

RE: PETITION FOR SPECIAL HEARING
N/2 McDonough Road 2400' W.
of Reisterstown Road, 3rd
District - Louis E. Schecter,
et al. Petitioners

BEFORE
ZONING COMMISSIONER
BALTIMORE COUNTY
No. 65-211-SH

The Petitioners are requesting a use permit for business parking in an R-40 and R-20 zone. Both zones are residential zones. The R-20 zone borders on an existing Business Major zone which commercial zone fronts on Reisterstown Road.

The subject property borders on the north side of McDonough Road 2400 feet west of Reisterstown Road in the Third Election District of Baltimore County.

The petitioner desires to create one million square feet of floor space on the Business Major property adjoining the land whereon the requested parking space is to be located. The parking area would cover 29.2 acres of R-20 land and 7.2 acres of R-40 land.

The petition has been filed citing Section 409.4 of the Baltimore County Zoning Regulations. The Section reads in part as follows:

"409.4. Business or Industrial Parking in Residence Zones - Upon application the Zoning Commissioner may issue a use permit for the use of land in a residential zone for parking areas subject to the following conditions. If granted, such use permit shall be conditioned as follows: (a) in lieu of the provisions in Section 409.2 (c);"

Then follows a list of eight provisions to be considered if the use is granted. These provisions, of course, will not be considered if the use is not granted.

The Court of Appeals in *Mark vs. Paddy*, 218 Maryland at 339 clearly stated the position the Zoning Commissioner must take.

"In their brief, as well as in the argument, the contestants stress the use of the word 'may' in the first paragraph of Section 409.4 supra, and argue that it is the duty of the Zoning Commissioner to grant the use permit. But, if this were so, as was said by this Court in the case of *State vs. Knowles*, 30 Md. 646, 655, 45 Atl. 877 (1900), the result will be to nullify the law, and this result cannot be tolerated if it can be avoided by any fair and reasonable construction of the whole section." Clearly it is the purpose of this section to provide for unusual conditions that may appear in a certain case. As in this one, which justifies the lifting or easing of general restrictions in order to permit the use of land, if the public will be benefited, in a manner contrary to the general restrictions. The Zoning Commissioner may not be arbitrary in his action. If the general public good appears to be clearly attained by the granting of the permit, then he must grant it. If not, then he must refuse to. But as has been said, he need not be arbitrary or capricious in the exercise of his judgment."

Later the Court of Appeals in *Jacobs vs. County Board of Appeals and Smith Avenue Shopping Center, Inc.* 234 Md. 242 affirmed *Mark* decision.

It is noteworthy in the *Smith Avenue Shopping Center* case that both need and traffic were considered in the Court's opinion.

At page 246: "The Board stated, inter alia that there was no 'traffic problem inherent or arising from the use sought', and that the 'petitioner had presented a fine over-all general development plan for the subject site which would not adversely affect any aspect of the public health and welfare, but would serve a need that now exists.' It granted the Use Permit subject to the following restrictions: (1) a 60 foot setback from Smith Avenue to provide a lawn area; (2) construction of a stone or masonry wall around a portion of the property; (3) that the shields and diffusion of the shopping center parking

lights be permanently focused on the parking area; and (4) that ingress and egress to the parking area be subject to the approval of the Baltimore County Planning Board."

Further as to be: "Before considering this argument, we will state there was substantial credible testimony to the effect that the granting of the Use Permit would fill a public need that the public would be benefited thereby; and that all of the 'conditions' need in Section 409.4 would be met. There was also testimony to the contrary, which included testimony that there were already several shopping centers located about a mile from the subject property. We hold that the evidence adduced by the applicant rendered the action of the Board, at least, fairly debatable hence such action cannot be said to be arbitrary or capricious in a legal sense."

The petitioners produced two witnesses, Louis E. Schecter, one of the owners and Jerome B. Wolff, Consulting Engineer.

Mr. Schecter testified that he and his family own 40% of both the commercial tract and the residential tract proposed for parking. He, together with others own a total of 100% and as such will control the development of the entire tract. A shopping center builder will build the center. Mr. Schecter said that it is his group's desire to have a 'major regional shopping center'. There is no definition in the Baltimore County Zoning Regulations of any type of shopping center. Mr. Schecter described such a center as approximately 200,000 larger than Eastpoint, an existing shopping center in Baltimore County. The center would support two major department stores, one or two motion picture theaters, possibly a small legitimate theater, other stores and land would be made available for an art museum.

Mr. Wolff testified that there are no immediate plans for improvement to McDonough Road, but that the plans submitted with the application implied that there would be an 80' right of way. The developer will definitely provide widening on developer's side, but there is no indication that the land on the residential side of the road will be widened nor is there assurance that the widening on the developer's side of McDonough Road would be paved immediately by Baltimore County.

There are no immediate improvements for Reisterstown Road scheduled in the near future, although it would be advisable to have six lanes in front of the shopping center. There are presently four lanes.

There are plans for the Northwest Expressway in the 1966-67 fiscal year. Mr. Wolff gave an excellent recitation of future road plans for Baltimore County and indicated that adequate improvement on Reisterstown Road and McDonough Road would make it possible for the roads to attract the traffic created by an additional twelve to fifteen thousand vehicles a day.

Mr. Walter S. Cook, Business Manager of McDonough School testified for the school. McDonough School has been on its present site for ninety-one years and is situated on 780 acres overlooking the subject property.

The school operates eleven buses and operates over McDonough Road. The road at all presents a narrow curving road with two narrow bridges located in such a manner as to slow traffic greatly. The speed limit is 40 MPH. Great difficulty is experienced on McDonough and Reisterstown Road in spite of the existing traffic lights. Trucks frequently back up through yellow and red lights. The school has had various conferences with the State and County Police and police are provided at the Reisterstown and McDonough intersection to assist in getting the McDonough School buses out on Reisterstown Road.

Dr. W. Worthington Ewell, Traffic Engineer, described the traffic situation as a 100% increase. The traffic increase would be chaotic. The traffic is at near capacity at the intersection involved and is beyond capacity in the Pleasantville area.

Dr. Ewell referred to the proposed shopping center on the Nutter property at Reisterstown and the beltway in that the traffic at McDonough Road intersection

would be worse because of higher speed limits and a poorer network of roads in the McDonough Road area.

Mr. Charles Lew, Chief, Development Engineering Section, State Roads Commission of Maryland sent the Zoning Commissioner information concerning Route 140, Baltimore County on February 9, 1965 and testified at the hearing that his written comments were correct, as follows:

"Reference is made to the scheduled Special Hearing for parking in residential zone relative to the Louis N. Schecter et al. Property, located on the west side of Reisterstown Road (Route 140) at McDonough Road."

"As you know our position in zoning matters is neutral. However, since we are the adjacent property owners we wish to bring your attention to the following:

"Our Traffic Division has completed a study to determine the effect if any, the anticipated additional Shopping Center traffic will have on our highway. The results of the study indicate that the practical capacity for said highway is 500 vehicles per lane per hour or 2000 vehicles per hour for the four (4) existing lanes. Using an existing shopping center (Eastpoint Shopping Center) as a source of information and for comparison purposes it is found that for a twelve hour shopping period (9:00 A.M. to 9:00 P.M.) the practical capacity of Route 140 will be overtaxed for the majority of time."

"In order to handle the anticipated Shopping Center Traffic our Road Design Bureau has indicated that a dual section must be provided (2-36' lanes + 16' concrete median divider). Furthermore access from Route 140 into proposed Shopping Center should be limited (recommended 3) and must be tied into a ring road to provide for proper circulation. These entrances should be provided with a coordinate traffic signal system."

"Therefore, if after considering all other factors involved you find it proper and in order to grant the request for the permission to park in a residential zone parcel, we earnestly request that you make it a condition that the permittee be held responsible to make the necessary improvements (subject to State Roads Commission specifications and approval) to Route 140 at no cost whatsoever to the State Roads Commission."

Mr. C. Richard Moore, Bureau of Traffic Engineering, Baltimore County sent a written report to the Zoning Commissioners. Mr. Moore did not testify at the hearing, but his comments indicated the roads now serving the proposed center could not accommodate the expected trips generated.

Mr. George E. Gavett, Director of Planning, sent the Zoning Commissioner written comments and testified at the hearing.

The comments are as follows:

"1. Commercial zoning was created by the County Commissioners for the frontage of the subject property in connection with comprehensive rezoning of the 3rd District. Approximately thirty (30) acres now is zoned B-1. The subject petition would add another thirty-six (36) acres to the commercial area by making parking available so as to support a one million square foot shopping complex. From a Planning viewpoint, the subject property does not enjoy the locational advantages which justify commercial activity here in the scale being proposed. The subject property does have access to Reisterstown Road and also to McDonough Road. Neither are improved to an extent that makes logical such a large shopping facility here. Neither are scheduled for extensive improvement in current State or County programs. Reisterstown Road now cannot accommodate the expected traffic from this proposed center."

"2. From a Planning viewpoint, shopping centers in the scale envisioned in this petition demand access from more than one arterial highway. Convenient access also is required to the expressway system. Although the Northwest Expressway is scheduled for the latter part of the State's 6-year Road Program, the Planning staff is aware

of no decision regarding an interchange with McDonough Road. Again, no known shopping exists on the part of both the State and the County for improving McDonough Road easterly from the Expressway if an interchange were to be provided."

"3. In light of accessibility features alone, the development proposal embraced by this petition is suspect and premature. There are no definitive engineering or implementation proposals for improving access here in the near distant future."

"4. From a Planning viewpoint, the quantity and quality of present access dictates that commercial development here be contained within the limits of present commercial zoning. Even this poses real traffic problems."

"5. Regarding the request for the use permit, the petition poses many problems with respect to the internal organization of the proposed center. No clear pattern at all emerges with respect to solution of turning movement conflicts and storage for turning movements on either Reisterstown Road or McDonough Road. No provision is made on the plan for stacking space for cars leaving the center from any of the access points shown on the plan. A veritable battle of Marathon would result if the property were to be developed in accordance with the current proposal. No clear pattern is indicated for major circulation within the proposed center. Distances between the proposed stores and the edges of the parking complex grossly are excessive. The parking area is laid out as an asphalt sea. No thought is given regarding the handling of off-site drainage, lighting, or hours of operation. No provision is made for providing landscaping within the parking complex. After all, the property is zoned residentially."

"6. The Planning staff is not in accord with either the concept of additional off-street parking in a residence zone here nor is it in accord with the specific plan offered."

The only testimony presented at the hearing pertaining to need was Mr. Schecter's. By his own testimony he has had no real experience with shopping centers. This gigantic project would serve only to pull thousands of people through the large parking lot to the east and inflict what Dr. Ewell describes as a "chaotic and untoward traffic situation" on all citizens using the Reisterstown Road at McDonough Road.

Any reclassification, special exception or use must be subject to the general powers of zoning in Baltimore County as set forth in Sec. 23-1B of the 1963 Supplement of the Baltimore County Code in regard to the promoting of health, safety, morals, and general welfare of the Community.

In the present matter consideration must be given to the following:

1. All testimony indicates that the present roads without widening could not handle increased traffic caused by the proposed shopping center and parking in residential zones.
2. There is great doubt that the widening of Reisterstown Road and McDonough Road where it adjoins the petitioners' property would be enough to permit the handling of resulting traffic.
3. There was no positive testimony that any improvement in state and county road networks in the vicinity of Reisterstown Road and McDonough Road would be sufficient to warrant the granting of the requested Use Permit.

The issuance of a Use Permit in the matter now before the Zoning Commissioner is of a far greater magnitude than that of any Special Exceptions.

The Court of Appeals in *Bohage vs. Cruise*, 233 Md. 15 in considering a Special Exception for a nursing home in a residential area had the following to say:

"The County Board of Appeals, so far as we are informed, has no power to widen streets or to require them to be widened nor, so far as we are informed, does the Office of Planning and Zoning. It seems to us clear from the applicants' own evidence before the Board that the *Le Pais* Lane as now constructed would be inadequate. Its widening is not a condition which the Board attached to its approval (perhaps because of doubt as to its power to attach it - perhaps because it did not deem it necessary). But without such widening, we think that on the applicants' own showing, condition B of section 55(1), that the granting of the Special Exception would not tend to create traffic congestion - has not been met. Such being the case, we think that the granting of the Special Exception in this case was unwarranted."

The traffic problem created in the *Cruise* case when compared to the traffic problem in the matter now under consideration may be compared to a small use as opposed to a large one, the present matter being the ocean.

For the above reasons the application for permit for special parking in a residential zone should NOT BE APPROVED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of February, 1965, that the above Special Hearing be and the same is hereby DENIED.

John D. McGee
Zoning Commissioner of Baltimore County

PETITION FOR A SPECIAL HEARING

In the matter of
Petition of
LOUIS E. SCHECTER, et al.

For a Special Hearing
To the Zoning Commissioner of Baltimore County

LOUIS E. SCHECTER, et al.
Petitioners
herby petition for a Special Hearing, under the Zoning Law and Regulations of Baltimore County, to determine whether or not the Zoning Commissioner of Baltimore County should approve an application for a ~~SHORTHANDS NONCONFORMING~~ permit for special parking in a residential zone.

Location of property: See attached

A. Owen Hennegan, Jr.
406 Jefferson Building
Towson, Maryland, 21204
Valley 5-7500
Attorney for Petitioners

Petitioner: Louis E. Schecter

Address: 1727 N. Charles Street - 21201

Description to Accompany Petition for Special Hearing for Use Permit for Parking in R-40 Zone
December 8, 1964

Beginning for the same at the intersection of the north side of McDonough Road and the second or northwesterly 4150 foot line of Zoning Area 3-R-20-12 and running thence binding on part of said second line of Zoning Area 3-R-20-12 the two following courses and distances as now surveyed viz: first North 36° 03' 00" West 201.71 feet, and second North 37° 01' 00" West 832.31 feet to intersect the twenty sixth or North 1° 59' East 1140.2 foot line of that parcel of land conveyed by McDonough Construction Corporation to Louis E. Schecter et al by deed dated June 24, 1964, and recorded among the Land Records of Baltimore County in Liber 4318, folio 100, thence binding reversely on part of said twenty sixth line, South 1° 59' 00" West 1074.80 feet to intersect the said north side of McDonough Road, as proposed to be widened, thence binding on said North side of McDonough Road as proposed to be widened the following courses and distances viz: first North 55° 15' 00" East 331.27 feet, second North 59° 10' 00" East 90.64 feet, third North 81° 10' 00" East 93.32 feet, fourth South 87° 17' 00" East 151.80 feet, and fifth North 86° 18' 00" East 63.26 feet to the place of beginning.

Containing 7.194 acres of land more or less.

Description to Accompany Petition for Special Hearing for Use Permit for Parking in R-20 Zone
December 8, 1964

Beginning for the same at the intersection of the north side of McDonough Road as proposed to be widened and the second or northwesterly 2400 foot line of Zoning Area 3-RM-1, and running thence binding on part of said second line of Zoning Area 3-RM-1, the five following courses and distances as now surveyed viz: first North 35° 39' 00" West 154.07 feet, second North 36° 03' 00" West 363.06 feet, third North 37° 01' 00" West 906.74 feet, fourth North 37° 01' 00" West 292.64 feet, and fifth North 37° 08' 00" West 380.16 feet to intersect the last or North 4° 23' East 1174.7 foot line of that parcel of land conveyed by McDonough Construction Corporation to Louis E. Schecter et al by deed dated June 24, 1964, and recorded among the Land Records of Baltimore County in Liber 4318, folio 100, thence binding reversely on part of said last line, all of the twenty seventh line, and part of the twenty sixth line of said deed the three following courses and distances viz: first South 43° 23' 00" West 1101.67 feet, second North 85° 22' 00" West 148.00 feet and third South 1° 59' 00" West 15.49 feet to intersect the second or northwesterly 4150 foot line of Zoning Area 3-R-20-12, thence binding reversely on part of said second line of Zoning Area 3-R-20-12 the two following courses and distances as now surveyed viz: first South 37° 01' 00" East 832.31 feet and second South 36° 03' 00" East 201.71 feet to intersect the said north side of McDonough Road as proposed to be widened thence binding on said north side of McDonough Road as

Description to Accompany Petition for
Special Hearing for Use Permit for
Parking in R-20 Zone

December 8, 1964
Sheet 2

proposed to be widened the four following courses and distances
viz: first North 86° 18' 00" East 61.41 feet, second North 77°
28' 00" East 400.97 feet, third North 68° 37' 00" East 411.41
feet and fourth North 73° 38' 00" East 33.32 feet to the place
of beginning.

Containing 29.136 acres of land more or less.

COOK, MUDD & HOWARD
300 WEST PRESTON STREET
TOWSON 4, MARYLAND

February 9, 1965

Mr. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson 4, Maryland

RE: Our File 65-29
Your File 65-211 SPH
Special Hearing for off-street
parking in residential zone
Louis E. Schechter, et al

Dear Mr. Rose:

Would you kindly enter my appearance in the above-captioned
case as for Jacob Blaustein, Morton K. Blaustein, Barbara B.
Hirschhorn, and Elizabeth B. Russell who protest the permit requested
by the property owners.

Very truly yours,

James H. Cook
James H. Cook

JHC/mpd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner, January 29, 1965

FROM: Mr. George K. Gavett, Director

SUBJECT: 65-211-SPH, Special Hearing for off-street parking in a
residential zone, north side of McDonough Road 2400 feet
west of Reisterstown Road. Being the property of Louis E.
Schechter, et al.

3rd District

HEARING: Wednesday, February 10, 1965 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject
petition regarding a use permit for off-street parking in a residence
zone. It has the following advisory comments to make with respect to
pertinent planning factors:

1. Commercial zoning was created by the County Commissioners for the
frontage of the subject property in connection with comprehensive
re-zoning of the 3rd District. Approximately thirty (30) acres now
zoned B.M. The subject petition would add another thirty-six
(36) acres to the commercial area by making parking available so
as to support a one million square foot shopping complex. From a
Planning viewpoint, the subject property does not enjoy the locational
advantages which justify commercial activity here in the scale being
proposed. The subject property does have access to Reisterstown
Road and also to McDonough Road. Neither are improved to an extent
that makes logical such a large shopping facility here. Neither
are scheduled for extensive improvement in current State or County
programs. Reisterstown Road now cannot accommodate the expected
traffic from this proposed center.
2. From a Planning viewpoint, shopping centers in the scale envisioned
by this petition demand access from more than simply a four-lane
radial highway. Convenient access also is required to the expressway
system. Although the Northwest Expressway is scheduled for the
later part of the State's R-Road Program, the Planning staff
is aware of no decision regarding an interchange with McDonough
Road. Again, no known scheduling exists on the part of both the
State and the County for improving McDonough Road easterly from the
Expressway if an interchange were to be provided.
3. In light of accessibility features alone, the development proposal
submitted by this petition is suspect and premature. There are no
definitive engineering or implementation proposals for improving
access here in the near distant future.
4. From a Planning viewpoint, the quantity and quality of present access

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner, January 29, 1965

FROM: George K. Gavett, Director

SUBJECT: Petition, 65-211SPH

3rd District

HEARING: Wednesday, February 10, 1965 (10:00 A.M.)

dictates that commercial development here be contained within the
limits of present commercial zoning. Even this poses real traffic
problems.

5. Regarding the request for the use permit, the petition poses many
problems with respect to the internal organization of the proposed
center. No clear pattern at all emerges with respect to solution
of turning movement conflicts and storage for turning movements on
either Reisterstown Road or McDonough Road. No provision is made
on the plan for stacking space for cars leaving the center from
any of the access points shown on the plan. A veritable battle of
Marathon would result if the property were to be developed in
accordance with the current proposal. No clear pattern is indicated
for major circulation within the proposed center. Distances between
the proposed stores and the edges of the parking complex grossly
are excessive. The parking area is laid out as an asphalt sea.
No insight is given regarding the handling of off-site drainage,
lighting, or hours of operation. No provision is made for pro-
viding landscaping within the parking complex. After all, the
property is zoned residentially.
6. The Planning staff is not in accord with either the concept of
additional off-street parking in a residence zone here nor is it
in accord with the specific plan offered.

GKG:lms

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND
TOWSON 4, Maryland

Date: FEBRUARY 11, 1965

TO: Mr. John G. Rose
FROM: Mr. Richard Moore
SUBJECT: 65-211-SPH, Special Hearing for off-street parking in a
residential zone, north side of McDonough Road, 2400 feet
west of Reisterstown Road. Being the property of Louis E.
Schechter, et al.

Review of the subject data dated January 21, 1965 and
discussed by TCE result in the following comments:

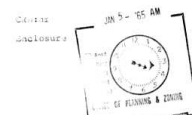
The roads which will serve the proposed shopping center
are not adequate to handle the traffic volume which is
indicated by the data. The roads are not adequate to handle
the traffic volume which is indicated by the data. The roads
are not adequate to handle the traffic volume which is
indicated by the data.

The practical capacity of the roads are as follows:

Direction	Capacity (VPH)
Northbound (south of site)	1300 VPH
Southbound (north of site)	1300 VPH
Eastbound (west of site)	1300 VPH
Westbound (east of site)	1300 VPH
Total	5200 VPH

enclosure (enclosure 1) a table indicating the present hourly
traffic volume at intersection of McDonough Road, and the
subject hourly volume estimates of the proposed shopping center
data of a Traffic Study at east-west shopping center.

Richard Moore
Mr. Richard Moore, Director
Division of Traffic Engineering



STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE MD 21201

February 9, 1965

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson, Maryland, 21204

RE: Route 140 Baltimore County
Proposed Bypass Plan

Dear Mr. Rose:

Reference is made to the scheduled Special Hearing for parking in residential zone
relative to the Louis E. Schechter et al. Property, located on the west side of Reisterstown
Road (Route 140) at McDonough Road.

As you know our position in zoning matters is neutral. However, since we are the
adjacent property owners we wish to bring your attention to the following.

Our Traffic Division has completed a study to determine the effect if any, the anti-
cipated additional Shopping Center Traffic will have on our highway. The results of the
study indicate that the practical capacity for said highway is 500 vehicles per hour per
direction or 2000 vehicles per hour for the four (4) existing lanes. Using an existing shop-
ping center (Eastpoint Shopping Center) as a source of information and for comparison
purposes (it is found that for a twelve hour shopping period (9:00 A.M. to 9:00 P.M.)
the practical capacity of Route 140 will be overloaded for the majority of time.

In order to handle the anticipated Shopping Center Traffic our Road Design Bureau
has indicated that a dual section must be provided (2x36' lanes + 10' concrete median
divider). Furthermore access from Route 140 into proposed Shopping Center should be
limited (recommended) and must be tied into a ring road to provide for proper circulation.
These entrances should be provided with a coordinate traffic signal system.

Therefore, if after considering all other factors involved you find it proper and
in order to grant the request for the permission to park in a residential zone parcel, we
earnestly request that you make it a condition that the petitioner be held responsible to
make the necessary improvement (subject to State Roads Commission specifications and
approval) to Route 140 at no cost whatsoever to the State Roads Commission.

Thank you.

Very truly yours,

CL/stb

Mr. D. H. Fisher
Mr. C. Goldstein
Mr. Geo. S. Lewis, Jr. Attn: Mr. Hanning
Mr. R. G. Owens Attn: Mr. Koller

Charles Lee, Chief
Development Engineering Section

BALTIMORE COUNTY, MARYLAND
COUNTY OFFICE OF PLANNING AND ZONING
Jefferson High
Towson, Md. 21204

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this

day of December, 1964.

Owner Name: Louis E. Schechter, et al

Reviewed by: *John G. Rose*

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

TO: Mr. George K. Gavett, Director
400 Jefferson Building
Towson 4, Md.

REPORT TO ACCOUNT NO. 65-262
QUANTITY
Advertising and printing of property for Louis Schechter, et al
65-211-SPH
2-1160 173 * 28548 TIP- 9750

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.

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

No. 27688

DATE 1/13/65

TO: Mr. George K. Gavett, Director
400 Jefferson Building
Towson 4, Md. 21204

FROM: Mr. John G. Rose, Zoning Commissioner
400 Jefferson Building
Towson 4, Md. 21204

REPORT TO ACCOUNT NO. 65-262
QUANTITY
Petition for Special Hearing for Louis E. Schechter
65-211-SPH

25.00

1-1465 9653 * 27688 TIP- 2500

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
Date of Posting: Jan 27, 1965
Posted for: Spec. Hearing Parking Residential Zone
Petitioner: Louis E. Schechter et al
Location of property: N/2 M. McDonough Rd. 2400' W. of Reisterstown Rd.
Location of Sign: A/2 M. McDonough Rd. 2400' W. of Reisterstown Rd.
B/2 M. McDonough Rd. 2400' W. of Reisterstown Rd.
Remarks: *John G. Rose*
Date of return: Jan 28, 1965

Whinnery atty
for Protestants
Meyer J. Cohen
David S. Brown
Julian Kermick
Harry Waller
406 Jefferson Bldg
Towson, Md 21204
VA 5-7666 Feb 10, 1965

[illegible]

Cost of Advertisement, \$.....

G. Frank Strickland
Manager.

Beginning for the same at

the intersection of the north
side of McDonough Road as

Cost of Advertisement, \$47.00

Purchase Order A5935
Requisition No. N992

173 PD

REISTERSTOWN

ROAD

Note: All road access on Reisterstown Rd. subject to approval by Md. S&C.

2950 Parking Spaces in B-M
TENTATIVE USE OF COMMERCIAL
(Specific use of Commercial Area subject to review by Dept. of Planning and Zoning.)

Zoned R-20
Residential

Zoned B-M

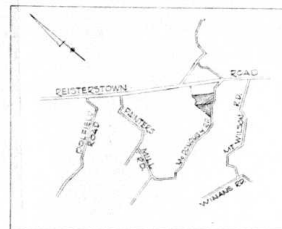
237° 25' E 329.60

1000000 Sq. Ft. Floor Area

Zoned B-M

Zoned B-M

Zoned R-20
Residential



VICINITY SKETCH
Scale: 1" = 1 Mile

Existing Use of Property	Vacant
Proposed Use of Property	Parking
Existing Zoning of Property	R-20 and R-40
Proposed Zoning of Property	Same
General Area of Property	10.44 ac (3840 in R-20, 2640 in R-40)
Total Usable Parking Spaces	9000 (Based on 10 Million sq ft of Floor Space at 1000/acre)
Number of Parking Spaces in B-M	2950
Use of Parking Spaces in R-20 and R-40	4450
Total Use of Parking Spaces	7400

All road access on Mc Donough Rd. subject to approval by Balto. Co. Bureau of Traffic.

Zoned R-40

800 Parking Spaces in R-40

Zoned R-40
Residential

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING FOR USE PERMIT
FOR PARKING IN RESIDENTIAL ZONE
BALTIMORE COUNTY, MD ELECTION DISTRICT No. 1
SCALE: 1" = 100' DECEMBER 8, 1964

JEROME B. WOLFF
AND ASSOCIATES
TOWSON 4 MARYLAND

