

OFFICE OF THE
STATE ROADS COMMISSION
OF MARYLAND

No. A-B-1796 Baltimore, Md., April 29, 1965

PERMISSION IS HEREBY GIVEN:

Snyder Building Company, Inc., 6216 Harford Road, Baltimore 14, Maryland and/or C & C Holding Company, so far as the State Roads Commission has the right and power to grant same, to construct one (1) fully channelized depressed curb type entrance into the retail stores, located on the west side of Loch Raven Boulevard (Route 542) at Anuska Road. Construction to be in accordance with State Roads Commission construction standards, specifications and the attached plan, as revised in red, a copy of which is on file in this office, unless otherwise specified below:

NOTE: This permit issued pursuant to Baltimore County Circuit Court Order of Monday April 22, 1965.

No vehicles will be permitted to bank out of this property onto Route 542.

The permittee is responsible for the necessary relocation of all utilities (under permit issued by appropriate agencies) prior to construction of pavement stipulated under subject permit.

Notify Mr. Carroll B. Caltrider, Resident Maintenance Engineer, State Roads Commission, Reisterstown, Maryland (Phone: TRAnnyson 3-5000) 48 hours in advance of commencing work.

It is agreed and understood that the issuance of this permit will be construed to indicate complete acceptance of the specifications and terms outlined therein, unless the permittee and/or Surety notifies the State Roads Commission to the contrary within ten (10) days from the issued date.

In granting this permit it is understood and agreed that no vehicular access, by the public, from this property to Route 542 shall be permitted until such time as the entrance or entrances herein contemplated have been fully completed in accordance with the permit and to the satisfaction of the State Roads Commission. Failure to comply shall be grounds for revocation of allotted work time and the State Roads Commission will notify the Surety to immediately fulfill the terms of the permit.

1. PAVING: Paving to consist of (a) 6" State Roads Commission Class "P" concrete. Grade of paving to meet the existing marginal edge of paving, step up 1", thence rise at a straight grade to a point 2" below the rear edge of the sidewalk. Entrances within sidewalk area to be warped to adjacent sidewalk to prevent an abrupt change in grade of drive.

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CURBS: Existing curb and sidewalk to be removed to the nearest construction joint. Channelization to consist of Type "U" combination curb and gutter. Proposed entrance to be constructed of depressed curb type. Curb to be depressed from a full 8" reveal to a 1" reveal within an 18" transition on both sides of the proposed entrance. Depressed section to be maintained for the full width (30') of the proposed entrance. Grade on top of replacement curb to tie smoothly to the existing top of curb grade. All curbs to return along the right of way line as shown on the plan as revised in red. All curbs to show an 8" reveal at all points.

3. DRAINAGE: Existing drainage along Route 542 to remain undisturbed.

4. TRAFFIC: Maintain normal traffic on Route 542 at all times.

5. BOND: A performance bond, No. 76 37 626, dated January 19, 1965, in the amount of \$1,000.00, with the Fidelity and Deposit Company of Maryland, P.O. Box 1227, Baltimore 3, Maryland, as Surety, is on file in this office and is being made a part of this permit.

6. FEE: Engineering fee in the amount of \$10.00, in the form of check No. 57, dated April 23, 1965, and drawn on The Equitable Trust Company is being made a part of this permit.

7. MISCELLANEOUS:

(a) All revisions and/or additions to plan in red are being made a part of this permit.

(b) Sidewalks in the State Roads Commission right of way to be constructed of 5" Class "P-1" concrete, scored in 5' blocks with expansion joints every 15'. Grade of walk to meet the top of the roadside curb, then rise 1/4" per foot for the total width.

(c) No obstructions shall be placed on or within the State Roads Commission right of way without the written permission of the State Roads Commission or its duly authorized agent. Violators shall be liable to prosecution for committing a misdemeanor.

(d) All mud and debris tracked and/or spilled on the State Highway shall be removed promptly to eliminate potential hazards.

(e) Maintenance of the area, curbing beyond the road side flowline, etc., shall be the full responsibility of the permittee, and/or owner or lessee.

(f) It shall be the responsibility of the permittee to notify the District Engineer's office upon completion of the work, so that a final inspection may be made.

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(g) The construction outlined in this permit MUST BE COMPLETED WITHIN THE ALLOTTED TIME. Failure to do so will result in one of the following actions:
1. Work on entrance not started, and property not in commercial use; permit will be revoked. Any future construction within the State Roads Commission right of way will require the issuance of a new permit subject to State Roads Commission standards.
2. Work started-not completed:
With no prior notice to the permittee the Surety will be requested to immediately fulfill the terms of the permit.

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It is agreed and understood by the acceptance of this permit that where entrances or approaches are involved, their approved location is not to be accepted by inference that a cross-over will be constructed and/or allowed through a median or grass plot in the event this highway should be developed and/or constructed as a dual highway or divided highway.

The installation of this service shall in no way change the grade and/or alignment of any existing drainage ditches or structures and in the event same are damaged or destroyed, they shall be replaced to the satisfaction of the State Roads Commission.

In the event future road improvements require the removal and/or adjustment of this service, the cost shall be borne by the permittee.

It is agreed and understood that any deviation from the plans submitted, that are out of the ordinary shall be reported to the State Roads Commission, District Engineer's Office, and a revised plan showing such changes made shall be submitted to the State Roads Commission's Engineer for approval.

The permittee shall absolve the State Roads Commission from any claims or damage arising from any condition caused by the construction outlined in this permit.

The relocation and/or adjustment of any public or private utility shall be the responsibility of the permittee.

The State Roads Commission right of way affected by this permit will be left in a neat and clean condition and no excess material will be permitted to remain on or adjacent to the State Roads Commission right of way.

SIGNS: No signs or lights will be permitted on or overhanging the State Roads Commission right of way.

The necessary lights, signs, barricades, etc., shall be maintained by the permittee throughout this operation for the protection of traffic and pedestrians.

work to be completed within 90 days from the date hereof.

Permission, when granted, to place a utility or structure within the limits of the right of way of a bridge or highway is revocable by the State Roads Commission.

The work hereby permitted shall be done under the supervision and to the satisfaction of the State Roads Commission, said State Roads Commission reserving full control over said roads or highways and the subject matter of this permit.

STATE ROADS COMMISSION

Charles Lee
Chief Engineer

Form No. P-3

RE: PETITION FOR RECLASSIFICATION

from an "R-6" Zone to "B-1"
Zone - S. S. Loch Raven Boulevard and N.E. Side Anuska Road,
9th District - Jerry J. Prochaska,
Baltimore - No. 5267

In reference to the above entitled matter that portion of the Zoning Commissioner's Order which prohibited ingress and egress to Loch Raven Boulevard was the subject of case 2703, folio 227 in the Circuit Court for Baltimore County.

The Court ordered the State Roads Commission to issue a permit for access to Loch Raven Boulevard. This did not prejudice the interest of Baltimore County in the matter, however, an error was made by Baltimore County in approving a site plan delivered subsequent to the zoning hearing. Furthermore, the State Roads Commission has prohibited access to the corner of east side of Loch Raven Boulevard and northeast side of Anuska Road so as to eliminate the front portion of the subject property for parking purposes resulting in hardship to the users of the property.

In view of the above the Zoning Commissioner's Order dated June 30, 1961, it is this 14th day of May, 1963 amended so as to eliminate that portion which reads:

"except that no ingress or egress shall be permitted on Loch Raven Boulevard."

John G. Rose
Zoning Commissioner of
Baltimore County

Mr. James K. Cullen, Jr.
31 S. Calvert Street
Baltimore 2, Maryland

RE: East side of Loch Raven
Blvd., (Rte. 542) at Anuska Rd.
Retail Stores

Dear Mr. Cullen:

This office is in receipt of an application for a commercial entrance permit to construct a driveway into the subject property.

According to information and correspondence we have at hand it is the Baltimore County's Zoning Commissioner's order in the granting of the commercial zoning that there would be no direct access to Loch Raven Boulevard except by way of Anuska Road.

Until such time as this order may be changed or rescinded this office cannot issue the permit applied for by you.

We are, therefore, returning the performance bond to the Snyder Building Company and the entrance fee check to you.

Thank you for your cooperation.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

John L. Duerr
BY: John L. Duerr
Asst. Development Engineer

JLD/atb
CC: Mr. John G. Rose
Mr. Jerome F. Snyder



OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date: May 12, 1961

To: John G. Rose, Zoning Commissioner

From: George E. Savolius, Deputy Director

Subject: #5267 - R-6 to B-1 Zone, SE/4 Loch Raven Blvd and N.E. Side Anuska Rd.,
Jerry Prochaska

9th District 5/24/61 1:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 zone and has the following advisory comment to make with respect to pertinent planning factors:

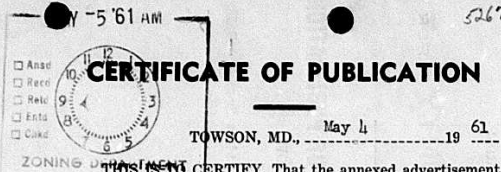
1. The intent of the 9th district map was to utilize Anuska Road as a stopping point for commercial zoning here. The effect of this rezoning—if granted, would be the complete extension of commercial zoning; northerly along Loch Raven Boulevard. From a planning viewpoint, this is not desirable. If change in zoning is indicated, the change should be to a zone which has land-use potentials intermediate between those of R-6 zone and those of B-6 zone. In other words, the staff of the Office of Planning would recommend substitution of R-4 zoning for the R-6 zoning to accomplish the transitional purposes previously noted.

OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY OFFICE BUILDING
TOWNSHIP 4, MARYLAND
5-12-61
12:00 noon

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWNSHIP 4, MARYLAND		No. 4801 DATE 5/22/61
To: Mr. Marvin L. Howard Attorney 623 York Rd. Towson 4, Md.		BILLED BY: Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$33.00
QUANTITY	Advertising and posting of property for Jerry J. Prochaska	COST 33.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWNSHIP 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWNSHIP 4, MARYLAND		No. 4573 DATE 5/17/61
To: Mr. Marvin L. Howard Attorney 623 York Rd. Towson 4, Md.		BILLED BY: Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00
QUANTITY	Petition for Reclassification for Jerry J. Prochaska	COST 50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWNSHIP 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		

PETITION FOR ZONING RECLASSIFICATION
ZONING: From R-4 Zone to B-1 Zone.
LOCATION: Southeast side of Loch Raven Boulevard and the Northeast side of Amuski Road.
DATE AND TIME: WEDNESDAY, MAY 20, 1961 AT 1:00 P.M.
PUBLIC HEARING: Room 168, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Ninth District of Baltimore County.
BEGINNING for the same on the southeast side of Loch Raven Boulevard heretofore laid out eighty feet wide and at a point where said side of said boulevard is intersected by the division line between lots numbered 162 and 163 laid out on a plat of Ridgeleigh and recorded among the plat records of Baltimore County in Plat Book L. McL. M. No. 16, folio 127, etc., running thence and binding on the southeast side of Loch Raven Boulevard and on the right of way line of the State Roads Commission of Maryland the following two courses 61.00 feet and southeasterly 61.00 feet more or less to the northeast side of Amuski Road thence binding on the northeast side of Amuski Road south 58 degrees East 147.00 feet more or less to the place of beginning, thence binding on the northwest side of said alley north 23 degrees 29 minutes East 101 feet 11 inches to the aforesaid division line between lots numbered 162 and 163 thence leaving the alley and binding on a part of said division line North 58 degrees West 180.00 feet more or less to the place of beginning. Being the property of Jerry J. Prochaska, as shown on plat plan filed with the Office of Planning and Zoning.
BY ORDER OF
JOHN G. ROSE,
Zoning Commissioner of Baltimore County.
5-4-11



THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 24th day of May, 1961, the first publication appearing on the 4th day of May, 1961.

The COUNTY Paper, Inc.

Manager.

PETITION FOR ZONING RECLASSIFICATION
ZONING: From R-4 Zone to B-1 Zone.
LOCATION: Southeast side of Loch Raven Boulevard and the northeast side of Amuski Road.
DATE AND TIME: Wednesday, May 24th, 1961 at 1:00 P. M.
PUBLIC HEARING: Room 168, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Ninth District of Baltimore County.
All that piece or parcel of land situated lying and being in the 9th Election District of Baltimore County, State of Maryland and described as follows:
Beginning for the same on the southeast side of Loch Raven Boulevard heretofore laid out eighty feet wide at a point where said side of said boulevard is intersected by the division line between lots numbered 162 and 163 laid out on a plat of Ridgeleigh and recorded among the plat records of Baltimore County in Plat Book L. McL. M. No. 16, folio 127, etc., running thence and binding on the southeast side of Loch Raven Boulevard and on the right of way line of the State Roads Commission of Maryland the following two courses and distances, viz: southeasterly 61.00 feet and southeasterly 61.00 feet more or less to the northeast side of Amuski Road, thence binding on the northeast side of Amuski Road south 58 degrees east 147.00 feet more or less to the northwest side of an alley there situate, thence binding on the northwest side of said alley north 23 degrees 29 minutes east 101 feet 11 inches to the aforesaid division line between lots numbered 162 and 163, thence leaving the alley and binding on a part of said division line north 58 degrees west 180.00 feet more or less to the place of beginning. Being the property of Jerry J. Prochaska, as shown on plat plan filed with the Office of Planning and Zoning.
By Order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County.
May 5.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 5, 1961

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of 1 time ~~successive weeks~~ before the 24th day of May, 1961, the first publication appearing on the 5th day of May, 1961.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$-----

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THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$-----

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#5267

9th
District: _____ Date of Posting: 5-3-61

Posted for: Ann R-6 Zone to Ann B-1 Zone

Petitioner: Jerry J. Prochaska

Location of property: S.E. S. of Loch Raven Blvd and M.E.S. of Amuski Road, etc. Suplot

Location of Signs: One sign 70 ft. East of Loch Raven Blvd. on the M.E.S. of Amuski Road; another sign 30 ft. North of Amuski Road at the corner of Loch Raven Blvd.

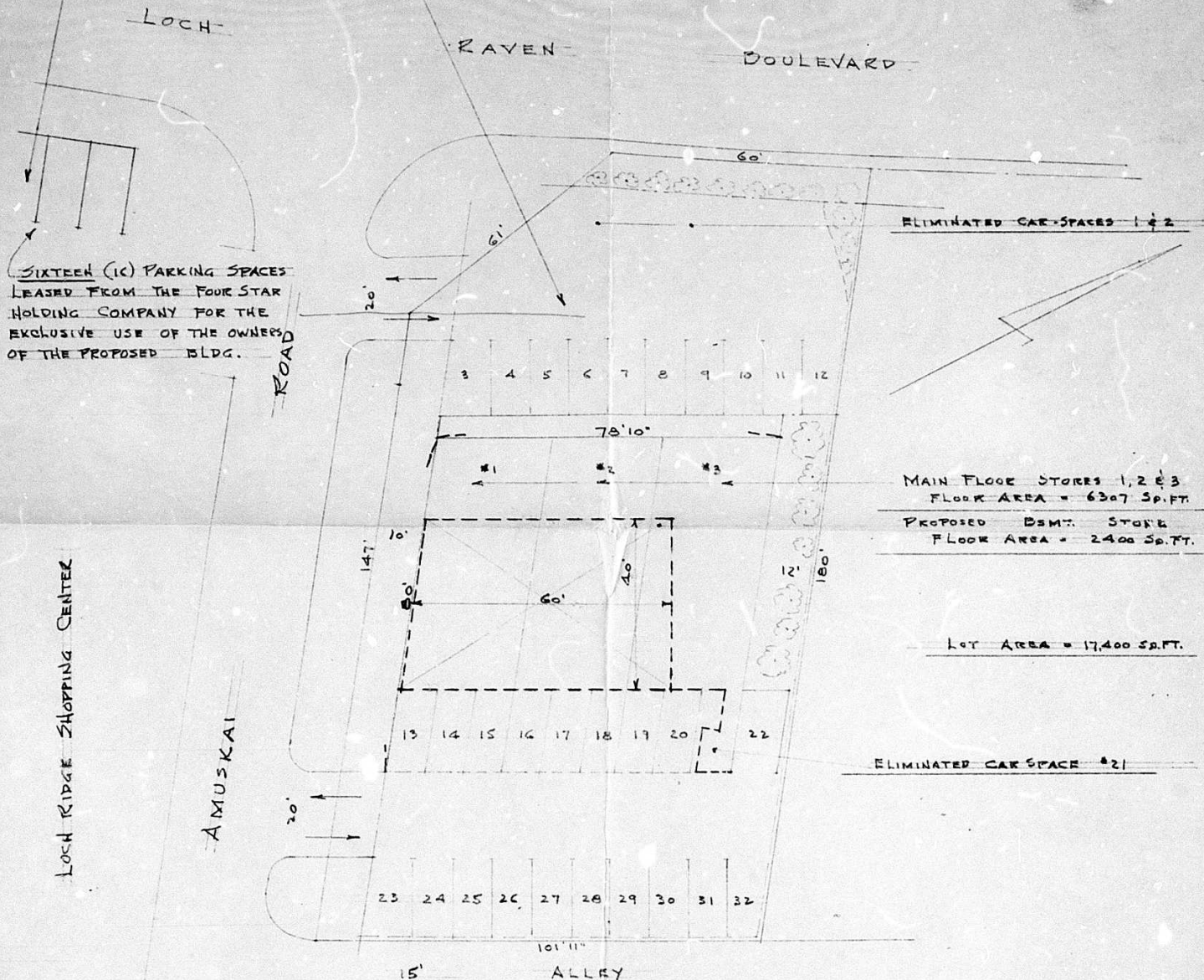
Remarks: _____

Posted by: George R. Hummel Signature: _____ Date of return: 5-4-61

TOTAL STORES FLOOR AREA = 8707 SQ. FT. (44 CAR SPACES REP'D.)

CAR SPACES:

ON SITE	=	29
OFF SITE	=	16
TOTAL	=	45



AMENDMENT TO PLAT DATED JUNE 28, 1961



SCALE 1" = 20'

HOWARD R. MASON
ARCHITECT

JUNE 21, 1962



BOULEVARD

LOOK
V-D-V
HOPPING
CENTER

ANNUAL

NO. 44

EXISTING WORK

147. +

22

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ONEWAY TRAFFIC

3	4	5	6	7	8	9	10	11	12
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CONC. WALK

90

PROPOSED BUILDING

13	14	15	16	17	18	19	20	21	22
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TWO-WAY TRAFFIC

23	24	25	26	27	28	29	30	31	32
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N 23° 27' E. 101' 11"

ALLEY

FLAT

SCALE 1" = 20'

EXISTING CURB
S.E. R/W LINE

36' MAX. HGT. OF PLANTING

#5267

LOT AREA = 17,400 SQ. FT.

BLDG. FL. AREA = 6,240

PARKING SPACE: 32

NOTE:

SCREEN TO BE OF BRICK WITH PANELS
OF CONCRETE SOLAR-SCREEN BLOCKS.

HOWARD R. MASON
ARCHITECT

JUNE 28. '61.

approved Office of Planning & Zoning & Dept.