

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO.....GEORGE REIER, Chief.....
Bureau of Public Services
FROM.....JAMES G. HOSKELL.....
Office of Planning & Zoning
SUBJECT.....Elig. App. #599-64.....

Date.....December 9, 1964.....

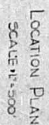
The Office of Planning & Zoning has reviewed the subject application and is endorsing it with the following comments:

It is impossible for this office to consider as a separate entity any portion of the tract of land bounded by Joppa Road on the north, Pershing Avenue on the west, the Baltimore County Beltway on the south, and Perring Parkway on the east. The subject site is located on the westernmost portion of this tract. In all probability, the future development of the remaining portion of this tract will be for apartment or commercial use. * If this future development were to take place without provision being made for the free internal flow of traffic throughout the entirety of this tract, the existing traffic problems on Joppa Road would be compounded. On the other hand, if the development of the entire tract were to take place in such a way as to provide for the free internal flow of traffic throughout, the attractiveness to the prospective customer of the resulting "one-stop shopping" would prove economically beneficial to each separate business within the tract.

One of the first steps that will be taken by this office in the processing of any future proposal for the development of the remainder of this tract will be to begin negotiations with both the future developer and Giant Foods, Inc., with respect to the aforementioned problem. We are of the opinion that, as a result of such negotiation, a solution to the aforementioned problem can be found that will be acceptable to all interested parties.

*This does not mean that the Office of Planning and Zoning favors a change in zoning for the remainder of this tract.

JGH/cs
cc: Giant Foods, Inc.
Zoning File #5882



LOCATION PLAN
SCALE 1"=500'



1. TOTAL AREA OF PROPERTY	4.24 AC.
2. TOTAL AREA OF BUILDING (PROPOSED/FUTURE)	42,000 SQ. FT.

- 1 TOTAL AREA OF PROPERTY 4,244 AC.
2 TOTAL AREA OF BUILDING (PRESENT/FUTURE) 45,000 SQ. FT.
3 TOTAL NUMBER OF PARKING SPACES 210
4 TOTAL NUMBER OF PARKING SPACES, REAR 251
5 PRESIDENT ZONING B-1
6 PROPOSED USE - RETAIL STORES
7 EXISTING BUILDING TO BE REMOVED

GIANT FOOD STORE

JOPPA ROAD & PERRING PARKWAY

SCALE: 1"=30'

SEPTEMBER 3, 1964
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY W. J. [illegible]

SUBJECT TO DELIVISION OF A CONVECTION
BETWEEN THE PARKING AREA AND DEPOSIT
TO THE ENDS, as noted in memo dated 1-14-44

2	Revised Location of Green Road A Branching Point & Curve	12-2-64
1	Revised Estimates, Etc. Dimensions & Branching Layout	10-17-64
No	Revisions	DATE