

Proposed Kroger Shopping Center
York Road and Schwartz Lane
District 9 Zoning Petition #5654
January 17, 1963

- a 7' sidewalk area. The buffer strip - screening area along Schwartz Lane must be provided within the Kroger Shopping Center area, and not in the proposed Schwartz Lane right of way.
4. Two entrances will be allowed along the frontage of Schwartz Lane. An entrance in the rear of the Shopping Center for service purposes, and an entrance approximately in the center of the parking area in front of the proposed store. This too is indicated on our revised plan.
5. In addition to the screening provided along Schwartz Lane, and the rear property line this office feels that in keeping with the existing shopping center across the street from the proposed Kroger Shopping Center additional planting areas should be provided. These planting areas can be designed into the parking lot along with the changes we have proposed.
6. Sidewalks must be provided along the frontage of York Road and Schwartz Lane.
7. Details of the building location and floor area must be indicated on the site plan.

It is suggested that the proposal set forth in these comments and the plan be considered by your firm, and if necessary, a meeting may be scheduled by this office and the various County Agencies to discuss any problems which you have.

The attachments include one plan showing the proposed treatment of entrances, one plan showing a proposed widening of Schwartz Lane along with the proposed planting area and overlay showing a deceleration lane acceptable to the State Roads Commission.

It is requested that the attachments be returned to this office along with any revised plan.

Very truly yours

George E. Lewis
Chief
Bureau of Public Services

cc: Mr. John Rose
Mr. Malcolm Hill

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF PUBLIC SERVICES
Inter-Office Correspondence

From: George E. Lewis
To: John G. Rose
Subject: Petition 5717 - S.W.C. Baltimore National Pike & Kent Ave.
Petition 5666 - N.E. of Baltimore County Parkway & N.W.S. Lafayette Ave.
Petition 5664 - W.S. York Rd. at Baltimore City Line
Petition 5528 - S.E. Joppa Rd., East Pershing Ave.

Reference is made to your letters to Mr. Albert B. Kaltenbach on the requirement in the above Petitions that the owner comply with Section 500.9 of the Baltimore County Zoning Regulations.

This office has spent considerable time in attempting to coordinate with the Office of Planning, Traffic Director, Bureau of Engineering and the State Road on necessary revisions to the site plan to comply with your requirement. Numerous meetings have been held with the Petitioners and with the above mentioned Agencies in order to expedite these approvals.

It appears in several instances a complete accord is difficult to reach, therefore, under date January 11th, this office held a meeting with the various County and State Agencies to discuss the above referenced Petitions with the following conclusions:

Petition 5528 - The Office of Planning has been discussing this property with the Petitioner, however, has reached no conclusions with respect to the requirements necessary on the plot plan for compliance with 500.9. This office has had several conferences with the property owner, prior to the Zoning hearing, with respect to the engineering requirements necessary. The Owner has agreed to provide the necessary widening to accomplish the proposed improvements on Joppa Road adjacent to this property as affected by the intersection of Pershing Parkway and Joppa Road. These proposed improvements, however, would eliminate turning movement from this site to the westbound traffic line by virtue of a proposed median in Joppa Road from Pershing Avenue to Pershing Parkway. The provision of utilities has been discussed and generally agreed upon by the property owner. Indications from the property owner are such that he cannot at present submit a plan showing location of proposed buildings, etc.

It is suggested that your office request the submission of the necessary plans.

MM 17 '63

Petition 5717 - The proposed office building on the southeast corner of Kent Avenue and Baltimore National Pike can be approved based on the plan dated November 19, 1962 presented for zoning. This plan is acceptable, however, would require the owner to submit a Public Works Agreement for improvements on Kent Avenue and the provision of sanitary sewer.

Petition 5666 - The approval of this site plan depends upon several items. The present access for this Motel would afford no access to the westbound lane of Route 10. A study by the Office of Planning and Inclusive Avenue suggests an extension of Chrysler Place from front to this site as well as the other frontage on Route 10 between Kent and Inclusive. Access to this site directly from Route 10 should be denied, requiring all access by way of Kent Avenue. Kent Avenue site plan for this proposed site can be revised to accomplish the Traffic Director, however, the site cannot function as property, according to those offices, until such time as Chrysler Place has been extended from Inclusive to Kent Avenue. No anticipated date of construction on Chrysler Place can be given.

Petition 5664 - This office has had several meetings with representatives of Kroger and the various County Agencies. To date Kroger has not complied with the requirement set forth in these meetings. This Kroger requesting that they conform thereto in order to obtain an approved site plan. Any comment on this plan must await Kroger receipt and consideration of the above suggested plans.

Based on the above, it would appear that the other Petitioners are still required to submit revised plans prior to approval.

It would appear that no actual procedure has been set for obtaining the approvals as set forth as necessary under 500.9. View from the Park Forty Motel Site, the Office Building Site or the Joppa Road Site. The only property that has been submitted to this office for preliminary review is the Kroger Site. It would appear that when you desire to comply with Section 500.9, that the Owner be requested to submit six (6) copies of his site plan to the Bureau of Public Services for preliminary review.

At present this office is reviewing plans for the Kroger Site only. Any further review of the Park Forty Motel and the Joppa Road - Pershing Avenue Petition would require resubmission of the plot plans.

George E. Lewis
Chief
Bureau of Public Services

cc: Mr. Dill
Mr. Formoff
Mr. Mousing

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Malcolm H. Dill
Director
John G. Rose
Deputy Director

Mr. Albert B. Kaltenbach, Director,
Department of Public Works of
Baltimore County, Towson 4, Maryland

Dear Mr. Kaltenbach:

From time to time it has been brought to the attention of the Office of Planning & Zoning that certain areas some commercially have been developed in a manner contrary to the best interests of the public welfare.

On October 1, 1962, a hearing was held in the matter of property owned by the West Severend Lawrence J. Shehan, Roman Catholic Archbishop of Baltimore on the west side of York Road 139 feet north of the Baltimore City Line. It seemed apparent to me that the plan for development indicated an over use of the land. Access for delivery calls for use of Schwartz Lane which may be only a private road.

A deceleration lane is probably needed on the York Road approach to the subject property. If that is not the solution, then some other solution should be found.

In short it is suggested that the land be zoned and then considered by Public Works, Transit, etc.

Sec. 500.9 of the Baltimore County Zoning Regulations provides as follows:

"The Zoning Commissioner shall have the power to require the production of plans of developments or subdivisions of land, or of any land in connection with which application for building or use permits or petitions for a Special Recapture, a Reclassification, or a temporary use shall be made, such plans to show the location of streets or roads and of buildings or other structures proposed to be erected, repaired, altered, or added to. All such plans shall be drawn to scale and shall clearly indicate the proposed location, size, front, side and rear setbacks from property lines and elevation plans of proposed buildings or other structures. Such details shall conform to all aspects with Zoning Regulations. No such plans or plans, showing the opening or laying out of roads or streets, shall be approved by the Zoning Commissioner unless such plans or plans shall have been previously approved by the Office of Planning and the Department of Public Works of Baltimore County."

Mr. Albert B. Kaltenbach - No. 2

I believe the Zoning Commissioner and the people living in the area concerned must know what the plan will be before zoning is granted.

Your assistance is of the utmost importance in this matter.

Very truly yours

cc: Francis S. Gallagher, Esq.,
215 E. Fayette St.,
Baltimore 2, Md.

Mrs. A. Seewer, Bowen & Seewer,
Att. Peter Parker, Esq.,
10 Light Street,
Baltimore 2, Md.

Mr. Robert H. Kavanaugh,
100 Gittings Avenue
Baltimore 12, Md.

Mr. John J. McCall,
5810 Pinehurst Road,
Baltimore 12, Md.

Director of Planning & Zoning
Deputy Director of Planning
Chief Bureau of Public Services
Traffic Engineer
Chief, Development Engineering Section
State Roads Commission
301 W. Preston St. Balto. 1, Md.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. John G. Rose, Zoning Commissioner Date: September 21, 1962
From: Mr. George E. Garvelis, Deputy Director

SUBJECT: #5654. R-6 to B-1 West side of York Road 139-83 Feet North of the Baltimore City Line. Being property of West Severend Lawrence J. Shehan.

9th District
HEARING: Monday, October 1, 1962 (10:15 A.M.)

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

1. The subject tract is located on the westerly side of York Road just north of the City Line. It is part of a larger tract formerly used for institutional purposes. The balance of the tract - not covered by this petition, lies to the rear of the subject property and has access only by means of Schwartz Lane. The Planning staff believes that adequate provision has not been made by the institutional property owner with respect to a coordinated plan of access for the entirety of the property and that the lack of such a plan has an adverse effect on the validity of the subject petition as presented. The Planning staff believes also that adequate construction has not been given concerning protection of the residential use potentials on the south side of Schwartz Lane.
2. Questions with respect to the need for improving and possibly channelizing York Road in order to accommodate the traffic generated by the proposed commercial zoning also have arisen. Until such time as decisions shall have been made with respect to treatment of traffic on York Road necessary to assure safe and non-congested movement of vehicles into and out of the subject property, the Planning staff is of the opinion that the subject petition is premature.



PETITION FOR ZONING RECLASSIFICATION
TOWNSHIP - 9TH DISTRICT
BORING: From R-6 Zone
LOCATION: West side of York Road 139-83 Feet North of the Baltimore City Line
DATE AND TIME: Monday, October 1, 1962
10:15 A.M.
OFFICE: Room 261, County Office Building, 111 W. Chestnut Ave.
BALTIMORE, MD.
The Zoning Commissioner of Baltimore County, Maryland, on the 21st day of September, 1962, held a public hearing on the petition of George E. Garvelis, Deputy Director of the Baltimore County Department of Public Works, for the reclassification of the above described property from R-6 to B-1 zoning. The hearing was held at the County Office Building, 111 W. Chestnut Avenue, Baltimore, Maryland, at 10:15 A.M. on Monday, October 1, 1962. The hearing was held in accordance with the provisions of the Baltimore County Zoning Regulations, Chapter 10, Section 10-101. The hearing was held in the presence of the following persons: George E. Garvelis, Deputy Director of the Baltimore County Department of Public Works; John G. Rose, Zoning Commissioner; and a number of interested parties. The hearing was held in accordance with the provisions of the Baltimore County Zoning Regulations, Chapter 10, Section 10-101. The hearing was held in the presence of the following persons: George E. Garvelis, Deputy Director of the Baltimore County Department of Public Works; John G. Rose, Zoning Commissioner; and a number of interested parties. The hearing was held in accordance with the provisions of the Baltimore County Zoning Regulations, Chapter 10, Section 10-101. The hearing was held in the presence of the following persons: George E. Garvelis, Deputy Director of the Baltimore County Department of Public Works; John G. Rose, Zoning Commissioner; and a number of interested parties.

CERTIFICATE OF PUBLICATION

TOWSON, MD. - September 19, 1962
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on successive weeks before the 1st day of October, 1962, the first publication appearing on the 19th day of September, 1962.

THE JEFFERSONIAN
Frank Strickland
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. - 19th Sept., 1962
THIS IS TO CERTIFY, that the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 5 successive weeks before the 1st day of October, 1962, the first publication appearing on the 15th day of September, 1962.

THE COUNTY NEWS WEEK
H. A. Rogers
Manager

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 12943

DATE 7/19/62

TO: Messrs. Semmes, Bowen & Semmes
10 Light Street
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

TOTAL AMOUNT \$50.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Reclassification for the Most Reverend Lawrence J. Shehan Roman Catholic Archbishop of Baltimore	50.00
	1-1962 7700 * * * TYP--	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 14173

DATE 9/26/62

TO: Messrs. Semmes, Bowen & Semmes
10 Light Street
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

TOTAL AMOUNT \$27.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property on York Road #5654	27.00
	9-26-62 492 * * * TYP--	27.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 9-12-62 # 5654

Posted for: Case R-6 zone to an R-1 zone

Petitioner: Therment Co. P. J. Shehan, Roman Catholic Archbishop of Balto.

Location of property: W. side of York Rd. 439.83 W. of Balto. City Line

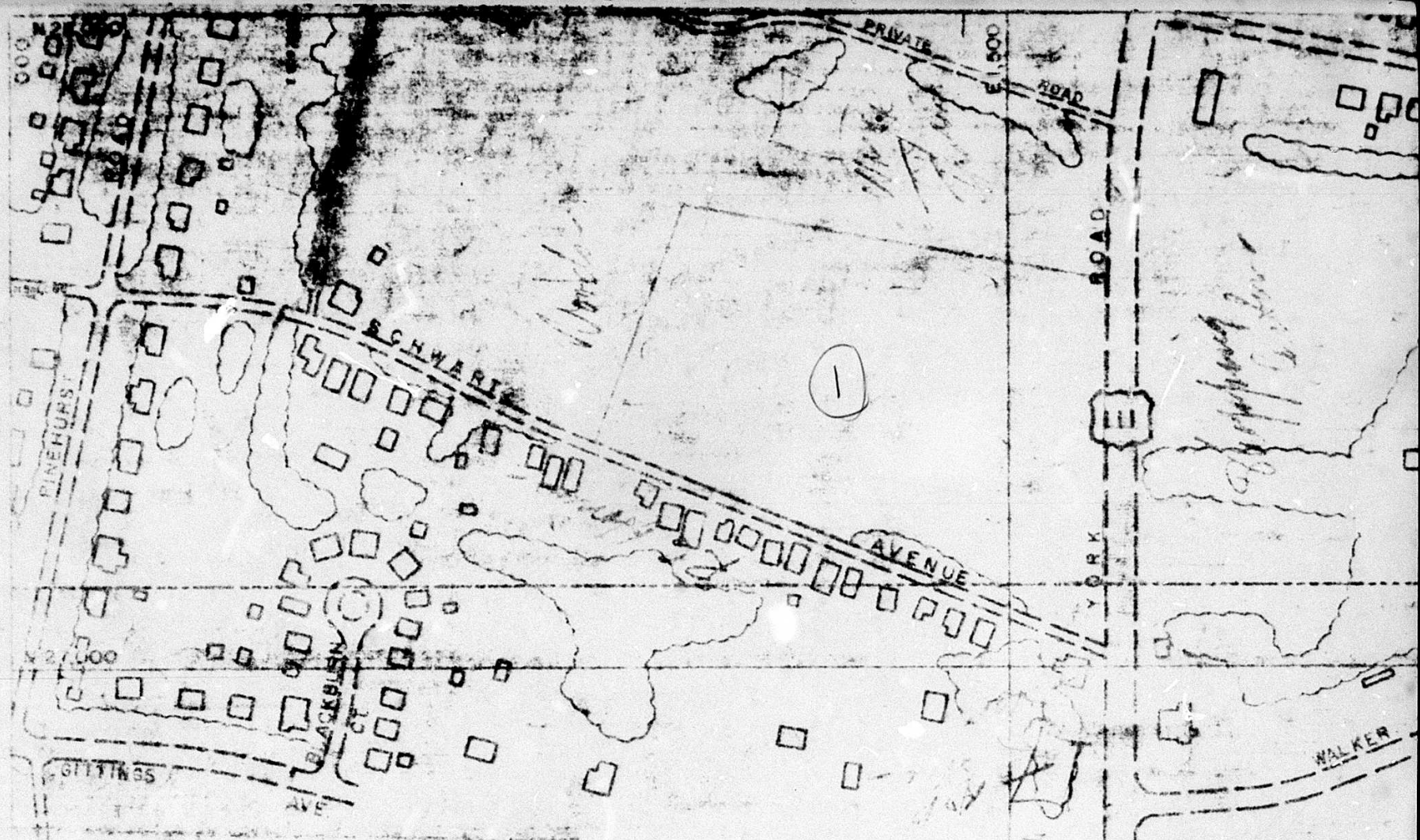
etc: See Plat

Location of Signs: West side of York Rd. 255 ft. north of Balto. City Line

Remarks: _____

Posted by: George R. Hummel Date of return: 9-13-62

Signature



ST. VINCENT'S ORPHAN ASYLUM PROP
 OPEN FIELD
 R 6 RESIDENTIAL

N 24° 56' 00" E 459.54'

N 67° 14' 55" W

EXISTING PAVING

SC HW DIST Z

R 6 RESIDENTIAL

PROPOSED COMMERCIAL DEVELOPMENT
 YORK ROAD & SCHWARTZ LAUD
 BALTIMORE COUNTY, MARYLAND
 KROGER FOOD TOWN INC.
 9TH DISTRICT
 SCALE 1"



WMAR TV

F.L. USE IN R 6 RESIDENTIAL ZONE ON SPECIAL PAVED DRIVE
 S 71° 33' 20" E 600.00' +

OUT ON SPECIAL EXCEPTION
PAVED DRIVE



STATISTICS:

SITE AREA (78634 ACRES)	342,927.9
BLDG. AREA (FIRST FLOOR)	815,500.0
% SITE COVERAGE	24.28%
PARKING RATIO	3.11
PARKING SLOWLY	515
PARKING REQUIRED	360

PARKING CALCULATION:

DETAIL TRADE	66,500' x 200'	533
OFFICE (Ground Fl)	5,000' x 300'	17
OFFICE (Upper Fl)	5,000' x 500'	10
TOTAL		360

US ROUTE III
DRUMCASTLE SHOPPING CENTER
CONTINUOUS ALONG FRONT PROPERTY LINE

#5654
MAP #9
SEC-3-C
BL

ENGINEER'S CERTIFICATION:
I hereby certify that the outline as
shown herein is correct.

David W. Pommer
Reg. PE & L.S. No. 2685

DEVELOPMENT
PROJECT
SCALE 1" = 20'-0"

GEORGE A. MACDONALD
ARCHITECT
1117 BROADWAY, BALTIMORE, MD.
DATE: 27 JUNE 1962