubin, Esquire
1 South Street, Commerce Place
Baltimore, MD 21202

Counsel for Petitioner

Lloyd McNutt /C&E Realty Company 9640 Decreco Road Timonium, MD 21093

Petitioner

George William Stephens, Jr. & Associates, Inc. 658 Kenilworth Drive, Suite 100 Towson, MD 21204

Engineer

James Earl Kraft Baltimore County Board of Education Mail Stop #1102-J

Peter Max Zimmerman

People's Counsel for Baltimore County

Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

#R-94-330 C&E Realty Company

9/13/94 -T/C from G. Stephens, ZADM; has received letter from Petitioner in which Petition for Reclassification is withdrawn; will forward to this office for processing of Order of Dismissal.

Item #2 R-94-330

Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

# ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

July 31,1994



### Baltimore County Government Planning Board



401 Bosley Avenue Towson, MD 21204 (410) 887-3211 Fax (410) 887-5862

φυντη Βάλλου 3**94 JUL 28** 

July 22, 1994

Mr. William T. Hackett, Chairman County Board of Appeals Courthouse Towson, Maryland 21204

Dear Mr. Hackett:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 1994.

After full discussion in the Committee meeting on July 7, 1994, the Report was adopted by the Planning Board in its monthly meeting on July 21, 1994, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

Pat Keller

Secretary to the Planning Board

PK/TD/mjm LTRS/PZONE/TXTMJM

Enclosure

cc: Merreen E. Kelly, Administrative Officer Peter Max Zimmerman, People's Counsel



## ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

Report by the Baltimore County
Planning Board
to the

Baltimore County Board of Appeals

July 31, 1994

Baltimore County
Office of Planning and Zoning
Towson, Maryland



### County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

September 15, 1994

Richard Rubin, Esquire 1 South Street, Commerce Place Baltimore, MD 21202

> RE: Case No. R-94-330 C & E Realty Company

Dear Mr. Rubin:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Charlotte E. Radcliffe

Charlotto & Reddyfe

Legal Secretary

encl

cc: C & E Realty Company
by Lloyd McNutt, Authorized Agent for Owner
Isaac M. Neuberger, Esquire
George William Stephens, Jr.
James Earl Kraft
People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

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Appendix A: Excerpt from Baltimore County Code, 198880

### INTRODUCTION

Under the provisions of Section 2-356(e), <u>Baltimore County Code</u>, <u>1988</u>, (see Appendix A), the Director of Planning and Zoning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

- Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
- 2. Recommendations on the petitions.
- 3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
- 4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The thirteen petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning and Zoning staff's analyses and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan; and a review of files from the preparation and adoption of the 1992 Comprehensive Zoning Map. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356(j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356(k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 15, 1992] was established in error." The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation.

CYCLEA/PZONE/CYCLE

The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation. The staff's review of each petition, however, did take into consideration the manner in which the Comprehensive Zoning Map Process is structured, and was conducted during 1991-92, to minimize the likelihood that relevant properties would inadvertently be omitted from consideration along with the Issues otherwise raised.

Obviously, each property that was raised as an Issue received separate consideration, especially properties that were sequestered from separate voting by the Planning Board and/or the County Council. In addition, after the close of the Open Filing Period, the planning staff reviewed each Issue in relation to neighboring properties to determine whether any other properties should also be raised as Issues for consideration at this time. Wherever, in the staff's judgment, action on an already-filed Issue would require or advise a change in the zoning of a neighboring property or properties, those also were raised as Issues. If, in the opinion of the staff, the current zoning in the vicinity would continue on the Issue, no additional Issues were raised. The County Council and Planning Board had the same opportunity to raise an Issue during their respective filing periods.

# PETITIONS FOR RECLASSIFICATION CYCLE III, 1994

Assigned Hearing Dates County Board of Appeals Page 1 of 2

### Week of September 12, 1994

Item #1, Case No. R-94-329

Masters-Severe, Inc. /Legal Owner Village Sound Company, Inc. /Contract Purchaser Tuesday, September 13, 1994 @ 10:00 a.m.

### Week of September 19, 1994

### Week of September 26, 1994

Item #3, Case No. R-94-331

Morningside Six Limited Partnership
Wednesday, September 28, 1994 @ 10:00 a.m.

### Week of October 3, 1994

Item #4, Case No. R-94-332

Baltimore Gas & Electric Company, Inc. AND
Baltimore County, Maryland AND CSX Transportation,
Inc. /Legal Owners
Nace, Inc. /Contract Purchaser
Tuesday, October 4, 1994 @ 10:00 a.m.

Item #5, Case No. R-94-333

Hico Park M Limited Partnership
Thursday, October 6, 1994 @ 10:00 a.m.

### Week of October 10, 1994

Item #6, Case No. R-94-334

Baltimore Gas & Electric Company, Inc.
Wednesday, October 12, 1994 @ 10:00 a.m.

Cycle III, 1994
Assigned Hearing Dates
County Board of Appeals
Page 2 of 2

### Week of October 17, 1994

Item #7, Case No. R-94-335
 Genstar Stone Products Company
Wednesday, October 19, 1994 @ 10:00 a.m.

### Week of October 24, 1994

Item #8, Case No. R-94-336
Stebbins-Andersen Company, Inc.
Tuesday, October 25, 1994 @ 10:00 a.m.

Item #9, Case No. R-94-337
Genstar Stone Product Company
Thursday, October 27, 1994 @ 10:00 a.m.

### Week of October 31, 1994

Item #10, Case No. R-94-338

Janet Terry
Wednesday, November 2, 1994 @ 10:00 a.m.

### Week of November 14, 1994

Item #11, Case No. R-94-339
The Giles Building & Development Company
Tuesday, November 15, 1994 @ 10:00 a.m.

### Week of November 28, 1994

Item #12, Case No. R-94-340
Savino Bollino and Rose Bollino
Wednesday, November 30, 1994 @ 10:00 a.m.

### Week of December 5, 1994

Item #13, Case No. R-94-341
Gerald D. Sherman & Roger A. Spero
Tuesday, December 6, 1994 @ 10:00 a.m.

### BALTIMORE COUNTY, MARYLAND

# Recommendations of the Office of Planning and Zoning July 31, 1994

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 1 Masters-Severe, Inc.	Southwest side of Reisterstown Road, 400' southeast of Sunset Road (#11418 Reisterstown Road)	. 4	R.O.	B.L.	R.O.
Item No. 2 C & E Realty Company	Northeast side of Reisterstown Road	14.54	D.R. 16	B.M.	D.R. 16
Item No. 3 Morningside Six Limited Partnership	Northwest side of Pleasant Ridge Drive, 360' northeast of Reisterstown Road	6.4	D.R. 16	B.L.	D.R. 16
Item No. 4 Baltimore Gas & Electric Company, Inc. and Baltimore County, MD & CSX Transportation, Inc.	West side of Owings Mills Boulevard, north and south of Bonita Avenue	26.83	D.R. 1	M.LI.M.	D.R. 1
Item No. 5 Hico Park M Limited Partnership	West side York Road, 97' south of the centerline of Ridgebrook Road	113.0	M.L. M.L.R.	D.R. 5.5	M.L. M.L.R.
Item No. 6 Baltimore Gas & Electric Company, Inc.	Southwest corner of York and Warren Roads	1.76	M.LA.S. M.LI.M. B.RA.S.	B.RA.S. B.RI.M.	M.LA.S. M.LI.M. B.RA.S.

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 7 Genstar Stone Products Company	South side of Galloway Avenue, 670' west of York Road, north side of Padonia Road, and eas and west of proposed Beaver Dam Road	38.3	M.LI.M.	B.MI.M.	M.LI.M.
Item No. 8 Stebbins-Anderson Company, Inc.	Southwest corner of Timonium and Aylesbury Roads (21 West Timonium Roa	14.6 ad)	M.LI.M.	B.RI.M.	M.LI.M.
Item No. 9 Genstar Stone Products Company	Northwest corner of Pulaski Highway and White Marsh Boulevard, and southeast side of Philadelphia Road	205.8	M.LI.M. M.HI.M.	B.RI.M.	M.LI.M. M.HI.M.
Item No. 10 Janet Terry	Southeast side of Pulaski Highway, 1915' southwest of the centerline of Mohrs Lane	11.85	M.LI.M. M.LA.S.	B.RI.M.	M.LI.M. M.LA.S.
Item No. 11 The Giles Building and Development Company	North side of Race Road, 95' west of the centerline of Yellow Brick Road	. 94	M.LI.M.	B.L.	M.LI.M.
Item No. 12 Savino Bollino & Rose Bollino	Southeast side of Pulaski Highway, 300' southwest of the centerline of Rossville Bouleva	4.3 rd	B.R. M.LA.S. M.LI.M.	B.RI.M. B.RA.S.	B.R. M.LA.S. M.LI.M.
Item No. 13 Gerald D. Sherman & Roger A. Spero	Northeast and southwest side of Gladway Road, 1150' north of Bengies Road and 2390' southeast of Bird River Road	51.6	D.R1 M.LI.M. M.HI.M.	D.R. 3.5	D.R. 1 M.LI.M. M.HI.M.

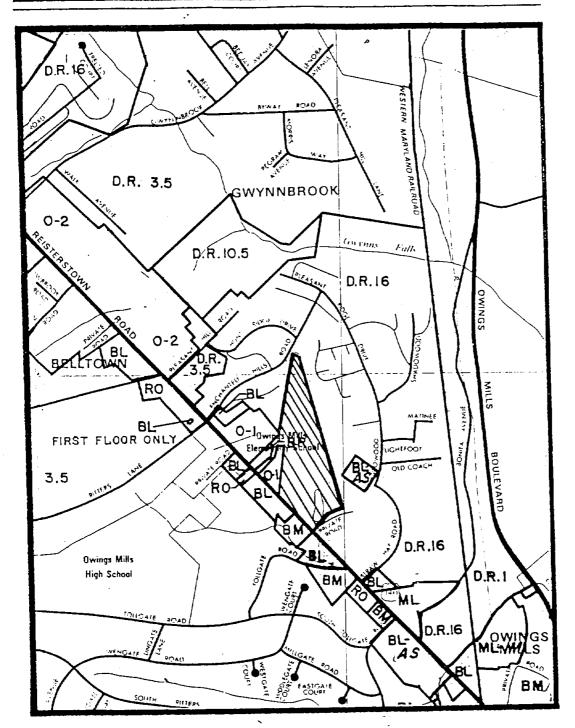
### OF PROPERTIES UNDIER PETITION LOCATIONS YORK COUNTY, PA. **EXISTING ZONING CLASSIFICATIONS** RESOURCE CONSERVATION - AGRICULTURE RC4 RESOURCE CONSERVATION - DEFERRAL OF PLANNING AND DEVELOPMENT RESOURCE CONSERVATION - WATERSHED PROTECTION RESOURCE CONSERVATION - RURAL RESIDENTIAL RESOURCE CONSERVATION - CRITICAL AREA RG20 RGS0 RESOURCE CONSERVATION - CRITICAL AREA AGRICULTURAL RESOURCE CONSERVATION - COMMERCIAL DENSITY RESIDENTIAL, () DWELLING UNIT PER ACRE, DENSITY RESIDENTIAL, (2 DWELLING UNITS PER ACRE, RCC DRI D.R.3.5 DENSITY RESIDENTIAL, (3.5 DWELLING UNITS PER ARCS) D.R.5.5 DENSITY RESIDENTIAL, (5.5 DWELLING UNITS PER ACRO D.R. 10 S DENSITY RESIDENTIAL, (10.5 DWELLING UNITS PER ACRE) D.R. 16 DENSITY RESIDENTIAL, (16 DENSITY UNITS PER ACRE) COUNTY RAE I RESIDENITAL, (40 DENSITY UNITS PER ACRE RAIEZ RESIDENTIAL, (80 DENSITY UNITS PER ACRE) RESIDENTIAL - OFFICE, (5.5 DWELLING UNITS PER ACRE) RESIDENTIAL - OFFICE CLASS "A" OFFICE BUILDING OFFICE BUILDING OFFICE PARK 0.2 OFFICE AND TECHNOLOGY SERVICE EMPLOYMENT S.E. **NORTHERN SECTOR** B.H.H. BUSINESS MARITIME MARINA B.M.B. BUSINESS MARITIME BOATYARD 8.L. 8.M. BUSINESS, LOCAL BUSINESS, MAJOR BUSINESS, ROADSTOE MANUFACTURING, RESTRICTED ΜЯ MANUFACTURING, LIGHT, RESTRICTED MANUFACTURING, LIGHT MANUFACTURING, HEAVY МK COLATA CENTRAL SECTOR **WESTERN SECTOR** BALTIMORE CITY **EASTERN SECTOR** ANNE ARUNDEL COUNTY

### SOURCE MATERIAL

Recommendations for the thirteen (13) petitions filed are based on the following:

- 1. Information compiled during the processing of the Comprehensive Zoning Maps adopted by the County Council on October 15, 1992.
- 2. Capital Budget and 5-Year Capital Program.
- 3. Zoning Plans Advisory Committee comments.
- 4. Discussions with other governmental agencies.
- 5. Field inspections of subject sites.
- 6. Baltimore County Master Plan

CYCLEA/PZONE/CYCLE



ITEM NUMBER 2 Location of Property Under Petition

Scale: 1"= 1000'

R-94-336



# Petition for Reclassification

# to the Board of Appeals of Baltimore County

for the property located at Rd., NW side Pleasant Ridge Dr.) 751 Pleasant Ridge Dr. (NE side Reisterstown

This Petition shall be filed with the Office The undersigned, legal owner(s) of the pro- hereto and made a part hereof, hereby peti-	operty situate	e in Baltimore (	County an	d which is described in			
Zoning Law of Baltimore County, from an _	DR 16	_ zone to an _		zone, for the reason			
and (2) for a Special Exception under the Z	oning Regul	ations of Baltin	nore Coun	ity, to use the herein de	scribed property f	or:	CO
						<u>-</u>	10
and (3) for the reasons given in the attache	d etatomont	a variana fra	m the fello	wing coctions of the Zo	ning Pogulations	of Pollon	( orb <sup>()</sup> (
County:	u statement,	a variance noi	iii ale iolo	wing sections of the 20	ining Negulations	Or Dankilli I	OIE .
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Property is to be posted and adventure in the posted and a	Special Exce	ption advertisi	ng, postin	g, etc., upon filing of thi			
				olemnly declaze and affirm, unor(s) of the property which is the		ury, thad l/we	are the
Contract Purchaser/Lessee:			Legal Own	er(s):			
(Type or Print Name) Signature		- -	C & (Type or Py	E Bealty Compa		-	_
•			Llov	d McNutt			
Address	<del></del>	<u>-</u>	(Type or Pr		ed Agent for	c Owne	5 <b>L</b>
City State	Zip	code	Signature		· · · · · · · · · · · · · · · · · ·		_
Attorney for Petitioner:			9640 Address	Deereco Road	561-13	OO none No.	- <u>-</u>
Richard Rubin			Timo	nium	MD 2	1093	
(Type or Print Name)			City Name, Add to be conta	iress and phone number of leg- icted.	State al owner, contract purch	Zipco naser or repr	
Signature July			Lloy Name	d McNutt			_
1 S. St, Commerce Place 3	32-8550 No.		9640 Address	Deereco Road	628-600	OO one No.	_
Baltimore Maryland	_21202		-	OFFICE	E USE ONLY		
City State	Zip	code	ESTIMATE	ED LENGTH OF HEARING	ble for Hearing		
	area 1	Married R.	the f	offowing dates	-	Nest Two i	fonths

CASE NO. R-94-330

CYCLE III, ITEM 2

#### PETITIONER:

C & E Realty Company

### REQUESTED ACTION:

Reclassification B.M. (Business Major)

### EXISTING ZONING:

D.R. 16 (Density Residential)

### LOCATION:

Northeast side of Reisterstown Road at Pleasant Ridge Drive

### AREA OF SITE:

14.54 acres ±

### ZONING OF ADJACENT PROPERTY/USE:

North: D.R. 16 - multi-family dwellings

South: B.M., B.L., D.R. 16 - multi-family dwellings and

commercial

East: D.R. 16, B.L.-A.S. - vacant land and multi-family

dwellings

West: D.R. 16, B.L., O-1, B.R. & B.M. - multi-family

dwelling, office and commercial

#### SITE DESCRIPTION:

This irregularly shaped parcel is currently undeveloped. Due to its shape, the northern portion of the property forms a wedge between existing apartment buildings. A portion of the site is located within a 100 year flood plain and with the exception of the area adjacent to Pleasant Ridge Drive, the property is entirely wooded. A steep slope is located between the flood plain and property located to the west, which is owned by the Morningside Limited Partnership (this property is also under consideration for a zoning change - Item No. 3). The portion of the site adjacent to Reisterstown Road is low lying and potentially undevelopable.

### PROPERTIES IN THE VICINITY:

The property fronts along a portion of Reisterstown Road that is zoned and used for mixed use. The predominate land use in the vicinity, however, is high density residential.

### WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the <u>Master</u> Water and <u>Sewer Plan</u>.

### TRAFFIC AND ROADS:

This site is located along Pleasant Ridge Drive (a local road) and has direct access to Reisterstown Road, which is the main arterial running north and south with access to I-695, I-795, Westminster Pike and Owings Mills Boulevard.

### ZONING HISTORY:

The property's zoning has been in place since 1976.

### MASTER PLAN/COMMUNITY PLANS:

The Baltimore County Master Plan advocates for the study of the Reisterstown Road corridor to be updated, centering on various segments of the road, including the north-central Reisterstown Road area (from Greenspring Valley Road north to Reisterstown). It specifies that "the plan should address methods of improving site and building quality signage, additionally, the Master Plan advocates for reasonable commercial redevelopment, but stresses the need for "area plans and design standards covering amenities such as open space, buffer yards, mass transit opportunities, landscaping, site design and building design [to] be created for places experiencing high levels of redevelopment." The Baltimore County Growth Management Program Proposed Land Use Map designates the site for multi-family use.

### PROPOSED VS. EXISTING ZONING:

Regulations governing D.R. zones may be found in Section 1B01.1A of the Baltimore County Zoning Regulations. The proposed D.R. 16 zoning would permit a density of 16 dwelling units per acre of land.

Section 233.1 outlines the provisions of the B.M. zone. The B.M. zone permits a wide range of uses in addition to those permitted in the B.L. zone. Density is regulated by a floor area ratio of 4.0. Density is realistically limited by parking requirements, as well as economic and environmental constraints. Building height is limited by the height tent regulations. Setbacks include front yards not less than 15 feet from the property line and not less than 40 feet from the centerline of any street. (See Section 303.2 for front yard average).

No side yard setback is required on interior lots, except in cases where the lot abuts a lot in a residential zone. The side yard may be no less than the setback required for a dwelling or the abutting lot - a 10 foot setback is required when a lot abuts a corner lot. No rear setback is required, except where a rear lot line abuts a lot in a residential zone.

### OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Based upon the information provided and analysis conducted, staff recommends that the applicant's request be denied for the following reason:

Support for any zoning change would be dependent upon the quality of site specific details. In the absence of a documented site plan, by which the quality of development could be controlled, staff can only recommend that the applicant's request be denied.

# INTER-AGENCY COMMENTS

# Baltimore County Public Schools

Dr. Stuart Berger, Superintendent

Towson, Maryland

Office of Pupil Assignments

Educational Support Services Building
6901 N. Charles Street

Towson, Maryland 21204

June 1, 1994

Mr. Jeffrey Long Community Planner Office of Planning & Zoning Mail Stop 1108

RE: Zoning Reclassification Cycle III April, 1994 - October, 1994

Dear Jeff:

Thank you for taking time out of your busy schedule to meet with me to discuss the Cyclical Zoning Reclassification Process. The vast majority of these petitions are non-residential and, therefore, will have no impact on Baltimore County Public Schools.

Those petitions involving increases in residential zoning and the subsequent affect on our school system are summarized below:

Item 5 - Case No. R-94-333

Existing Zoning - M.L. & M.L.R. (8th Election District)

Proposed Zoning - D.R.-5.5

Zoning would allow 621.5 mixed housing units. Since I do not have the housing type breakdown, I developed a student yield based on 310 single family units and 311 townhouse units.

This property is located in the Sparks Elementary, Hereford Middle and Hereford High School Districts.

310 S.F. x .319 = 99 311 T.H. x .192 =  $\frac{60}{159}$  Elementary Students

### Page 2

310 S.F. 
$$\times$$
 .155 = 48  
311 T.H.  $\times$  .055 = 17  
65 Middle Students

310 S.F. x .146 = 45  
311 T.H. x .090 = 
$$\frac{28}{73}$$
 High Students

A total yield of 297 students

#### Item 13 - Case No. R-94-341

Existing Zoning - D.R.-1 & M.L.-I.M. & M.H.-I.M. (15th Election district)

Proposed Zoning - D.R.-3.5

Zoning would allow 180.8 single family homes.

181 S.F. x .236 = 43 Elementary Students
181 S.F. x .071 = 13 Middle Students
181 S.F. x .107 = 19 High Students
75 Total Yield

If you have any questions, please do not hesitate to contact me at 887-4215.

Sincerely,

Barbara Pickelsimer, Field Representative

Office of Pupil Assignments

рp

# BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 9, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting for Zoning Reclassification Cycle III April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

- Item 1 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.
- Item 2 This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.
- Item 3 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.
- Item 4 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.
- Item 5 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.
- Item 6 This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

Zoning Reclassification Cycle III April 1994 - October 1994 Page 2

Item 11 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 12 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 13 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 15 - This site is located adjacent to tidewater. The property owner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor, including basements, of a residential and/or commercial development.

RWB:sw

### Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

DATE: 04/27/94

Arnold Jablen
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.:

Zoning Agenda:

#### Gentlemen:

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

8. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: R-94-329 THRU R-94-343.



**ZADM** 

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

co: File

IN THE MATTER OF
THE APPLICATION OF
C & E REALTY COMPANY
FOR A ZONING RECLASSIFICATION
FROM D.R.-16 TO B.M.
PROPERTY LOCATED ON THE
NORTH EAST SIDE REISTERSTOWN
ROAD, CORNER NORTH WEST SIDE
PLEASANT RIDGE DRIVE
(#751 PLEASANT RIDGE DRIVE)
4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY CASE NO. R-94-330 Item #2, CYCLE III 1994

ORDER OF DISMISSAL

Petition of C & E Realty Company for a zoning reclassification from D.R.-16 to B.M. on property located on the north east side Reisterstown Road, corner north west side Pleasant Ridge Drive (#751 Pleasant Ridge Drive) in the Fourth Election District of Baltimore County; and

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of Petition filed September 1, 1994 (a copy of which is attached hereto and made a part hereof) from Richard Rubin, Esquire, Counsel for Petitioners; and

WHEREAS, said Counsel, on behalf of Petitioners, requests that the Petition filed herein be withdrawn as of the above date,

IT IS HEREBY ORDERED this 15th day of September , 1994 by the County Board of Appeals of Baltimore County that said Petition be and the same is hereby WITHDRAWN AND DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett, Chairman

C. William Clark

Judson H. Lipowitz

2.44.330

### C & E REALTY COMPANY 9640 Decreco Road Timonium, Maryland 21093

561-1300 561-8100 (FAX)

February 28, 1994

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

RE:

751 NE Corner Pleasant Road - Reisterstown Road

13.9 ac. Zoning Reclassification

Dear Mr. Hackett:

We are the property owners of 13.949 acres located at the northeast quadrant of the Pleasant Road and Reisterstown Road intersection.

The property is currently zoned DR-16. Reisterstown Road at this location is almost entirely a commercial corridor and surrounded by commercial uses. The DR-16 residential zoning is clearly in error. The council in 1992 should have made adequate provisions for commercial zoning for this location to serve the hundreds of residential units in the area.

For these reasons and for such further rationale as may be presented at the hearing, the current zoning is in error and should be rezoned to BM.

very truly yours,

Lloyd McNutt

Authorized Agent for Owner

AEJ:eeo

Enclosure



### County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

September 15, 1994

Richard Rubin, Esquire 1 South Street, Commerce Place Baltimore, MD 21202

> RE: Case No. R-94-330 C & E Realty Company

Dear Mr. Rubin:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Charlotte E. Radcliffe

Charlotto & Reddyfe

Legal Secretary

encl

cc: C & E Realty Company
by Lloyd McNutt, Authorized Agent for Owner
Isaac M. Neuberger, Esquire
George William Stephens, Jr.
James Earl Kraft
People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

R-94-336



# Petition for Reclassification

# to the Board of Appeals of Baltimore County

for the property located at Rd., NW side Pleasant Ridge Dr.) 751 Pleasant Ridge Dr. (NE side Reisterstown

This Petition shall be filed with the Office The undersigned, legal owner(s) of the pro- hereto and made a part hereof, hereby peti-	operty situate	e in Baltimore (	County an	d which is described in			
Zoning Law of Baltimore County, from an _	DR 16	_ zone to an _		zone, for the reason			
and (2) for a Special Exception under the Z	oning Regul	ations of Baltin	nore Coun	ity, to use the herein de	scribed property f	or:	CO
						<u>-</u>	10
and (3) for the reasons given in the attache	d etatomont	a variana fra	m the fello	wing coctions of the Zo	ning Pogulations	of Pollon	( orb <sup>()</sup> (
County:	u statement,	a variance noi	iii ale iolo	wing sections of the 20	ining Negulations	Or Dankilli I	OIE .
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Property is to be posted and adventure in the posted and a	Special Exce	ption advertisi	ng, postin	g, etc., upon filing of thi			
				olemnly declaze and affirm, unor(s) of the property which is the		ury, thad l/we	are the
Contract Purchaser/Lessee:			Legal Own	er(s):			
(Type or Print Name) Signature		- -	C & (Type or Py	E Bealty Compa		-	_
•			Llov	d McNutt			
Address	<del></del>	<u>-</u>	(Type or Pr		ed Agent for	c Owne	5 <b>L</b>
City State	Zip	code	Signature		· · · · · · · · · · · · · · · · · ·		_
Attorney for Petitioner:			9640 Address	Deereco Road	561-13	OO none No.	- <u>-</u>
Richard Rubin			Timo	nium	MD 2	1093	
(Type or Print Name)			City Name, Add to be conta	iress and phone number of leg- icted.	State al owner, contract purch	Zipco naser or repr	
Signature July			Lloy Name	d McNutt			_
1 S. St, Commerce Place 3	32-8550 No.		9640 Address	Deereco Road	628-600	OO one No.	_
Baltimore Maryland	_21202		-	OFFICE	E USE ONLY		
City State	Zip	code	ESTIMATE	ED LENGTH OF HEARING	ble for Hearing		
	area 1	Married R.	the f	offowing dates	-	Nest Two i	fonths

2.44.330

## C & E REALTY COMPANY 9640 Decreco Road Timonium, Maryland 21093

561-1300 561-8100 (FAX)

February 28, 1994

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

RE:

751 NE Corner Pleasant Road - Reisterstown Road

13.9 ac. Zoning Reclassification

Dear Mr. Hackett:

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The property is currently zoned DR-16. Reisterstown Road at this location is almost entirely a commercial corridor and surrounded by commercial uses. The DR-16 residential zoning is clearly in error. The council in 1992 should have made adequate provisions for commercial zoning for this location to serve the hundreds of residential units in the area.

For these reasons and for such further rationale as may be presented at the hearing, the current zoning is in error and should be rezoned to BM.

very truly yours,

Lloyd McNutt

Authorized Agent for Owner

AEJ:eeo

Enclosure

## C & E REALTY COMPANY 9640 Decreco Road Timonium, Maryland 21093

561-1300 561-8100 (FAX)

February 28, 1994

William T. Hackett, Chairman Board of Appeals 111 West Chesapeake Avenue Towson, Maryland 21204

Dear Mr. Hackett:

This letter will confirm that Lloyd McNutt is authorized to sign the Petition for Reclassification on behalf of C & E Realty Company, a Maryland general partnership.

C & E Julio

Edward V Julio

92-94.330

#### FROM THE OFFICE OF

#### GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.

#### **ENGINEERS**

658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany Reclassification Petition
C & E Realty Property (Area of Reclassification from DR -16 to BM)

February 25, 1994 page -1-

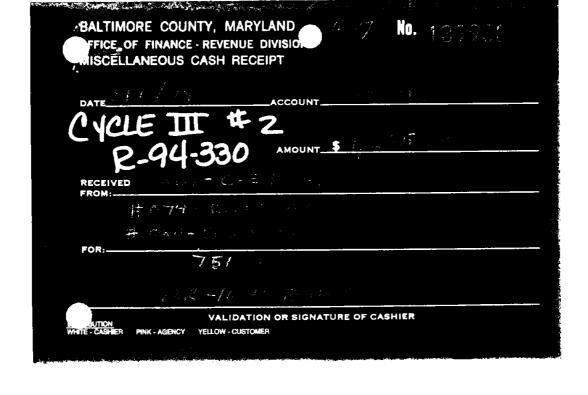
Beginning at the same point said point being North 06 degrees 15 minutes 11 seconds West 54.78 feet from the point formed by the intersection of the centerline of Reisterstown Road with the centerline of Pleasant Ridge Drive, running thence leaving said point of beginning, the following 11 courses;

- 1. North 43 degrees 34 minutes 27 seconds West 399.80 feet,
- 2. North 43 degrees 22 minutes 58 seconds West 101.65 feet,
- 3. North 13 degrees 33 minutes 47 seconds East 416.55 feet,
- 4. North 46 degrees 13 minutes 19 seconds West 132.82 feet,
- 5. North 12 degrees 34 minutes 10 seconds East 190.00 feet,
- 6. North 11 degrees 38 minutes 33 seconds East 772.94 feet,
- 7. South 60 degrees 48 minutes 35 seconds East 61.05 feet,
- 8. South 18 degrees 20 minutes 05 seconds East 88.56 feet,
- 9. South 13 degrees 46 minutes 08 seconds East 1560.02 feet,
- 10. South 76 degrees 11 minutes 43 seconds West 113.63 feet,
- 11. South 53 degrees 09 minutes 49 seconds West 244.67 feet, to the point of beginning.

Containing 14.540 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR AGREEMENTS OR CONVEYANCES.







## County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

MAY 24, 1994

#### NOTICE OF HEARING

CASE NUMBER: R-94-330
751 Pleasant Ridge Drive
NE/S Reisterstown Road, corner NW/S Pleasant Ridge Drive
4th Election District - 3rd Councilmanic
Legal Owner(s): C & E Realty Company

Petition to reclassify the property's zoning from D.R.-16 to B.M.

**HEARING:** 

WEDNESDAY, SEPTEMBER 21, 1994 at 10:00 a.m.

LOCATION:

COUNTY COURTHOUSE, ROOM 48 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204

WILLIAM T. HACKETT, CHAIRMAN COUNTY BOARD OF APPEALS

cc: C & E Realty Company Richard Rubin, Esq.

30 HV S 1 EN S: 20

Baltimore County Government Office of Zoning Administration and Development Management





111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

JULY 26, 1994

C & E Realty Company c/l Richard Rubin 1 S. Street, Commerce Place Baltimore, Maryland 21202

Re: Case Number: R-94-330 751 Pleasant Ridge Drive

NE/S Reisterstown Road, NW/S Pleasant Ridge Drive

4th Election District - 3rd Councilmanic Legal Owner(s): C & E Realty Company

Dear Mr. Rubin:

Attached you will find a copy of the memorandum originally forwarded to you on May 24, 1994. As noted thereon, payment 1 (posting charge), is now overdue. Payment 2 (your share of the \$4,313.40 cost of the full page ads) is now due.

Please immediately forward the following to this office:

- 1) Your check made payable to Baltimore County, Maryland in the amount of \$35.00.
- Your check made payable to Patuxent Publishing in the amount of \$331.80.

Non-payment of fees will hold your case in abeyance. If you have any questions regarding this letter, you may contact Ms. Gwen Stephens at 887-3391.

Very truly yours,

ARNOLD JABLON
DIRECTOR

AJ:ggs

Printed with Soybean Ink on Recycled Paper

#### MEMORANDUM

TO: RECLASSIFICATION PETITIONERS, ATTORNEY, AND/OR REPRESENTATIVES

FROM: ZONING ADMINISTARTION AND DEVELOPMENT MANAGEMENT 111 W. Chesapeake Avenue, Towson, Maryland 21204

RE:: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATIONS

As you are aware, all government entities should endeavor to cut dollor out-put, misuse of labor and the proliferation of paperwork.

In the past, mandated newspaper advertising of Zoning actions was billed to Baltimore County. The processing of these ads and their subsequent bills touched several county agencies. Although, we will continue to place ads for the petitioner, in the majority of cases, Baltimore County will no longer act as a middle-man with regard to the newspaper billing.

An individual ad for your petition will run approximately one month before the scheduled hearing date. Billing for the indvidual ad, due upon receipt, will come from and should be remitted directly to the newspaper.

Cycle Reclassification Petitions are required to be heavily advertised and are now the only instance when we must again act as middle-man. The initial full-page ads, containing the particulars of all the petitions in this Cycle, will run in the July 7, 1994 and July 14, 1994 issues of the Jeffersonian.

Patuxent Publishing will bill the County an estimated \$4,600.00 for these full-page ads. This cost is charged back to the petitioners, equally divided among them. When you receive this bill from us, we ask that you immediately mail your check back to us. However, the check's payee should read Patuxent Publishing Company. In this manner, you help lower the County's cost by reducing or eliminating the purchasing, budget, and/or finance departments' involvement. Costs are also lowered as no funds will come out of the County budget to pay the advertising costs.

Briefly, your payments will be as follows:

- 1) Posting charges of \$35.00, now due. Please make check payable to "Baltimore County" and mail to Zoning Administration & Development Management.
- 2) Your share of the full page ads. Our office will forward billing to you in late July. Upon receipt, please make your check payable to "Patuxent Publishing" and mail it to Zoning Administration and Development Management.
- 3) Advertising cost for your individual ad, which will run approximately 3 to 4 weeks before your hearing. Billing for this will come directly from Patuxent Publishing and your check should be made payable to-and mailed directly to Patuxent.

If you have any questions concerning this matter, please contact Gwendolyn Stephens at 887-3391.

#### BALTIMORE COUNTY, MARYLAND

#### DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

#### INTER-OFFICE CORRESPONDENCE

May 18, 1994

TO:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

FROM:

J. Lawrence Pilson

SUBJECT: Zoning Item #R-94-330

751 Pleasant Ridge Drive

Zoning Advisory Committee Meeting of April 25, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Development of the property must comply with the Baltimore County Forest Conservation Regulations.

JLP:GCS:sp

PLEASANT/DEPRM/TXTSBP

## C & E REALTY COMPANY 9640 Decreco Road Timonium, Maryland 21093

561-1300 561-8100 (FAX)

February 28, 1994

William T. Hackett, Chairman Board of Appeals 111 West Chesapeake Avenue Towson, Maryland 21204

Dear Mr. Hackett:

This letter will confirm that Lloyd McNutt is authorized to sign the Petition for Reclassification on behalf of C & E Realty Company, a Maryland general partnership.

C & E Julio

Edward V Julio

## BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 9, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief Developers Engineering Section

RE: W Zoning Advisory Committee Meeting for Zoning Reclassification Cycle III April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

- Item 1 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.
- Item 2 This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.
- Item 3 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.
- Item 4 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.
- Item 5 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.
- Item 6 This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

O Blildy

4375-94 &\$

LAW OFFICES

#### NEUBERGER, QUINN, GIELEN, RUBIN & GIBBER, P.A.

27TH FLOOR

COMMERCE PLACE

ONE SOUTH STREET

#### BALTIMORE, MARYLAND 21202-3201

(410) 332-8550

(WRITER'S DIRECT DIAL NO.)

(FAX NO.)

332-8509

332-8594

August 29, 1994

Zoning Administration and Development Management 111 West Chesapeake Avenue Towson, MD 21204

Attention: Gwendolyn Stevens

Re: Case No. R-94-330

751 Pleasant Ridge Drive

NE/S Reisterstown Road, Corner NW/S Pleasant

Ridge Drive

4th Election District - 3rd Councilmanic Legal Owner(s): C & E Realty Company

D ar Ms. Stevens:

This letter will confirm that C & E Realty has withdrawn the above-referenced zoning reclassification petition. I enclose a check made payable to Patuxent Publishing in the amount of \$331.80 for payment of my client's share of the full-page ad previously published in July.

Thank you very much.

Sincerely,

Richard Rubin

RR:jn Enclosure

cc: Mr. Anthony Julio

Mr. Frederick N. Chadsey Isaac M. Neuberger, Esquire

ZADM

00026058

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: January 13, 1995

Zoning Administration & Development Management

FROM:

Charlotte E. Radcliffe

County Board of Appeals

Closed File: Case No. R-94-330 SUBJECT:

Item #2, Cycle III, 1994

C&E REALTY COMPANY

District 4

As no further appeals have been taken regarding the subject case, we are closing the file and returning same to you herewith.

Attachment

C&E REALTY COMPANY
NE/s Reisterstown Road, corner
NW/s Pleasant Ridge Drive
(751 Pleasant Ridge Drive)

#R-94-330 Item #2, Cycle III, 1994

4th Election District 3rd Councilmanic District

From D.R. 16 to B.M.

14.54 acres

March 1

Petition for Reclassification filed by Richard Rubin, Esquire, on behalf of C&E Realty Company, Petitioner.

Richard Rubin, Esquire
1 South Street, Commerce Place
Baltimore, MD 21202

Counsel for Petitioner

Lloyd McNutt /C&E Realty Company 9640 Decreco Road Timonium, MD 21093

Petitioner

George William Stephens, Jr. & Associates, Inc. 658 Kenilworth Drive, Suite 100 Towson, MD 21204

Engineer

James Earl Kraft Baltimore County Board of Education Mail Stop #1102-J

Peter Max Zimmerman

People's Counsel for Baltimore County

Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

#R-94-330 C&E Realty Company

9/13/94 -T/C from G. Stephens, ZADM; has received letter from Petitioner in which Petition for Reclassification is withdrawn; will forward to this office for processing of Order of Dismissal.

Item #2 R-94-330

Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

# ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

July 31,1994



#### Baltimore County Government Planning Board



401 Bosley Avenue Towson, MD 21204

(410) 887-3211 Fax (410) 887-5862

July 22, 1994

Mr. William T. Hackett, Chairman County Board of Appeals Courthouse Towson, Maryland 21204

Dear Mr. Hackett:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 1994.

After full discussion in the Committee meeting on July 7, 1994, the Report was adopted by the Planning Board in its monthly meeting on July 21, 1994, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

Pat Keller

Secretary to the Planning Board

PK/TD/mjm LTRS/PZONE/TXTMJM

Enclosure

Merreen E. Kelly, Administrative Officer Peter Max Zimmerman, People's Counsel



## ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

Report by the Baltimore County
Planning Board
to the

Baltimore County Board of Appeals

July 31, 1994

Baltimore County
Office of Planning and Zoning
Towson, Maryland

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#### INTRODUCTION

Under the provisions of Section 2-356(e), <u>Baltimore County Code</u>, <u>1988</u>, (see Appendix A), the Director of Planning and Zoning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

- Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
- 2. Recommendations on the petitions.
- 3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
- 4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The thirteen petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning and Zoning staff's analyses and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan; and a review of files from the preparation and adoption of the 1992 Comprehensive Zoning Map. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356(j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356(k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 15, 1992] was established in error." The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation.

CYCLEA/PZONE/CYCLE

92-94.330

#### FROM THE OFFICE OF

#### GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.

#### **ENGINEERS**

658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany Reclassification Petition
C & E Realty Property (Area of Reclassification from DR -16 to BM)

February 25, 1994 page -1-

Beginning at the same point said point being North 06 degrees 15 minutes 11 seconds West 54.78 feet from the point formed by the intersection of the centerline of Reisterstown Road with the centerline of Pleasant Ridge Drive, running thence leaving said point of beginning, the following 11 courses;

- 1. North 43 degrees 34 minutes 27 seconds West 399.80 feet,
- 2. North 43 degrees 22 minutes 58 seconds West 101.65 feet,
- 3. North 13 degrees 33 minutes 47 seconds East 416.55 feet,
- 4. North 46 degrees 13 minutes 19 seconds West 132.82 feet,
- 5. North 12 degrees 34 minutes 10 seconds East 190.00 feet,
- 6. North 11 degrees 38 minutes 33 seconds East 772.94 feet,
- 7. South 60 degrees 48 minutes 35 seconds East 61.05 feet,
- 8. South 18 degrees 20 minutes 05 seconds East 88.56 feet,
- 9. South 13 degrees 46 minutes 08 seconds East 1560.02 feet,
- 10. South 76 degrees 11 minutes 43 seconds West 113.63 feet,
- 11. South 53 degrees 09 minutes 49 seconds West 244.67 feet, to the point of beginning.

Containing 14.540 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR AGREEMENTS OR CONVEYANCES.



The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation. The staff's review of each petition, however, did take into consideration the manner in which the Comprehensive Zoning Map Process is structured, and was conducted during 1991-92, to minimize the likelihood that relevant properties would inadvertently be omitted from consideration along with the Issues otherwise raised.

Obviously, each property that was raised as an Issue received separate consideration, especially properties that were sequestered from separate voting by the Planning Board and/or the County Council. In addition, after the close of the Open Filing Period, the planning staff reviewed each Issue in relation to neighboring properties to determine whether any other properties should also be raised as Issues for consideration at this time. Wherever, in the staff's judgment, action on an already-filed Issue would require or advise a change in the zoning of a neighboring property or properties, those also were raised as Issues. If, in the opinion of the staff, the current zoning in the vicinity would continue on the Issue, no additional Issues were raised. The County Council and Planning Board had the same opportunity to raise an Issue during their respective filing periods.

## PETITIONS FOR RECLASSIFICATION CYCLE III, 1994

Assigned Hearing Dates County Board of Appeals Page 1 of 2

#### Week of September 12, 1994

Item #1, Case No. R-94-329

Masters-Severe, Inc. /Legal Owner Village Sound Company, Inc. /Contract Purchaser Tuesday, September 13, 1994 @ 10:00 a.m.

#### Week of September 19, 1994

#### Week of September 26, 1994

Item #3, Case No. R-94-331

Morningside Six Limited Partnership
Wednesday, September 28, 1994 @ 10:00 a.m.

#### Week of October 3, 1994

Item #4, Case No. R-94-332

Baltimore Gas & Electric Company, Inc. AND
Baltimore County, Maryland AND CSX Transportation,
Inc. /Legal Owners
Nace, Inc. /Contract Purchaser
Tuesday, October 4, 1994 @ 10:00 a.m.

Item #5, Case No. R-94-333

Hico Park M Limited Partnership

Thursday, October 6, 1994 @ 10:00 a.m.

#### Week of October 10, 1994

Item #6, Case No. R-94-334

Baltimore Gas & Electric Company, Inc.
Wednesday, October 12, 1994 @ 10:00 a.m.

Cycle III, 1994
Assigned Hearing Dates
County Board of Appeals
Page 2 of 2

### Week of October 17, 1994

Item #7, Case No. R-94-335
 Genstar Stone Products Company
Wednesday, October 19, 1994 @ 10:00 a.m.

#### Week of October 24, 1994

Item #8, Case No. R-94-336
Stebbins-Andersen Company, Inc.
Tuesday, October 25, 1994 @ 10:00 a.m.

Item #9, Case No. R-94-337
Genstar Stone Product Company
Thursday, October 27, 1994 @ 10:00 a.m.

#### Week of October 31, 1994

Item #10, Case No. R-94-338

Janet Terry
Wednesday, November 2, 1994 @ 10:00 a.m.

#### Week of November 14, 1994

Item #11, Case No. R-94-339
The Giles Building & Development Company
Tuesday, November 15, 1994 @ 10:00 a.m.

#### Week of November 28, 1994

Item #12, Case No. R-94-340
Savino Bollino and Rose Bollino
Wednesday, November 30, 1994 @ 10:00 a.m.

#### Week of December 5, 1994

Item #13, Case No. R-94-341
Gerald D. Sherman & Roger A. Spero
Tuesday, December 6, 1994 @ 10:00 a.m.

## BALTIMORE COUNTY, MARYLAND

# Recommendations of the Office of Planning and Zoning July 31, 1994

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 1 Masters-Severe, Inc.	Southwest side of Reisterstown Road, 400' southeast of Sunset Road (#11418 Reisterstown Road)	. 4	R.O.	B.L.	R.O.
Item No. 2 C & E Realty Company	Northeast side of Reisterstown Road	14.54	D.R. 16	В.М.	D.R. 16
Item No. 3 Morningside Six Limited Partnership	Northwest side of Pleasant Ridge Drive, 360' northeast of Reisterstown Road	6.4	D.R. 16	B.L.	D.R. 16
Item No. 4 Baltimore Gas & Electric Company, Inc. and Baltimore County, MD & CSX Transportation, Inc.	West side of Owings Mills Boulevard, north and south of Bonita Avenue	26.83	D.R. 1	M.LI.M.	D.R. 1
Item No. 5 Hico Park M Limited Partnership	West side York Road, 97' south of the centerline of Ridgebrook Road	113.0	M.L. M.L.R.	D.R. 5.5	M.L. M.L.R.
Item No. 6 Baltimore Gas & Electric Company, Inc.	Southwest corner of York and Warren Roads	1.76	M.LA.S. M.LI.M. B.RA.S.	B.RA.S. B.RI.M.	M.LA.S. M.LI.M. B.RA.S.

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 7 Genstar Stone Products Company	South side of Galloway Avenue, 670' west of York Road, north side of Padonia Road, and eas and west of proposed Beaver Dam Road	38.3	M.LI.M.	B.MI.M.	M.LI.M.
Item No. 8 Stebbins-Anderson Company, Inc.	Southwest corner of Timonium and Aylesbury Roads (21 West Timonium Roa	14.6 ad)	M.LI.M.	B.RI.M.	M.LI.M.
Item No. 9 Genstar Stone Products Company	Northwest corner of Pulaski Highway and White Marsh Boulevard, and southeast side of Philadelphia Road	205.8	M.LI.M. M.HI.M.	B.RI.M.	M.LI.M. M.HI.M.
Item No. 10 Janet Terry	Southeast side of Pulaski Highway, 1915' southwest of the centerline of Mohrs Lane	11.85	M.LI.M. M.LA.S.	B.RI.M.	M.LI.M. M.LA.S.
Item No. 11 The Giles Building and Development Company	North side of Race Road, 95' west of the centerline of Yellow Brick Road	. 94	M.LI.M.	B.L.	M.LI.M.
Item No. 12 Savino Bollino & Rose Bollino	Southeast side of Pulaski Highway, 300' southwest of the centerline of Rossville Bouleva	4.3 rd	B.R. M.LA.S. M.LI.M.	B.RI.M. B.RA.S.	B.R. M.LA.S. M.LI.M.
Item No. 13 Gerald D. Sherman & Roger A. Spero	Northeast and southwest side of Gladway Road, 1150' north of Bengies Road and 2390' southeast of Bird River Road	51.6	D.R1 M.LI.M. M.HI.M.	D.R. 3.5	D.R. 1 M.LI.M. M.HI.M.

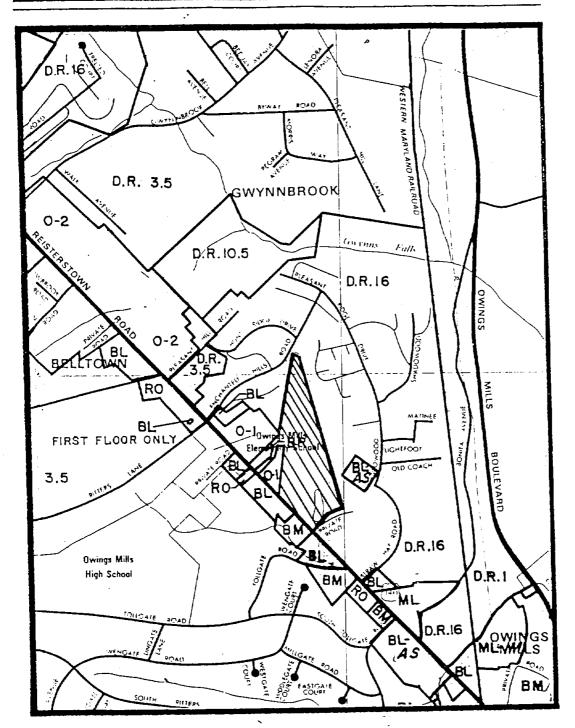
### OF PROPERTIES UNDIER PETITION LOCATIONS YORK COUNTY, PA. **EXISTING ZONING CLASSIFICATIONS** RESOURCE CONSERVATION - AGRICULTURE RC4 RESOURCE CONSERVATION - DEFERRAL OF PLANNING AND DEVELOPMENT RESOURCE CONSERVATION - WATERSHED PROTECTION RESOURCE CONSERVATION - RURAL RESIDENTIAL RESOURCE CONSERVATION - CRITICAL AREA RG20 RGS0 RESOURCE CONSERVATION - CRITICAL AREA AGRICULTURAL RESOURCE CONSERVATION - COMMERCIAL DENSITY RESIDENTIAL, () DWELLING UNIT PER ACRE, DENSITY RESIDENTIAL, (2 DWELLING UNITS PER ACRE, RCC DRI D.R.3.5 DENSITY RESIDENTIAL, (3.5 DWELLING UNITS PER ARCS) D.R.5.5 DENSITY RESIDENTIAL, (5.5 DWELLING UNITS PER ACRO D.R. 10 S DENSITY RESIDENTIAL, (10.5 DWELLING UNITS PER ACRE) D.R. 16 DENSITY RESIDENTIAL, (16 DENSITY UNITS PER ACRE) COUNTY RAE I RESIDENITAL, (40 DENSITY UNITS PER ACRE RAIEZ RESIDENTIAL, (80 DENSITY UNITS PER ACRE) RESIDENTIAL - OFFICE, (5.5 DWELLING UNITS PER ACRE) RESIDENTIAL - OFFICE CLASS "A" OFFICE BUILDING OFFICE BUILDING OFFICE PARK 0.2 OFFICE AND TECHNOLOGY SERVICE EMPLOYMENT S.E. **NORTHERN SECTOR** B.H.H. BUSINESS MARITIME MARINA B.M.B. BUSINESS MARITIME BOATYARD 8.L 8.M. BUSINESS, LOCAL BUSINESS, MAJOR BUSINESS, ROADSTOE MANUFACTURING, RESTRICTED ΜЯ MANUFACTURING, LIGHT, RESTRICTED MANUFACTURING, LIGHT MANUFACTURING, HEAVY МK COLATA CENTRAL SECTOR **WESTERN SECTOR** BALTIMORE CITY **EASTERN SECTOR** ANNE ARUNDEL COUNTY

#### SOURCE MATERIAL

Recommendations for the thirteen (13) petitions filed are based on the following:

- 1. Information compiled during the processing of the Comprehensive Zoning Maps adopted by the County Council on October 15, 1992.
- 2. Capital Budget and 5-Year Capital Program.
- 3. Zoning Plans Advisory Committee comments.
- 4. Discussions with other governmental agencies.
- 5. Field inspections of subject sites.
- 6. Baltimore County Master Plan

CYCLEA/PZONE/CYCLE



ITEM NUMBER 2 Location of Property Under Petition

Scale: 1"= 1000'

CASE NO. R-94-330

CYCLE III, ITEM 2

#### PETITIONER:

C & E Realty Company

#### REQUESTED ACTION:

Reclassification B.M. (Business Major)

#### EXISTING ZONING:

D.R. 16 (Density Residential)

#### LOCATION:

Northeast side of Reisterstown Road at Pleasant Ridge Drive

#### AREA OF SITE:

14.54 acres ±

#### ZONING OF ADJACENT PROPERTY/USE:

North: D.R. 16 - multi-family dwellings

South: B.M., B.L., D.R. 16 - multi-family dwellings and

commercial

East: D.R. 16, B.L.-A.S. - vacant land and multi-family

dwellings

West: D.R. 16, B.L., O-1, B.R. & B.M. - multi-family

dwelling, office and commercial

#### SITE DESCRIPTION:

This irregularly shaped parcel is currently undeveloped. Due to its shape, the northern portion of the property forms a wedge between existing apartment buildings. A portion of the site is located within a 100 year flood plain and with the exception of the area adjacent to Pleasant Ridge Drive, the property is entirely wooded. A steep slope is located between the flood plain and property located to the west, which is owned by the Morningside Limited Partnership (this property is also under consideration for a zoning change - Item No. 3). The portion of the site adjacent to Reisterstown Road is low lying and potentially undevelopable.

#### PROPERTIES IN THE VICINITY:

The property fronts along a portion of Reisterstown Road that is zoned and used for mixed use. The predominate land use in the vicinity, however, is high density residential.

#### WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the <u>Master</u> Water and <u>Sewer Plan</u>.

#### TRAFFIC AND ROADS:

This site is located along Pleasant Ridge Drive (a local road) and has direct access to Reisterstown Road, which is the main arterial running north and south with access to I-695, I-795, Westminster Pike and Owings Mills Boulevard.

#### ZONING HISTORY:

The property's zoning has been in place since 1976.

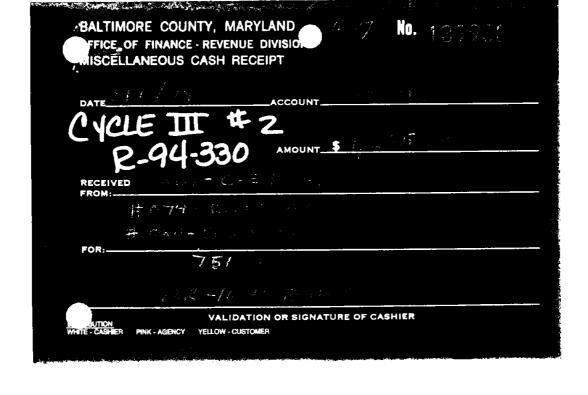
#### MASTER PLAN/COMMUNITY PLANS:

The Baltimore County Master Plan advocates for the study of the Reisterstown Road corridor to be updated, centering on various segments of the road, including the north-central Reisterstown Road area (from Greenspring Valley Road north to Reisterstown). It specifies that "the plan should address methods of improving site and building quality signage, additionally, the Master Plan advocates for reasonable commercial redevelopment, but stresses the need for "area plans and design standards covering amenities such as open space, buffer yards, mass transit opportunities, landscaping, site design and building design [to] be created for places experiencing high levels of redevelopment." The Baltimore County Growth Management Program Proposed Land Use Map designates the site for multi-family use.

#### PROPOSED VS. EXISTING ZONING:

Regulations governing D.R. zones may be found in Section 1B01.1A of the Baltimore County Zoning Regulations. The proposed D.R. 16 zoning would permit a density of 16 dwelling units per acre of land.

Section 233.1 outlines the provisions of the B.M. zone. The B.M. zone permits a wide range of uses in addition to those permitted in the B.L. zone. Density is regulated by a floor area ratio of 4.0. Density is realistically limited by parking requirements, as well as economic and environmental constraints. Building height is limited by the height tent regulations. Setbacks include front yards not less than 15 feet from the property line and not less than 40 feet from the centerline of any street. (See Section 303.2 for front yard average).



No side yard setback is required on interior lots, except in cases where the lot abuts a lot in a residential zone. The side yard may be no less than the setback required for a dwelling or the abutting lot - a 10 foot setback is required when a lot abuts a corner lot. No rear setback is required, except where a rear lot line abuts a lot in a residential zone.

#### OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Based upon the information provided and analysis conducted, staff recommends that the applicant's request be denied for the following reason:

Support for any zoning change would be dependent upon the quality of site specific details. In the absence of a documented site plan, by which the quality of development could be controlled, staff can only recommend that the applicant's request be denied.

# INTER-AGENCY COMMENTS

# Baltimore County Public Schools

Dr. Stuart Berger, Superintendent

Towson, Maryland

Office of Pupil Assignments

Educational Support Services Building
6901 N. Charles Street
Towson, Maryland 21204

June 1, 1994

Mr. Jeffrey Long Community Planner Office of Planning & Zoning Mail Stop 1108

RE: Zoning Reclassification Cycle III April, 1994 - October, 1994

Dear Jeff:

Thank you for taking time out of your busy schedule to meet with me to discuss the Cyclical Zoning Reclassification Process. The vast majority of these petitions are non-residential and, therefore, will have no impact on Baltimore County Public Schools.

Those petitions involving increases in residential zoning and the subsequent affect on our school system are summarized below:

Item 5 - Case No. R-94-333

Existing Zoning - M.L. & M.L.R. (8th Election District)

Proposed Zoning - D.R.-5.5

Zoning would allow 621.5 mixed housing units. Since I do not have the housing type breakdown, I developed a student yield based on 310 single family units and 311 townhouse units.

This property is located in the Sparks Elementary, Hereford Middle and Hereford High School Districts.

310 S.F. x .319 = 99 311 T.H. x .192 =  $\frac{60}{159}$  Elementary Students

#### Page 2

310 S.F. 
$$\times$$
 .155 = 48  
311 T.H.  $\times$  .055 = 17  
65 Middle Students

310 S.F. x .146 = 45  
311 T.H. x .090 = 
$$\frac{28}{73}$$
 High Students

A total yield of 297 students

#### Item 13 - Case No. R-94-341

Existing Zoning - D.R.-1 & M.L.-I.M. & M.H.-I.M. (15th Election district)

Proposed Zoning - D.R.-3.5

Zoning would allow 180.8 single family homes.

181 S.F. x .236 = 43 Elementary Students
181 S.F. x .071 = 13 Middle Students
181 S.F. x .107 = 19 High Students
75 Total Yield

If you have any questions, please do not hesitate to contact me at 887-4215.

Sincerely,

Barbara Pickelsimer, Field Representative

Office of Pupil Assignments

рp

## BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 9, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting for Zoning Reclassification Cycle III April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

- Item 1 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.
- Item 2 This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.
- Item 3 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.
- Item 4 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.
- Item 5 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.
- Item 6 This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

Zoning Reclassification Cycle III April 1994 - October 1994 Page 2

Item 11 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 12 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 13 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 15 - This site is located adjacent to tidewater. The property owner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor, including basements, of a residential and/or commercial development.

RWB:sw

#### Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

DATE: 04/27/94

Arnold Jablen
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.:

Zoning Agenda:

#### Gentlemen:

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

8. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: R-94-329 THRU R-94-343.



**ZADM** 

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, M3-1102F

co: File



## County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

MAY 24, 1994

#### NOTICE OF HEARING

CASE NUMBER: R-94-330
751 Pleasant Ridge Drive
NE/S Reisterstown Road, corner NW/S Pleasant Ridge Drive
4th Election District - 3rd Councilmanic
Legal Owner(s): C & E Realty Company

Petition to reclassify the property's zoning from D.R.-16 to B.M.

**HEARING:** 

WEDNESDAY, SEPTEMBER 21, 1994 at 10:00 a.m.

LOCATION:

COUNTY COURTHOUSE, ROOM 48 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204

WILLIAM T. HACKETT, CHAIRMAN COUNTY BOARD OF APPEALS

cc: C & E Realty Company Richard Rubin, Esq.

30 HV S 1 EN S: 20

Baltimore County Government Office of Zoning Administration and Development Management





111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

JULY 26, 1994

C & E Realty Company c/l Richard Rubin 1 S. Street, Commerce Place Baltimore, Maryland 21202

Re: Case Number: R-94-330 751 Pleasant Ridge Drive

NE/S Reisterstown Road, NW/S Pleasant Ridge Drive

4th Election District - 3rd Councilmanic Legal Owner(s): C & E Realty Company

Dear Mr. Rubin:

Attached you will find a copy of the memorandum originally forwarded to you on May 24, 1994. As noted thereon, payment 1 (posting charge), is now overdue. Payment 2 (your share of the \$4,313.40 cost of the full page ads) is now due.

Please immediately forward the following to this office:

- 1) Your check made payable to Baltimore County, Maryland in the amount of \$35.00.
- Your check made payable to Patuxent Publishing in the amount of \$331.80.

Non-payment of fees will hold your case in abeyance. If you have any questions regarding this letter, you may contact Ms. Gwen Stephens at 887-3391.

Very truly yours,

ARNOLD JABLON
DIRECTOR

AJ:ggs

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