

BALTIMORE COUNTY DEPT. OF PDM
Project No. T-415/05048 B
DEVELOPMENT REGULATIONS
Exempt from Sections 26-202 & 26-208
CERTIFICATION of Limited Exemption Plan Approval
By *Christine Feltz* Date: 5/15/98
This plan approval shall expire five (5) years
from the above approval date.

NOTES

1. This site is not located in a 100 year flood zone.
2. There are no wooded areas on this site.
3. Landscaping for this project is shown on a separate plan.
4. A request for waiver of stormwater management quantity and quality has been granted by Thomas L. Valmar.
5. Asbestos in the buildings to be razed will be removed in accordance with all Maryland Department of the Environment and DEPRM requirements.
6. There are no known historical or archaeological sites on the property.
7. There are no existing wells, septic systems, or underground storage tanks on the site.
8. All on-site utilities will be private.
9. No modifications will be made on any existing service and no fire supply service may be converted to a domestic water supply service. The developer will apply for the abandonment of any service which is not needed.
10. Any and all signs proposed for this site shall comply with Section 413 of the 2001 Zoning Ordinance.
11. Lighting used to illuminate the off-street parking areas shall reflect away from the residential areas and public streets.
12. This property is not subject to Forest Conservation pursuant to DMR No. 163-93, adopted November 15, 1993. Building and grading permits will not be issued prior to December 30, 1993, the effective date of DMR No. 163-93.
13. Fire Flow Test (Building Side of Sprinkler Entrance)
Residual Pressure: 43 PSI @ 1150 GPM flow
14. The Wal-Mart store is to be designed and constructed to meet the applicable provisions of the fire prevention code and the NFPA 101 Life Safety Code, 1991 Edition.- 15. Fire Hydrants shall be spaced in accordance with Baltimore County Standard Design Manual, Section 2-1.4, Fire Hydrants.- 16. Access roads on the site shall be located with fire lane signs along its entire length pursuant to Baltimore County Code 102-74.- 17. There are no delinquent accounts for any other development with respect to any of the following: a person with a financial interest in the proposed development, or a person who will provide contractual services on behalf of the proposed development.- 18. As an integral element of the project, SIA comments and requirements will be addressed and met as part of the development and acquisition of the access permit.

Site Data

Item	Existing	Proposed
Front Setback	50 feet	270 feet
Left Side Setback	30 feet	80 feet
Right Side Setback	30 feet	30 feet
Floor Area Ratio	4.0	0.05
Building Height	40 feet max	23 feet
Parking Spaces	634	678
Handicap Spaces	21	22
Interior Open Space	26,975 sf	36,813 sf

LEGEND

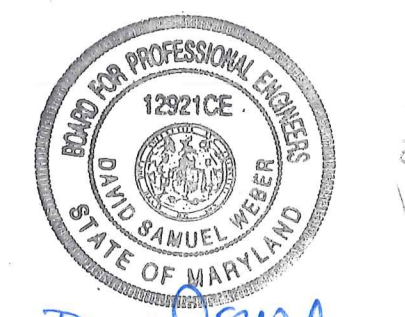
existing	proposed	description
● C.O.		MONITORING WELL
□		CLEANOUT
□		TELEPHONE MANHOLE
□		WATER MANHOLE
□		FIRE PROTECTION
□		GUARD POST
□		LIGHT (STANDARD)
□		IRON PIN FOUND
□		IRON PIN SET
□		TRAFFIC BOX
□		POWER POLE
□		LIGHT POLE
□		SIGNAL POLE
□		GUY ANCHOR
□		BENCHMARK
□		SANITARY SEWER MANHOLE
□		STORM DRAIN MANHOLE
□		CATCH BASIN
□		WATER VALVE
□		GAS VALVE
□		FIRE HYDRANT
□		TELEPHONE BOX
□		OVERHEAD POWER LINE
□		UNDERGROUND POWER LINE
□		WATER LINE
□		GAS LINE
□		SANITARY SEWER LINE
□		TELEPHONE LINE
□		UNDERGROUND TELEPHONE
□		REINFORCED CONCRETE PIPE
□		CORROGATED METAL PIPE
□		POLYETHYLENE PIPE
□		INVERT ELEVATION
□		STORM DRAIN
□		CORR POLYETHYLENE PIPE
□		CONTIGUE
□		SPOT ELEV.
□		AVERAGE DRAIN TIE

LEGEND

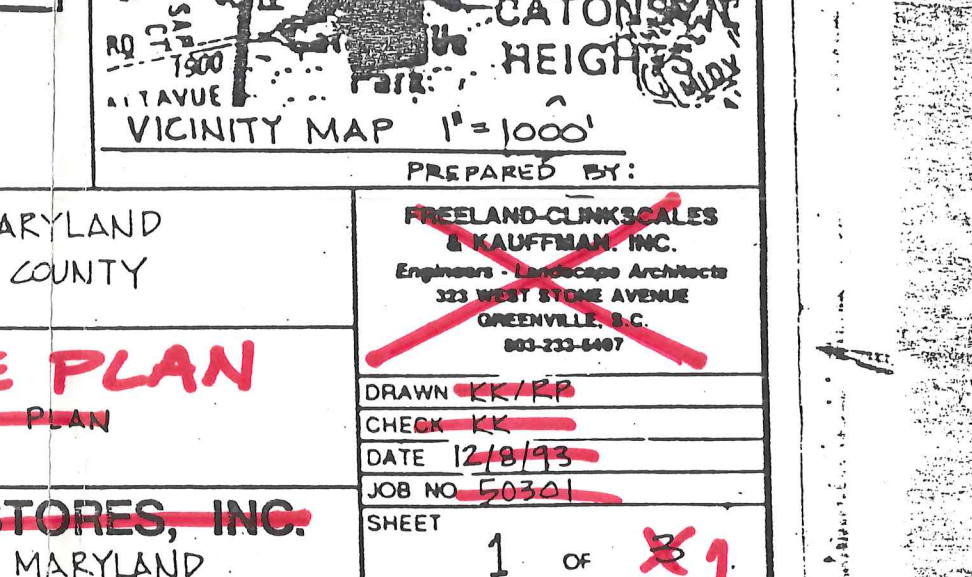
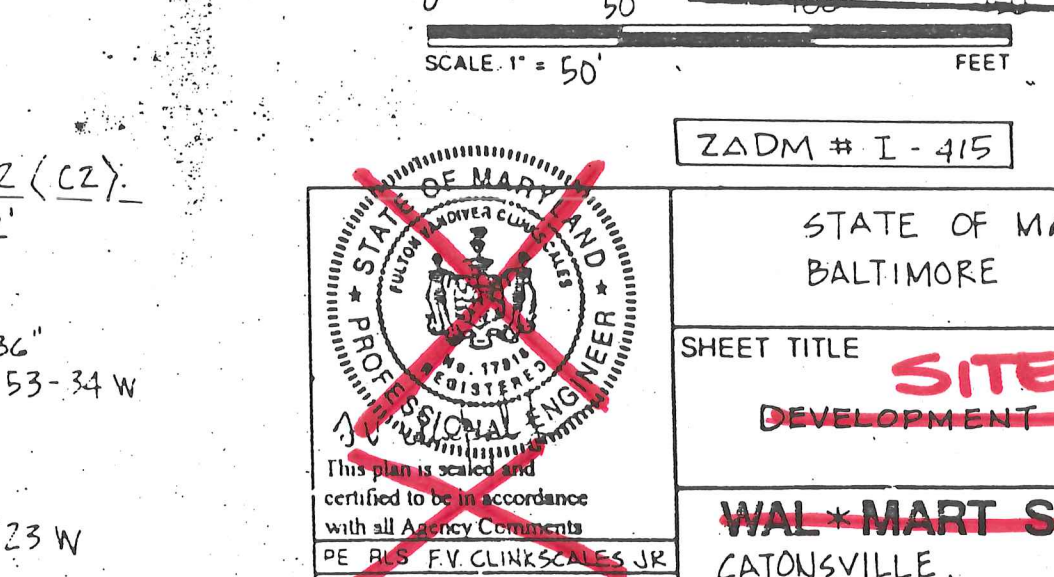
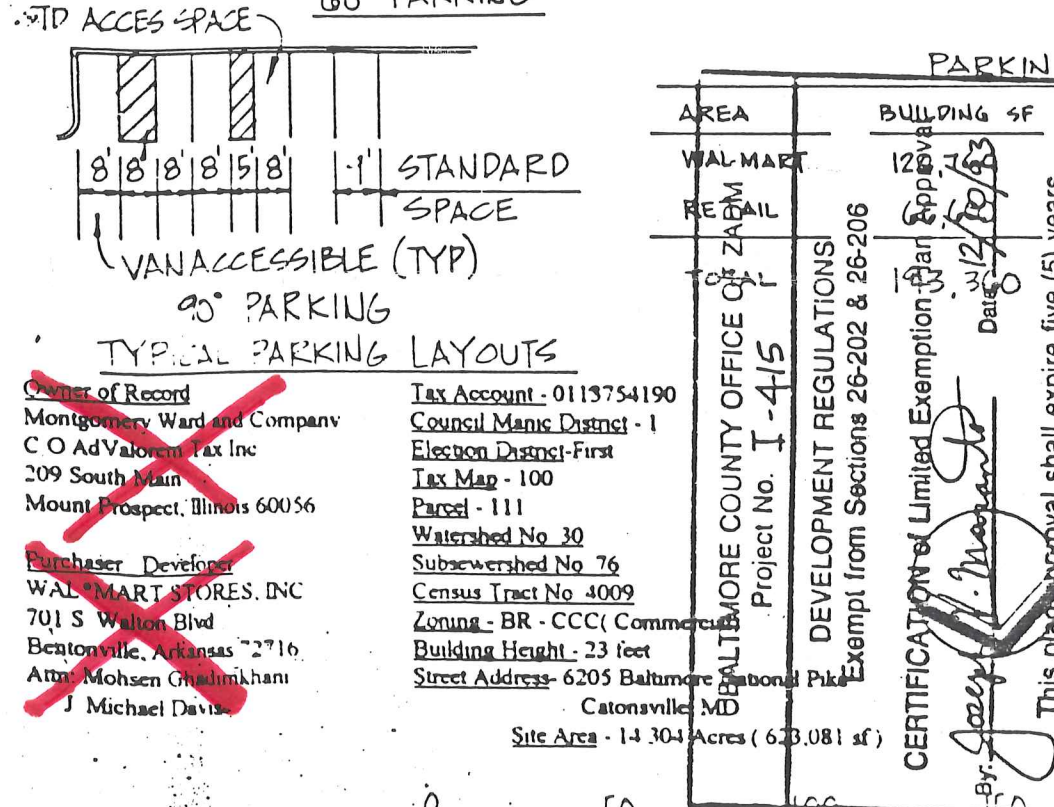
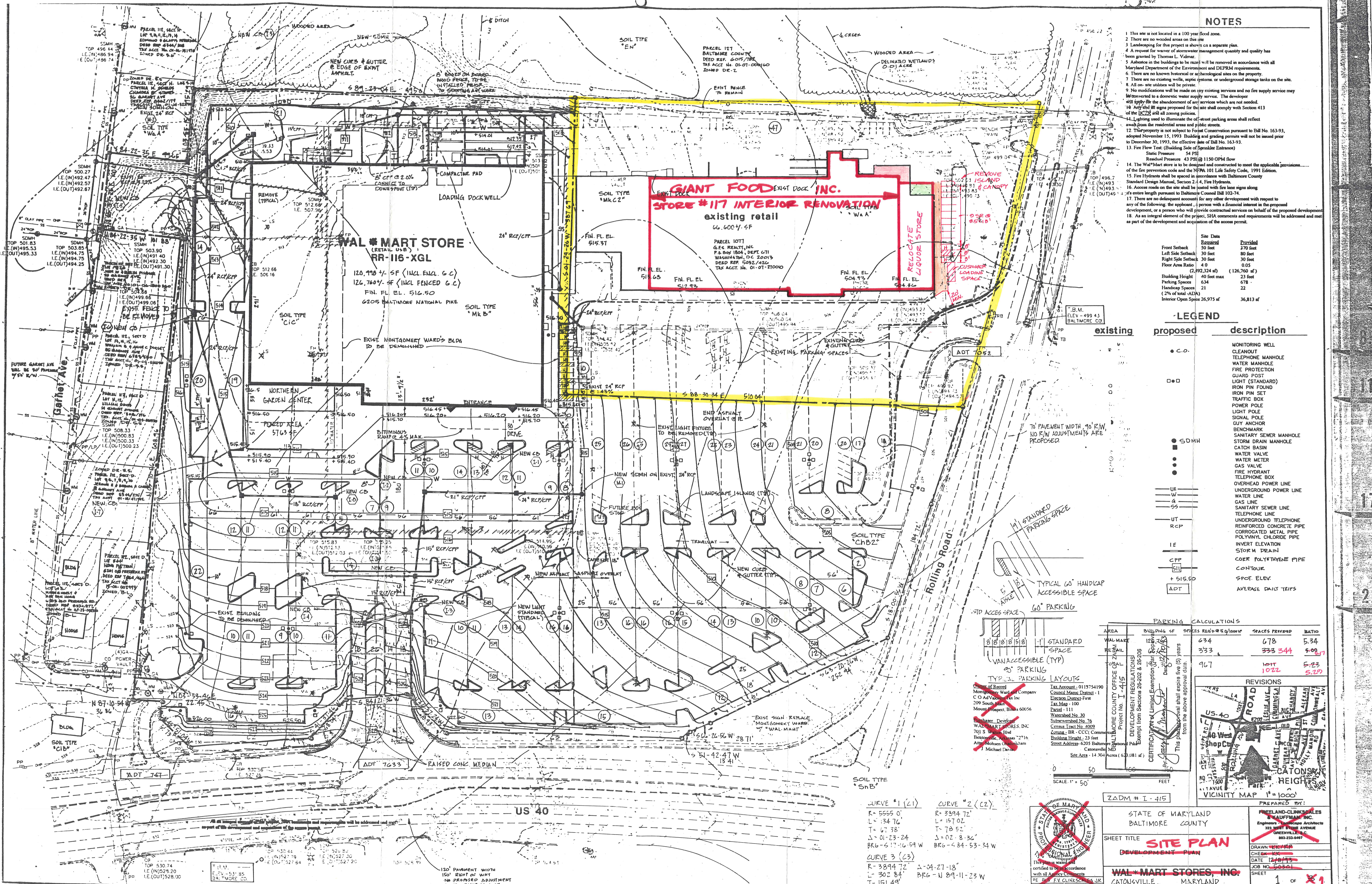
- AREA TO BE DEMOLISHED
- AREA TO BE CONSTRUCTED
- PROPOSED SIDEWALK

DEVELOPMENT PROPOSAL
① INTERIOR RENOVATION OF GIANT
② RELOCATION OF LIQUOR STORE
③ STRIPE 11 NEW SPACES

CERTIFICATION
RED-LINE REVISION TO THIS PLAN
ARE THE RESPONSIBILITY OF
GUTSCHICK, LITTLE & WEBER, P.A.



David E. Weber
5/11/98



PRIOR APPLICATION PDM FILE #1-415
APRIL 1998
87-058
FIRST AMENDED SITE PLAN AS A B-9 REFINEMENT

MICROFILMED

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
ZONING RESOLUTION NO. 8

RESOLVED by the County Council of Baltimore County, Maryland, that Zoning Reclassification No. 3567, dated January 25, 1957, reclassifying the property therein described from "R-6 Residential" to "Business Roadside" on petition of Carl C. Hauswald, is hereby approved.

Zoning Resolution No. 8 adopted by the County Council of Baltimore County at its Second Legislative Meeting held March 19, 1957.

WILLIAM F. MOSSNER, Secretary

MICROFILMED

RE: PETITION FOR RECLASSIFICATION OF PROPERTY - S. E. Cor. Rolling Road and Baltimore National Pike, 1st Dist - Philip C. Hauswald, et al., Petitioners

OPINION

This is a petition for a reclassification from an "R-6 Residential" to "Business Roadside" of a tract of land containing 19.247 Acres, more or less, located at the southeast corner of Baltimore National Pike and Rolling Road in the Catonsville area.

This petition presents a situation where substantial changes in the neighborhood clearly justify the reclassification. There are commercial establishments both to the east and west of the subject property as well as on the opposite side of Baltimore National Pike, and it is clear that this is consonant with most properties bordering the Baltimore National Pike, property has lost its characteristics as residence property and has reached a point where it is clear to us that commercial zoning is justified.

Baltimore National Pike is a dual lane highway carrying heavy traffic and is one of the principal traffic arteries running west from Baltimore City. The property is clearly no longer desirable for residence property by reason of this heavy traffic and by reason of numerous changes to commercial use which have taken place in the immediate vicinity. We think the owner should have the right to use his property for its highest utility since there are no closely adjoining residence developments which will be adversely affected.

The principal protestant, one James F. Garvey, has advised us of his desire to withdraw his protest.

ORDER

For the reasons set forth in the foregoing opinion, it is this 25th day of January, 1957, by the Board of Zoning Appeals of Baltimore County, ORDERED that the reclassification herein requested from "R-6 Residence" to "Business Roadside" be and the same is hereby granted.

MICROFILMED

BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

James F. Garvey
Carl C. Hauswald
Philip C. Hauswald

MICROFILMED

IN THE MATTER OF THE RECLASSIFICATION OF PROPERTY
S. E. Cor. Rolling Road and Baltimore National Pike, 1st District - Philip C. Hauswald, et al., Petitioners

BEFORE THE ZONING COMMISSIONERS FOR BALTIMORE COUNTY

APPEAL

Mr. Commissioner:

Please enter an appeal from the Order of the Deputy Zoning Commissioner dated August 14th, 1955, in the above entitled matter, and transmit all papers to the Board of Zoning Appeals for Baltimore County.

John Grason Turnbull
John Grason Turnbull
24 W. Penna. Avenue
Towson 4, Maryland
Attorney for Petitioners



MICROFILMED
Petition for Zoning Re-Classification

To The Zoning Commissioners of Baltimore County:
I, or we, Philip C. Hauswald and Margaret V. Hauswald, his wife, and Philip J. Hauswald and Norma A. Hauswald, his wife, legal owners of the property situate Hauswald, his wife
Beginning at the southeast corner of Rolling Road and the Baltimore National Pike, thence easterly along the south side of the right of way of said Pike approximately 509', thence leaving said right of way S 17° 53' west a distance of 784.15' thence north 82 degrees 02' west to the east side of Rolling Road, thence north 26 degrees 31' east 728.94' and ending on the east side of Rolling Road to the place of beginning, containing 19.247 acres more or less.
BEING that piece or parcel of land conveyed by Katherine E. Fox and John Kiser, et al. to Philip J. Hauswald and wife, et al as recorded in the Land Records of Baltimore County in Liber CLB No. 2585, folio 326, November 4, 1954.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Residential C-2 zone to an "B-1" zone.
Reasons for Re-Classification: Appropriate for B-1 zone

Size and height of building: front feet; depth feet; height feet
Front and side set backs of building from street lines: front feet; side feet
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

John Grason Turnbull
Philip C. Hauswald
Margaret V. Hauswald
Philip J. Hauswald
Norma A. Hauswald
Legal Owner
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 27 day of June, 1957, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Heckard Bldg., in Towson, Baltimore County, on the 27th day of June, 1957, at 10:55 a.m. at 3:30 p.m.
Philip C. Hauswald
Zoning Commissioner of Baltimore County

MICROFILMED

RE: PETITION FOR RECLASSIFICATION FROM AN "R-6" Zone to a "B-1" Zone - S. E. Cor. of Rolling Road and Baltimore National Pike, 1st District of Baltimore County - Philip J. Hauswald and Norma A. Hauswald, his wife, Carl C. Hauswald and Margaret V. Hauswald, his wife, Petitioners

Upon hearing the testimony and after having viewed the above site, comprising 19.247 acres, more or less, at the southeast corner of Rolling Road and the Baltimore National Pike, and after having given much consideration to this request for a reclassification, from an "R-6" (residence) Zone to a "B-1" (business roadside) Zone, it is the opinion of the Deputy Zoning Commissioner that this request should be denied in view of the recent decision of the Court of Appeals of Maryland in the matter of Whitman Zim, et al, vs the Board of Zoning Appeals of Baltimore County, and also because at this time there is a study being made by the Planning Board of Baltimore County concerning land use in the First District of Baltimore County, wherein this property is located.

It is this 15 day of August, 1955, ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the above petition, be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain an "R-6" (residence) Zone.

Charles S. Phipps
Charles S. Phipps
Deputy Zoning Commissioner
of Baltimore County

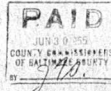
MICROFILMED

June 27, 1955

\$39.00
RECEIVED of John Grason Turnbull, the sum of Thirty Nine (\$39.00) Dollars, being cost of petition for Re-classification, advertising and posting property, southeast corner of Rolling Road and the Baltimore National Pike, 1st District, Baltimore County, Maryland.
Thank you.

Zoning Commissioner of Baltimore County

REMARKS
Wednesday, July 13, 1955
at 3:30 p.m.
Heckard Building
Towson, Maryland.



July 7, 1955

RECEIVED - John Grason Turnbull, attorney, the sum of Five (\$5.00) Dollars, being balance due for additional advertising cost, for the petition for Reclassification of property, southeast corner of Rolling Road and the Baltimore National Pike, 1st District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

HEARSTING-2

Wednesday, July 13, 1955

at 3:30 p.m.

Reckord Building
Towson Maryland.

RECEIVED

JUN 13 1955

COMPTROLLER'S OFFICE

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1 Date of Posting 6-29-5
 Posted for: Am. B. to Zone to Am. B. B. Zone
 Petitioner: Philip J. Hummel et al
 Location of property: By at the S.E. cor of Holling Rd. and the Baltic Mt. Rd. See Plat.
 Location of Signs: concrete 20' x 8' another 55' x 8' South of Baltimore Rd. on the S. of Holling Rd. another 325' x 8' another 625' x 8' S. of Holling Rd. on the S. of Baltic Mt. Rd.
 Remarks: See Plat.
 Posted by Philip J. Hummel Date of return: 6-30-5

NOTICE OF ZONING
PETITION FOR
RECLASSIFICATION
- 1st Dist.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification, from an R-6 Zone to a B-1 Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Redford Building, Towson, Maryland.

On Wednesday, July 11, 1955

at 3:30 p.m. in determine whether or not the following conditions had been met and properly should be changed or reclassified as a universal fire: Business Roadside, to visit the scene of the fire.

First District of Baltimore County beginning at the southeast corner of Rolling Road and the Baltimore County line and extending easterly along the south side of the right-of-way of said Pike approximately 360 feet; thence leaving said right-of-way and extending easterly 32 1/2 minutes west a distance of 784.15 feet; thence north 82 degrees 50 minutes west to the east side of Rolling Road, a distance of 100 feet; thence north 27 degrees 53 minutes east 729.94 feet 33 minutes on the east side of Rolling Road to the southeast corner of a bearing 19.247 across road or less.

Being that place or parcel of land surveyed by Katherine E. Fox and her husband, John A. Fox, Philip J. Hauswald and wife, et al as recorded in the Land Records of Baltimore County in Liber 617, folio 256, 257, 258, 259, 264, 1954.

By Order of
WILSIE H. ADAMS
Zoning Commissioner
of Baltimore County
July 1.

MICROFILME

OFFICE

JUN 27 1959

WITH THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD-ARGUS
Cotuitville, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

July 2, 1955.

THIS IS TO CERTIFY, that the annexed advertisement of
Wilbur H. Adams, young Commissioner
of Baltimore County
 was inserted in THE BALTIMORE COUNTEAN, a group of
 three weekly newspapers published in Baltimore County, Mary-
 land, once a week for *2* successive weeks before
 the *2nd* day of *July*, 19*55*, that is to say
 the same was inserted in the issues of

June 24 and July 1, 1955.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

MEMORANDUM

DATE: June 24, 1955

TO: Wilsie H. Adams

FROM: James J. Dembeck

SUBJECT: Zoning Petition #3541

MICROFILMED

It is our understanding that the petitioner has withdrawn this petition and filed #3567. He is now requesting BR in lieu of HL.

Mr. Maller agreed with other members at the Planning Board meeting that it should be a basic policy that any petition for commercial rezoning must be accompanied by an adequate site plan indicating the location, character of uses, parking scheme, location of entrances and exits, and all other pertinent data.

cc: Malcolm H. Dill
David H. Fisher
John B. Funk
J. Fred Offutt

