

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Louis E. and Rosalyn M. Shecter, Mark Shecter, Morris A. and Minnie W. Baker, Jack L. and Ester M. Levin, and Allan L. Burman, Contract Purchaser, for off street parking in a residential zone.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
 I, or we, agree to pay expenses of above Special Hearing 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.

See attached schedule of legal owner's name and address.
 Address: 306 W. Joppa Road, Towson, Maryland 21204

ORDERED BY the Zoning Commissioner of Baltimore County, this 26th day of March, 1969, that the subject matter of this petition be advertised, as required by the zoning law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of April, 1969, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

Signatures of Legal Owners attached to Petition for Special Hearing by Louis E. Shecter, et al, Legal Owners and Allan L. Burman, Contract Purchaser, for off street parking in a residential zone.

Name	Address
Louis E. Shecter	3526 Barton Oaks Road, Baltimore, Maryland 21208
Rosalyn M. Shecter, his wife	3526 Barton Oaks Road, Baltimore, Maryland 21208
Mark Shecter	3526 Barton Oaks Road, Baltimore, Maryland 21208
Morris A. Baker	7311 Park Heights Avenue, Baltimore, Maryland 21215
Ester M. Levin, his wife	7311 Park Heights Avenue, Baltimore, Maryland 21215
Jack L. Levin	2819 Cheswold Road, Baltimore, Maryland 21209
Ester M. Levin, his wife	2819 Cheswold Road, Baltimore, Maryland 21209
Allan L. Burman	2409 Willow Glen Drive, Baltimore, Maryland 21209
Jeanne D. Shecter, his wife	2409 Willow Glen Drive, Baltimore, Maryland 21209

RE: PETITION FOR SPECIAL HEARING
 NW/S of McDonogh Road, 1250' W of Reisterstown Road - 3rd Election District
 Louis E. Shecter, et al - Petitioners
 NO. 69-235-SPH (Item No. 107)

BEFORE THE
 ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of August, 1976, that the above referenced Petition for Special Hearing be and the same is hereby DISMISSED with prejudice.

Zoning Commissioner of Baltimore County

W. Lee Harrison, Esquire
 306 West Joppa Road
 Towson, Maryland 21204

August 9, 1976

RE: Petition for Special Hearing
 NW/S of McDonogh Road, 1250' W of Reisterstown Road - 3rd Election District
 Louis E. Shecter, et al - Petitioners
 NO. 69-235-SPH (Item No. 107)

Dear Mr. Harrison:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

Eric Di Nenno
 Zoning Commissioner

SED/saw
 Attachments

MCA

MATZ, CHILDS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1020 Cromwell Bridge Rd., Suite 204, Towson, Md. 21204. Tel. 410/923-0900

DESCRIPTION

25.9 ACRE PARCEL, NORTHWEST SIDE OF MCDONOGH ROAD, 1250 FEET, MORE OR LESS, WEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR A PARKING PERMIT IN A RESIDENTIAL ZONE.

Beginning for the same at a point in the center of McDonogh Road, at the distance of 1250 feet, more or less, as measured northwesterly and westerly along the center of said McDonogh Road from its intersection with the center of Reisterstown Road, said beginning point being at the beginning of the second line of the Baltimore County Zoning Description 3-BM-1, running thence binding on the center of said McDonogh Road four courses: (1) S 73° 38' W - 50 feet, more or less, (2) S 68° 37' W - 413 feet, more or less, (3) S 77° 28' W - 407 feet, more or less, and (4) S 46° 18' W - 5 feet, more or less, thence three courses: (5) northwesterly, at right angles to McDonogh Road, as proposed to be widened, 290 feet, more or less, (6) northwesterly, by a curve to the left, 125 feet, more or less, and (7) northwesterly, parallel with Reisterstown Road, 730 feet, more or less, thence (8) N 04° 23' E 980 feet, more or less, thence binding reversely on a part of the zoning line herein referred to, (9) southeasterly, 2140 feet, more or less, to the

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MCA
 MATZ, CHILDS & ASSOCIATES, INC.

- 2 -

place of beginning.

Containing 25.9 acres of land, more or less.

HGW:mp1 J.O. #68117 10/13/68

Baltimore County
 Department of Public Works
 COUNTY OFFICE BUILDING
 TOWNSHIP 4, MARYLAND

August 1, 1968

Mr. Lester Matz
 Matz, Childs and Associates, Inc.
 Consulting Engineers
 1020 Cromwell Bridge Road
 Baltimore, Maryland 21204

Dear Mr. Matz:

Mr. Fornoff has turned over to me your letter of July 1 wherein you request permission to use an alternate sewer scheme for the disposal of sewage from a commercial property on Reisterstown Road, north of McDonogh Lane.

We have studied the two possible routes and wish to advise that should you have difficulty in obtaining a right-of-way for Scheme "A" through the McDonogh property, the County would permit you to use Scheme "B", provided the right-of-way can be obtained for this system. As you know, Scheme "B" requires a supplementation of the sanitary sewer from Reisterstown Road to the Gwynns Falls Interceptor.

The cost of the pumping station and force main and operating cost would, of course, be the responsibility of the developer and also the deficits on the sewer in Reisterstown Road. The developer would share proportionately in the cost of the sections of the sewer that would be used by other developers and proportionately in the cost of the supplementary sewer.

Very truly yours,

Albert B. Valtenbach
 Director

ABX:thm

INTER-OFFICE CORRESPONDENCE
 BUREAU OF TRAFFIC ENGINEERING
 Baltimore County, Maryland
 Towson, Maryland, 21204

Date: April 3, 1969

TO: Mr. John G. Rose
 Attn: Oliver L. Myers
 FROM: C. Richard Moore
 SUBJECT: Item 107 - ZAC - October 29, 1968
 Property Owner: Louis E. Shecter, et al
 McDonogh Rd. W. of Reisterstown Rd.
 S.H. for offstreet parking
 Revised Plan 3-18-69

Previous comments remain valid.

C. Richard Moore
 C. Richard Moore
 Engineer II

CRM:rr





MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 C. West Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0400

Lester Matz, P. E.
John C. Childs, L. S.
Associates
Donald W. B. White, L. S.
George W. Buzby, L. S.
Robert W. Graham, P. E.
Leonard M. G. Ass, P. E.
Norman F. Harris, L. S.
Paul Lee, P. E.
Paul S. Smeton

July 11, 1968

Mr. William E. Fornoff
County Administrative Officer
Baltimore County Office Building-Room 305
Baltimore, Maryland 21201

Re: Commercial Site West of
Reisterstown Road, North of McDonough Lane
Approval of Sewer Alternatives
68117

Dear Mr. Fornoff:

This office represents Mr. Allan Bertram, who is anticipating purchasing the subject property, as shown in red on the enclosed plat. A question has arisen over the availability of public sewers for the property. As you can see from the plat, this parcel can be served by gravity by a System "A" Sewer, shown in orange, which would traverse through a large portion of the Schechter parcels in a westerly direction continuing through the McDonough Institute property, thence under the Western Maryland Railroad, connecting to the Cwynne Falls Interceptor.

Because the Schechter interests are selling the parcel to Bertram, it is of no concern for the acquisition of rights-of-way through the Schechter parcels. However, there is a question in Mr. Bertram's mind whether it would be possible to condemn sewer rights-of-way through the McDonough Institute, if they choose not to yield sewer rights-of-way to serve this parcel, even though this is a natural gravity course for the entire water shed, of which the subject commercial parcel is a part. Naturally, if Mr. Bertram purchased the property and was not able to acquire a right-of-way from the McDonough Institute, there is a possibility that he would own a commercial site without sewer availability.

An alternate, as shown on the enclosed plat in green, is System "B". This System provides for a pumping station, and a force main and gravity sewer in Reisterstown Road running northerly to an existing sanitary 18" sewer approximately 500 feet north of Valley Road. If the County were to give approval for such a system, assuming the McDonough Institute right-of-way could not be acquired, it is felt that the parcel could be then utilized.

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MATZ, CHILDS & ASSOCIATES, INC.

Mr. William E. Fornoff

Page 2

July 11, 1968

With the above information in mind, this office is requesting your consideration of this matter and a possible approval of System "B" at this time prior to purchase so that my client is safe in the feeling that this parcel could be developed.

Since time is of the essence, we would appreciate a speedy reply.

Very truly yours,

MATZ, CHILDS & ASSOCIATES, INC.

Lester Matz
Lester Matz, P. E., President

LM:hab

Enclosure

CC: Mr. Allan Bertram

CC: Mr. Jack Baylin

CC: Mr. Walter Jones

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner

Date: April 18, 1969

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition #69-235-SPH. Special Hearing for off-street parking in a residential zone. Northwest side of McDonough Road 1250 feet west of Reisterstown Road. Louis E. Schechter, et al, Petitioners

3rd District

HEARING: Wednesday, April 30, 1969 (2:00 P.M.)

There is nothing contained in the subject petition to alter our position as expressed with respect to the earlier petition regarding this property, #65-211-SPH. Therefore, we reiterate the comments submitted before:

- 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.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.
- 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 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 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.
- 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner

Date: April 18, 1969

FROM: George E. Gavrilis, Director

SUBJECT: Petition #69-235-SPH

Page 2

- 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.
- 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 on 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 providing landscaping within the parking complex. After all, the property is zoned residentially.
- The Planning staff is not in accord with either the concept of additional off-street parking in a residential zone here nor is it in accord with the specific plan offered.

PETITION FOR A SPECIAL HEARING

In the Matter of :
Petition of :
LOUIS E. SCHECTER, et al. :
OF BALTIMORE COUNTY :

For a Special Hearing
To the Zoning Commissioner of Baltimore County

LOUIS E. SCHECTER, et al.
Petitioner

hereby 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 ~~XXXXXX~~ 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 Petitioner

Address: 1727 N. Charles Street - 21201

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

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. Schechter 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 five following courses and distances viz: first North 55° 15' 00" East 331.27 feet, second North 59° 10' 01" East 90.64 feet, third North 81° 10' 00" East 93.32 feet, fourth South 87° 17' 00" East 171.80 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.

MICROFILMED

INTER-OFFICE CORRESPONDENCE DIVISION OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson 4, Maryland

Date: December 31, 1964

TO: Mr. James E. Dyer

FROM: C. Richard Moore

SUBJECT: Item 4 - ZAC - 12-29-64
Louis E. Schechter, et al
North side of McDonough Road, 469' west of Reisterstown Road (Beltway Plaza)

Review of the subject plats dated January 21, 1963 and December 8, 1964 result in the following comments.

The roads which will serve the proposed shopping center can not accommodate the expected 66,000 trips generated and they can not be expected to do so until such time as Reisterstown Road is widened to 66' from the Beltway to Reisterstown Mill Road and Valley Road as relocated is constructed from Lyons Mill Road to Greenspring Avenue.

The practical capacity of the roads are as follows:

Reisterstown Road northbound (south of site)	1300 vph
Reisterstown Road southbound (north of site)	2400 vph
McDonough Road (west of site)	1000 vph
Total	4700 vph

Enclosed please find a table indicating the present hourly traffic volumes on Reisterstown Road and McDonough Road, and the expected hourly volume generated by the proposed shopping center based on a traffic study at Eastpoint Shopping Center.

C. Richard Moore
C. Richard Moore, Engineer IV
Bureau of Traffic Engineering

CR:mr
Enclosure



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C. Richard Moore
C. Richard Moore, Engineer IV
Bureau of Traffic Engineering

CR:mr
Enclosure



MICROFILMED

February 7, 1965

RE: Route 110 Baltimore County
Proposed Beltway Plaza

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

Dear Mr. Rose:

Reference is made to the scheduled Special Hearing for parking in residential zone relative to the Louis E. Shecter et al Property, located on the west side of Reisterstown Road (Route 110) at Joppa 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 110 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 110 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 permission be held responsible to make the necessary improvement (subject to State Roads Commission specifications and approval) to Route 110 at no cost whatsoever to the State Roads Commission.

Thank you.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

CL/nth

CC: Mr. D. H. Fisher
Mr. C. Goldstein
Mr. Geo. M. Lewis, Jr. Attn: Mr. Dunning
Mr. H. S. Jones Attn: Mr. Collins

MICROFILMED

February 7, 1965

RE: Route 110 Baltimore County
Proposed Beltway Plaza

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

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Thank you.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

CL/nth

CC: Mr. D. H. Fisher
Mr. C. Goldstein
Mr. Geo. M. Lewis, Jr. Attn: Mr. Dunning
Mr. H. S. Jones Attn: Mr. Collins

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

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-BM-1, and running thence binding on part of said second line of Zoning Area 3-BM-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° 05' 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. Shecter 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 4° 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

CABLE McDANIEL BOWIE & BOND
THE BLAUSTEIN BUILDING
BALTIMORE, MARYLAND 21201

ANLA CODE 301
TSL-3555

JOHN S. BLAUSTEIN, JR.
D. BLAUSTEIN, BOWIE
CALVIN BOND
ROBERT LEE BLAUSTEIN
LAWRENCE A. BLAUSTEIN
MORTIMER A. BLAUSTEIN
JOHN A. BLAUSTEIN
CALVIN S. BLAUSTEIN

JOHN S. BLAUSTEIN, JR.
D. BLAUSTEIN, BOWIE
CALVIN BOND
ROBERT LEE BLAUSTEIN
LAWRENCE A. BLAUSTEIN
MORTIMER A. BLAUSTEIN
JOHN A. BLAUSTEIN
CALVIN S. BLAUSTEIN

Mr. Edward D. Hardesty
Office of Planning & Zoning
Room 119
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hardesty:

This office represents Jacob Blaustein and his family who own 187.5 acres of land fronting on the east side of Reisterstown Road between Stone Chapel Road and Craddock Lane and 37.5 acres fronting on the west side of Reisterstown Road south of McDonough Road.

Will you please record my name as attorney for Mr. Blaustein and his family who oppose the petition of Louis E. Shecter, et al which has been set for special hearing on June 5, 1969. The Petitioners seek off street parking in a residential zone located north of McDonough Road and west of Reisterstown Road in the 5th precinct of the 1st election district of Baltimore County.

Very truly yours,
Calvin Bond
CALVIN BOND

CB/my

HEALTH DEPARTMENT

LAW OFFICES
BAKER & BAKER
300 W. Joppa Road
BALTIMORE, MARYLAND 21202

May 9, 1969

Zoning Commissioner of Baltimore County
Baltimore County Office Building
Towson, Maryland 21204

RE: In the matter of Off Street Parking Petition,
Northwest side of McDonough Road 1250 feet West of
Reisterstown Road.

Petition: 69-235-SPH

Dear Sir:

Kindly enter my appearance in the above entitled matter on behalf of Jack L. Levin.

The hearing was originally set for April 30, 1969, but was not reached for hearing and was postponed for a mutually satisfactory time in the future.

I would like to be advised of the date of the next scheduled hearing.

Very truly yours,
Morris A. Baker

MAB/vl

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 15, 1960

COUNTY OFFICE BLDG.
117 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. James E. Byers
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF PUBLIC UTILITIES
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204

RE: Type of Hearings: Special Hearing
for Off-Street parking in a
residential zone
Location: NW/4 of McDonough Rd.,
Districts 3rd
Petitioner: Louis E. Shecter, et al
Committee Meeting of Oct. 29th, 1968
Item 107

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING:
Water - Existing 10" water in Reisterstown Road.
Sewer - A sewer extension of approximately 3000' would be required to serve this site from the existing Guyton Falls Interceptor.
Road - The proposed road alignments and widths appear to be accurately shown.

BUREAU OF TRAFFIC ENGINEERING:
This bureau commented on the subject site under Zoning Petition #65-211. Since that time there have been no major changes in the plans submitted with this petition; therefore, the comments made at that time are still valid. Copies of these comments are attached.

PROJECT PLANNING DIVISION:
The petitioner should demonstrate his ability to supply public sewer to the property prior to granting the Use Permit for the associated parking for the commercial area.

STATE ROADS COMMISSION:
A copy of a letter to the Zoning Commissioner indicating our position on this matter when it was previously heard is enclosed. Our position has not changed since that time.

FIRE BUREAU:
Approved type fire hydrants and water mains shall be installed in accordance with Baltimore County Standards and requirements of Baltimore County Fire Bureau for shopping centers. On site fire hydrants will also be required.

Page 2

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
Re: Louis E. Shecter, et al
Item 107

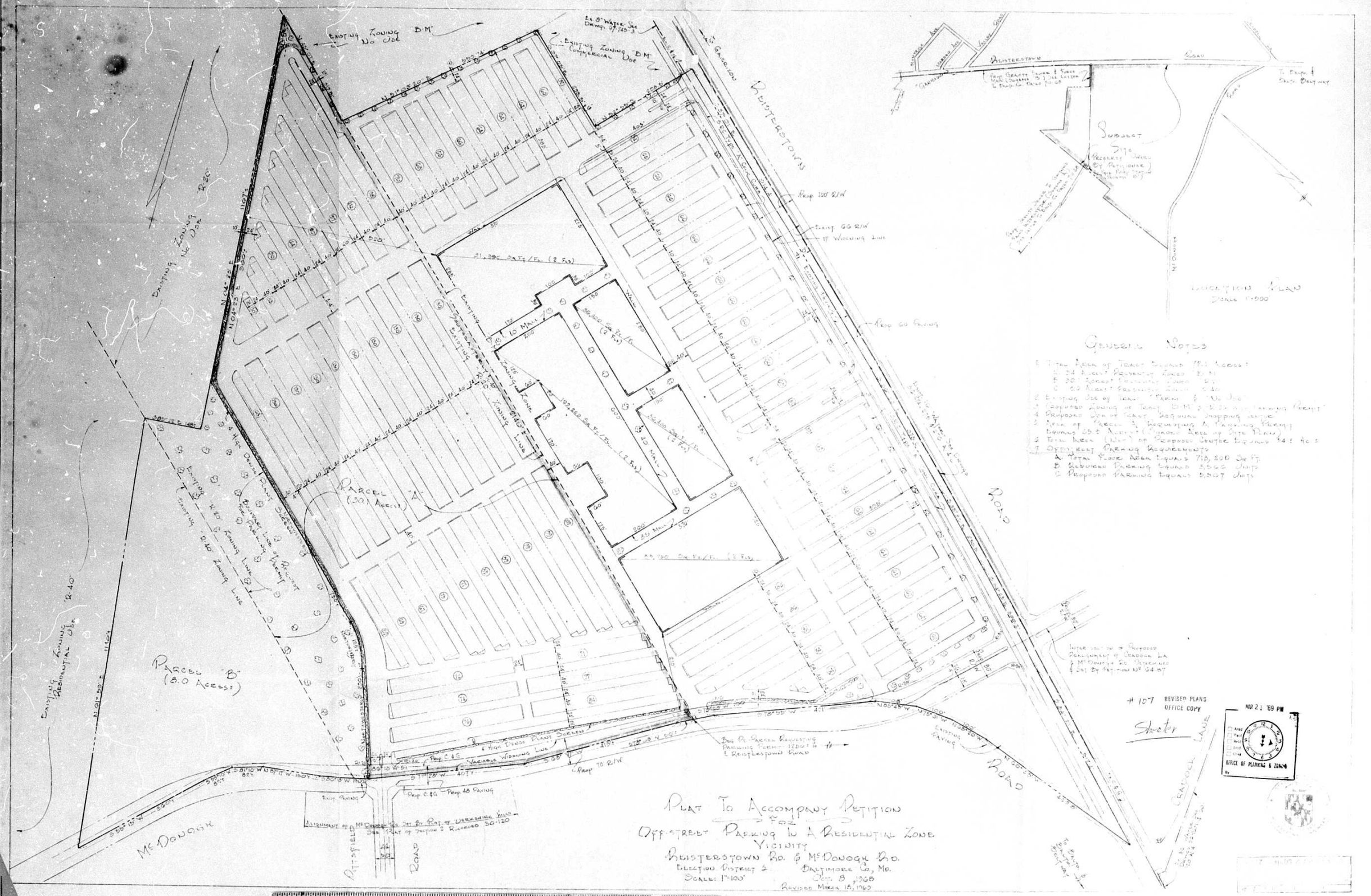
November 15, 1978

HEALTH DEPARTMENT:
The method of providing public sewer to the site must be indicated on revised plans prior to a hearing date being assigned.

ZONING ADMINISTRATION:
This office is withholding a hearing date until such time as the above Health Department comment has been complied with.

Very truly yours,
JAMES E. BYERS, Chairman

JED:JD
Enc.



- GENERAL NOTES**
1. Total Area of Tract 100 Acres
 2. 24 Acres Residential Zone B-1
 3. 20 Acres Residential Zone B-2
 4. 20 Acres Residential Zone B-3
 5. Existing Use of Tract: Farm & No Use
 6. Proposed Zoning of Tract: B-1 & B-2 with Parking Requirements
 7. Proposed Use of Tract: Residential Shopping Center
 8. Area of Tract: 2,000 sq. ft. (2.0 Acres)
 9. Total Area (100) of Proposed Center: 2,000 sq. ft.
 10. Proposed Parking Requirements:
 - A. Total Floor Area: 2,000 sq. ft.
 - B. Required Parking: 2000 spaces
 - C. Proposed Parking: 2000 spaces

PLAT TO ACCOMPANY PETITION
 FOR
 OFF-STREET PARKING IN A RESIDENTIAL ZONE
 VICINITY
 HEISTERSTOWN RD. & Mc DONOGH RD.
 DISTRICT 2 DALLAS CO. TX.
 DATE: 8/10/68
 REVISION: March 10, 1969

#107 REVISION PLANS
 OFFICE COPY

Shuter

MR 21 69 PM

OFFICE OF PLANNING & ZONING



AUG 24 1976