

PETITION FOR ZONING RE-DISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rolling Road Plaza, Inc. legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from 1st District to a Special Exception district; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Service Garage

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-districting and/or Special Exception 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.

ROLLING ROAD PLAZA, INC.

BY: David S. Aminger, Legal Owner
President

Address: 610 N. Waverly Street
Baltimore, Maryland 21201

Proponent's Attorney

Address: 202 Loyola Federal Bldg., Towson, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of December, 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 104, County Office Building in Towson, Baltimore County, on the 29th day of January, 1970, at 10:00 o'clock

Edward D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County.

over:

10/29/69
20/40

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 15, 1969
FROM: Inspector John Lilley
Fire Department
SUBJECT: Property owner Rolling Road Plaza Inc.

Location: NW corner of Rolling Road and Powers Lane
Item #11 Zoning Agency December 9, 1969

Owner shall be required to comply with all Fire Department requirements when plans are submitted for approval.

Inspector John Lilley

Ernest B. Reed
Ernest B. Reed, Plans Review

APR ASSOCIATES
LAND SURVEYORS

3320 ROSALEE AVE.
BARTOWS, MD. 21214
PHONE: 444-4223

DESCRIPTION OF PROPERTY AT
ROLLING ROAD AND POWERS LANE
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.
(SPECIAL EXCEPTION)

BEGINNING FOR THE SAME at a point in the westerly right of way line of Rolling Road as now widened to a width of 90 feet and shown on the Baltimore County Bureau of Land Acquisition Plan to Accompany Right of Way Agreement RW 57-088-7A said point being situated at the beginning of a gusset line connecting said westerly right of way line of Rolling Road with the northerly right of way of Powers Lane as proposed to be widened to a width of 60 feet; thence leaving said point of beginning and binding along said gusset line, referring all courses to the true meridian as established for the Baltimore County Metropolitan District, South 58 degrees 23 minutes 28 seconds West 30.00 feet to the northerly right of way line of Powers Lane, 60 feet wide; thence binding along said right of way line, North 70 degrees 56 minutes 16 seconds West 100.00 feet to a point; thence leaving Powers Lane and running the six following courses and distances: (1) North 19 degrees 03 minutes 48 seconds East 110.00 feet (2) South 70 degrees 56 minutes 16 seconds West 6.70 feet (3) North 19 degrees 03 minutes 48 seconds East 15.00 feet (4) South 70 degrees 56 minutes 16 seconds East 110.00 feet (5) North 19 degrees 03 minutes 48 seconds East 65.00 feet and (6) East 30 feet to intersect the aforementioned westerly right of way line of Rolling Road; thence binding along said right of way line by a curve to the right having a radius of

Page 2
DESCRIPTION OF PROPERTY AT
ROLLING ROAD AND POWERS LANE
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.
(SPECIAL EXCEPTION)

1055.00 feet for an arc distance of 185 feet to the point of beginning; containing 0.609 acres more or less.
BEING part of land which by Deed dated May 19, 1966 and recorded among the Land Records of Baltimore County in Liler P.S.G.No. 4619, page 076 was conveyed by Cecelia C. Liebman, widow to Fair Lane Development Properties, Inc.

11/7/1969.

This description is for zoning purposes only and is not to be used for the conveyance of property.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Deputy Zoning Commissioner Date: January 16, 1970
FROM: Mr. George E. Gavallia, Director of Planning
SUBJECT: Petition #70-138-X, Special Exception for Garage, Service, Northwest corner of Rolling Road and Powers Lane, Rolling Road Plaza, Inc. Petitioners

1st District
HEARING: Thursday, January 29, 1970 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a service garage. We voice no objection to the Special Exception as such but we note that the plans submitted with the application for the overall center is not in accordance with that approved in December by this office and by traffic engineering. Approval of plans for the service garage will be predicated upon compliance of the overall center with plans approved as noted above.

CEG:ms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: December 19, 1969
FROM: Ian Forrest
SUBJECT: Item #13 - Zoning Advisory Committee Meeting, December 9, 1969

Health Department Comments:
113. Property Owner: Rolling Road Plaza, Inc.
Location: N.W. Cor. of Rolling Rd. & Powers Lane
District: 1st
Present Zoning: BL
Proposed Zoning: S.F. for a service garage
No. Acres: 0.609

Public water is available to the site and public sewers are proposed.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

John J. Forest
Chief
Section of Recreational Services
BUREAU OF ENVIRONMENTAL HEALTH

TF/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Attention: Mr. O. L. Meyers Date: December 10, 1969
FROM: Mr. Stewart Reed, Plans Review
SUBJECT: #113 Rolling Road Plaza, Inc.
N.W. Corner of Rolling Road & Powers Lane

PETITIONER TO COMPLY WITH BALTIMORE COUNTY BUILDING CODE #108-5

Etch

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF Dec. 9, 1969

Petitioner: Rolling Road Plaza, Inc.
Location: NW cor Rolling Rd & Powers Lane
District: 1
Present Zoning: BL
Proposed Zoning: S.F. for service
No. of Acres: 0.609

Comments: NO OBJECTION ON STUDENT POPULATION

113. Property Owner: Rolling Road Plaza, Inc. Location: N/W cor. of Rolling Rd. and Powers Lane (1969-1970) District: 1st Present Zoning: RL Proposed Zoning: S.E. for a service garage No. Acres: 0.799

General:

A preliminary plan of the Rolling Road Shopping Center was reviewed by this office and comments dated October 9, 1968 were forwarded to the Bureau of Public Services. That office furnished the Developer (Fair Lane Properties, Inc.) with written comments dated November 18, 1968, Public Works Agreement #16903 was approved November 20, 1968 in connection with this property.

Enclosed, for your consideration, are copies of the Bureau of Public Services' comments, Nov. 18, 1968, and Letter of Agreement dated July 23, 1968.

The proposed sanitary sewer southerly along Rolling Road to Route 40 and thence westerly (Job Order 1-2-264) is presently under construction (Drawings 66-103 thru 105, File 1) and adequate off-site drainage facilities do not exist at this time between this property and a suitable outfall.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, will be the full responsibility of the Applicant.

This office has no additional comment.

MR:raw

N-18 Key Sheet 4 and 5 SW 25 and 27 Position Sheet SW 1 and 2 0 Top SW Tax

MICROFILMED

Bureau of Public Services GEORGE A. KELLER, Chief

November 18, 1968

Fair Lane Properties, Inc. 610 North Howard Street Baltimore, Maryland 21201

Attn: Mr. R.H. Price, Vice President

Re: Conn. Prel. Plan Rolling Plaza Shopping Center N/W cor. Rolling Rd. & Powers Lane District 1

Conference:

The preliminary plan for the proposed shopping center has been reviewed and the comments are as follows:

OFFICE OF PLANNING COMMENTS:

- 1. Since the proposed shopping center has a proposed service station, it must meet all requirements of Bill 40. a. Complete details must be submitted for the service station before that area can be approved. b. The shopping center site must be screened by a 8 foot high fence or wall, with any area of openings in any square foot of vertical surface totaling no more than 10 per cent thereof. c. The number of entrances would be limited to 4 for the entire site as required in section 101 of the zoning regulations (Bill 40). d. Lighting must be in accordance with Bill 40. 2. The service entrance on Powers Lane must be a minimum of 7 1/2 feet from the rear property line. 3. Loading areas must be indicated on the site plan. 4. The Zoning Commissioner has recently raised the question of Drive-In uses, such as Drive-In Banks; therefore, the use and location of a Drive-In Bank would have to be clarified by the Zoning Commissioner.

MICROFILMED

BUREAU OF ENGINEERING-General Comments:

In a letter agreement dated July 23, 1968, between Baltimore County and Fair Lane Development Properties, Inc., Baltimore County accepted the right-of-way and slope easements for construction of Rolling Road in return for certain considerations. These considerations will form the basis for our comments on this site.

Highway Comments:

Principle access to this site shall be from Rolling Road, an existing road which shall ultimately be improved with two twenty-seven (27) foot wide lanes with combination curb and gutter on both sides and a sixteen (16) foot median, on a 90-foot right-of-way.

Powers Lane is an existing road which shall ultimately be improved with a 40-foot combination curb and gutter and macadam paving cross-section on a 60-foot right-of-way.

Improvements along Powers Lane in connection with this site shall consist of the construction of the full cross-section for the entire frontage of the existing service station on the southwest corner of Powers Lane and Rolling Road, and curb and gutter along the remainder of the Developer's frontage on Powers Lane and a minimum of 20' feet of macadam paving.

Baltimore County expects to construct the improvements along Rolling Road in 1969.

The Developer shall be financially responsible for the following work, and construction shall be under a County contract:

- 1. Along Rolling Road and Powers Lane: a. The submission of cross-sections where deemed necessary for design or construction purposes. b. The preparation of any additional right-of-way plats for, and the dedication of, any widenings at no cost to the County. c. If off-site road rights-of-way are required to access the necessary improvements, the Developer's engineer shall furnish the right-of-way plats and the County will attempt to acquire the right-of-way. d. The grading of the widening to the proposed cross-section based on the grade of the existing road. e. Where existing utilities or poles must be relocated due to road improvements, the Developer shall be financially responsible for this work. 2. Along Powers Lane: a. The submission of detailed construction drawings to extend a minimum distance of 500 feet west of the subdivision or as may be required to establish line and grade. This plan must tie into the plans prepared by Baltimore County for Rolling Road (S-1976), which are on file in the office of the Streets, Road and Bridge Section. b. The construction of combination curb and gutter in its ultimate location and a minimum of 10' feet of macadam paving adjacent thereto along the frontage of the property.

Highway Comments: (Contd.)

The letter agreement of July 23, 1968 stated that the main entrance to the site along Rolling Road shall be opposite the main entrance to the "Science Center" at Station 180 to 190 feet to the south. (See C-1976 for exact location)

All other entrance locations are subject to approval by the Traffic Division and Office of Planning.

The Developer will pay for the entire cost of all his entrances, including the curb returns.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrances.

Monumental entrances shall consist of two 24-foot lanes divided by a 6-foot median with minimum 10-foot radius curb returns and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrances.

The Developer's engineer shall revise his site plan to show the main entrance in the proper position, and to show road stationing identical with the County's Rolling Road plan, before any other processing can be completed.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of those rights-of-way.

Sidewalks are required for the entire road frontage of this development. The walks shall be 4 feet wide and installed to conform with Baltimore County Standards, which places the back edge of the sidewalk two feet off the property line.

Storm Drain Comments:

The agreement of July 23, 1968, has relieved the Developer of the cost of any off-site drainage facilities. If the development proceeds before the County services are constructed, drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

On-site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area cap, scale 1/4"=20', including all facilities and drainage areas involved, shall be shown on a plan and presented to Baltimore County for review. This plan should show how the onsite system will tie into the proposed Baltimore County drainage systems.

Traffic Engineering Comments: (Contd.)

3. Eliminate the two service station entrances closest to the intersection of Rolling Road and Powers Lane.

4. Relocate the entrance from Powers Lane near the service station so as to serve as an entrance in easement.

Very truly yours,

George A. Keller, Chief Bureau of Public Services

Comments:

cc: The Office of Donald B. Battiloffe, A.I.A. 34 West 25th Street (10)

MR:rough Graws MR:111 MR:111

10-28-70

Storm Drain Comments: (Contd.)

A final grading plan is required for processing construction plans.

The Developer is to be responsible for the cost of temporary structures and measures required in the event of sectional development.

Since the surface water runoff for this site will run thru developed properties, and Baltimore County is instituting a sediment control program, it is strongly recommended that the Developer contact the local office of the Soil Conservation Service for technical advice on measures to limit the amount of soil erosion which normally occurs during construction. Mr. Wallace Knight, of the Soil Conservation Service, telephone number 666-188, is available for consultation and advice in this matter. Final approval of any sediment control measures may be obtained from Baltimore County.

Water Comments:

A preliminary print of this property has been referred to Baltimore City, Bureau of Water Supply, for review and their comment is as follows:

These comments are supplementary to those transmitted to your office dated Oct. 9, 1968: "Any water supply service to supply the subject building lanes or adjacent stores should be taken from the 20-inch Fourth Zone main in Rolling Road."

Public water is available to serve this property. There is an existing 20-inch water main in Rolling Road, as shown on Drawing 66-103, A-4 and 50-231, A-4. There is also a 30-inch Baltimore City water main in Powers Lane.

Permission to obtain a metered connection from the existing 20-inch water main in Rolling Road may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his onsite water service system.

The Developer is responsible for all accompanying right-of-way acquisition costs.

This property is located in the Catonsville Fourth Zone of Water Service Area 2-4, subject to a Water Area Connection Charge of \$150.00 per equivalent dwelling unit.

The total Water Area Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

The Developer is responsible for the cost of capping any existing water main connection not used to serve the proposed site.

Sanitary Sewer Comments:

The previously mentioned agreement of July 23, 1968 provided for sewerage this site southerly along Rolling Road to Route 40 and thence westerly into an existing sewer near the Yipp's Shopping Center. Baltimore County has designed this sewer and is preparing to advertise the sewer construction as soon as rights-of-way are clear. If the Developer wishes the sewer construction as soon as rights-of-way are clear, the financial arrangements described in the July 23, 1968 letter agreement will hold.

Baltimore County Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND

D.D.A. Copy Fair Lane

July 23, 1968

ALBERT R. KELLER, CHIEF

Fair Lane Development Properties, Inc. 610 North Howard Street Baltimore, Maryland 21201

Re: HW 57-048-7 30 54-196 Rolling Road District 1

Gentlemen:

In consideration of your conveying to Baltimore County, Maryland, the necessary right-of-way and slope easements for the improvement of Rolling Road as shown on Right-of-Way Plat HW 57-048-7 attached to the proposed Highway Deed enclosed herewith, Baltimore County agrees as follows:

- 1. The sanitary sewer line which the County proposes to construct within the limits of the land to be conveyed by you for the widening of Rolling Road will be constructed at no expense to you other than the annual front foot assessments, plus deficit charges, if any, which are applicable to all property owners on this project, provided on the same basis as the annual front foot assessments and connection charges applicable at the time you connect into the sewer line. 2. If and when Rolling Road is widened, the County will undertake any additional paving of the widening area that may be required along your property at no expense to you. 3. Any curbs and gutters required by the County to be installed along your Rolling Road frontage at the time your property is developed, or required by the County to be installed or relocated in connection with the widening of Rolling Road or thereafter, will be installed or relocated by the County at no expense to you. 4. If at any time the County requires installation of off-site storm drainage facilities from your property to an outfall acceptable to the County, then the County will make such installation at no expense to you. 5. The County approves the size and location of the proposed automobile curb-out entrance from your property onto Rolling Road and onto Powers Lane as shown on the site plan prepared by Crockett & Associates dated February 16, 1967, attached hereto and initialed, except that the County approves the relocation of the main entrance from Rolling Road southerly to a point opposite the present main entrance to the "Science Center" property on the east side of Rolling Road and reserves the right to require you to install the entrance at that location.

HW 57-048-7 Fair Lane Dev. Prop., Inc. July 23, 1968 Page 2

- 6. If the County installs a median strip divider in Rolling Road when Rolling Road is widened or thereafter, then the County will immediately install, at no expense to you, a traffic cut in the median strip (and any deceleration lane deemed necessary by the County) at a point opposite your main entrance if such an entrance is then in existence (i.e., a main entrance then existing or under construction on the property) in order to enable northbound commercial buildings on the property to turn into your main entrance. If a main entrance into your property (for commercial buildings) from Rolling Road is not then in existence or not under construction, then the median cut will be opposite the "Science Center" main entrance and the County will approve the installation of your main entrance at a point opposite such cut in the median strip.

If the above is in accordance with your understanding, please execute the copy of this letter in the space below and return such copy to Baltimore County.

Very truly yours,

Albert R. Keller, Chief Director of Public Works

APPROVED AND ACCEPTED:

FAIR LANE DEVELOPMENT PROPERTIES, INC.

APPROVED:

Revelle G. Amiger, Vice President

M. E. Formoff County Administrative Officer

ENCLOSURES

JOHN D. DOYLE & WIFE
ERS. 4147/168
PRESENT ZONING R-10

WILLIAM P. BLUM & WIFE
ERS. 2016/140
PRESENT ZONING R-10

PRESENT ZONING R-10

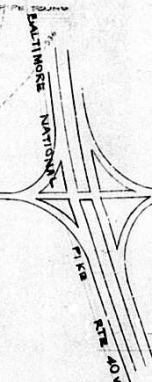
METER VAULT DIAGRAM

8' HIGH FENCE PASSING LESS THAN 10% LIGHT

RETAIL STORES

PIRESTONE STORE

SETY & CO.
RETAIL STORE



COMMERCIAL R-10
VJR 5003-80
PRESENT ZONING

- SPECIAL EXCEPTION TO**
1. FIRST ELECTION
 2. PRESENT ZONING
 3. AREA OF PARCEL PD
 4. OFF STREET PARKING
- USE: SERVICE GARAGE
NUMBER OF SPACES
RETAIL 4485+200
STORAGE 1990+300
- TOTAL PARKING PROVIDED
(INCLUDES SERVICE BAY)



10-28-70