

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, _____ 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-classified, pursuant to the Zoning Law of Baltimore County, from an... R-6 and R-10... zone to an... B.L. zone; for the following reasons:

1. Error in the original zoning.
2. Change in the character of the neighborhood
3. And for other reasons set forth in the Memorandum attached hereto in compliance with Bill 72.

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...

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

I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser: William J. Kahler, et al
Address: 111 W. Chesapeake Ave., Baltimore, Md. 21204

Protestant's Attorney: Edward D. Hardisty
Address: 202 Loyola Federal Bldg., Towson, Md. 828-5498

ORDERED BY The Zoning Commissioner of Baltimore County this... day of July, 1967, 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... day of August, 1967, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, _____ 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 for a Variance from Section 405.5 (A) to permit a service station entrance onto a public street and a variance to section 101, (page 11, paragraph 6 (1) to permit a 3rd entrance in less than 750' e. road frontage. (total site frontage - 594.04)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (indicate hardship or practical difficulty)

1. Strict compliance with the above mentioned zoning regulations of Baltimore County would result in practical difficulty and unreasonable hardship.

See attached description

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

I, or we, agree to pay expenses of above Variance 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.

Contract purchaser: William J. Kahler, et al
Address: 111 W. Chesapeake Ave., Baltimore, Md. 21204

Protestant's Attorney: Edward D. Hardisty
Address: 202 Loyola Federal Bldg., Towson, Md. 828-5498

ORDERED BY The Zoning Commissioner of Baltimore County, this... day of July, 1967, 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... day of August, 1967, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

Re: Petition for Reclassification and Variance - R-6 and R-10 Zones - S/W Cor. Kenwood Ave. & Philadelphia Road 14th Dist. Wm. J. Kahler, et al, Petitioners - Before Zoning Commissioner of Baltimore County No. 71-49-RA

Order of Dismissal

As the matter in the above captioned case is now moot the petition is hereby DISMISSED without prejudice.

Edward D. Hardisty
Zoning Commissioner of

Date: 7/6/71

ORDER RECEIVED FOR FILING

DATE July 9/71

PETITION FOR RECLASSIFICATION: FROM R-6 and R-10 to B. L. ZONING COMMISSIONER OF BALTIMORE COUNTY

MEMORANDUM

Petitioner, WILLIAM J. KAHLER, et al, by FRED E. WALDROP, their attorney, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore County, Maryland assign the following reasons in support of their petition for zoning reclassification:

1. Error in original zoning -- original plan did not take into effect the future growth of the northeastern area and the need for commercial use in that area.
2. Genuine change in the character of the neighborhood. The following changes have occurred:

(a) 69-91 -- NW/4 of Philadelphia Road, 120' NE of Spring Avenue From R-6 to B.L.

Granted by Zoning Commissioner October 16, 1968

(b) 69-90-R 1519.5' from the NW/4 of Philadelphia Road and east of Baltimore "elbow"

From M. L. R. to R.A.

Granted October 16, 1968 by Zoning Commissioner

(c) 69-224-X NE corner of Pulaski Highway and Golden Ring Road Special Exception for Sale of Trailers, etc.

Granted by Deputy Zoning Commissioner April 23, 1969

3. The granting of Petitioner's request will benefit the community by providing needed commercial development in the area.

4. For such other and further reasons to be submitted at the time of hearing.

FRED E. WALDROP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner
FROM: Mr. George E. Cavellis, Director of Planning
Date: August 14, 1970

SUBJECT: Petition #71-49-RA. Southwest corner of Kenwood Avenue and Philadelphia Road. Petition for Reclassification from R-6 and R-10 to B.L. Petition for Variance to permit a service station entrance onto a public street; and to permit a 3rd entrance in less than 750 feet of road frontage. (total site frontage 594.04)

William J. Kahler, et al - Petitioners.

14th District
HEARING: Wednesday, August 19, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R-10 to B.L. zoning. We voice our objection to the petition as requested.

The Planning Staff and the Planning Board carefully evaluated land use potentials and desirable zoning changes relative to its work on new comprehensive rezoning maps last February. The Board recommended that the rear and northerly portions of the property be retained in R-6 zoning and that the frontage and portions of the southerly part of the tract be zoned B.L. The Planning Board felt that Roxboro Road should be terminated in a cul-de-sac with R-6 lots extending into the subject property. This would retain residential uses within the tract related to Roxboro Road.

Commercial zoning was recommended in an L-shaped form - boundaries are shown on our file copy of this petition - with residential zoning retained adjacent to Chapel Hill Road. This appeared to be an optimal resolution of land use issues. Parking could occur by use permit on portions of the property but subject to appropriate and more rigorous standards for screening and lighting.

With respect to the service station, a service station might be allowed as a matter of right within the context of a planned shopping center and within the area recommended for zoning for commercial purposes by the Planning Board. That service station site might more appropriately be located in the center of the tract. We could conceive development of this property with at least two entrances with the service station working off of access to the remainder of the property. We object to any plan which would allow three entrances.

GEG:msh

JOHN J. SCHUCHMAN

ATTORNEY AT LAW

October 6, 1970

Edward D. Hardisty, Esq.
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

RE: Petition for Reclassification for William J. Kahler, et al

Dear Mr. Hardisty:

Please strike my appearance as an attorney for the protestants in the above case and enter the appearance of Edward J. Petrick for said protestants.

John J. Schuchman

JJS:w
CC: Fred E. Waldrop, Esq.

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301 823-0000

DESCRIPTION

8.74 ACRE PARCEL, NORTHWEST SIDE OF PHILADELPHIA ROAD, WEST SIDE OF KENWOOD AVENUE, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-L" Zoning

Beginning from the same at the intersection of the northwest side of Philadelphia Road, sixty feet wide, and the center line of Kenwood Avenue, forty feet wide, running thence binding on the center line of said Kenwood Avenue, (1) N 04° 34' 15" E 136.19 feet, thence along the north and west outlines of Lot 1, as shown on the Subdivision Plat of Property of Henry G. Kahler recorded among the Land Records of Baltimore County in Plat Book W. I. R. 27, page 19, two courses: (2) N 70° 56' 00" W 134.49 feet, and (3) S 1° 04' 00" W 63.99 feet, thence along a part of the north outline of the land described in the deed from Henry Kern to Joseph Kahler Jr. and wife, dated February 17, 1908 and recorded among said Land Records in Liber W. F. C. 328, page 589, (4) N 70° 56' 00" W 725.58 feet, thence along the west and south outline of said land two courses: (5) S 19° 09' 45" W 465.59 feet, and (6) S 70° 50' 55" E 469.88 feet, thence along the northwest side of Philadelphia Road, (7) N 48° 30' 39" E 457.85 feet to the place of beginning.

Containing 8.74 acres of land, more or less.

Water Supply - Sewerage - Drainage - Highways - Structures - Development - etc.
HCW:mpl J.O. #70053

Fred E. Waldrop, Esq.
202 Loyola Federal Building
Towson, Maryland 21204

Re: Petition for Reclassification and Variance - S/W Cor. Philadelphia Road & Kenwood and Kenwood Ave., 15th Dist. Wm. J. Kahler, et al
Petitioners O No. 71-49-RA

Dear Mr. Waldrop:

I have today passed an Order of Dismissal in the above matter in accordance with the attached.

Very truly yours

Zoning Commissioner

cc: Edw. J. Petrick, Esq.
4th Floor - Title Building
Baltimore, Md. 21202

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

OCT 21 1975

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

COUNTY OFFICE, PLSS
215 E. CHASE AND AVE.
TOWSON, MARYLAND 21204MEMBERS
OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF

FIRE PREVENTION

HEALTH DEPARTMENT

PUBLIC PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

Fred E. Waldrop, Esquire
202 Loyola Federal Building
Towson, Maryland 21204RE: Type of Hearing: Variance and
Reclassification
Location: N/W side of Philadelphia
Road, Int. W/Kenwood Avenue
Petitioner: William J. Kahler
Committee Meeting of April 28, 1970
14th District
Item 256

Dear Mr. Waldrop:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved in part with a tavern restaurant combination known as Kahler's White House Inn and in part with a ballfield. The properties to the north and west are improved with dwellings new to five years of age in excellent repair. The property to the south is improved with residences and a trailer park. The property to the east has residences ten to thirty years of age in fair repair. Philadelphia Road and Kenwood Avenue in this location are not improved as far as concrete curb and gutter are concerned. Roxboro Road is an improved thirty foot cross-section curb and gutter or right-of-way which deadends at the subject site.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Philadelphia Road is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Roxboro Road is an existing 30-foot residential curbed street on a 50-foot right-of-way and is inadequate to carry traffic generated by the proposed use of this site. Therefore, Roxboro Road should terminate so as not to provide access to this site.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
ATTN: Oliver L. Myers
FROM: Ellisworth N. Diver, P.E.

Date: May 5, 1970

SUBJECT: Item 256 (1969-1970)
Property Owner: William J. Kahler, et al
N/W side of Phila. Rd., Int. W/Kenwood Avenue
Present Zoning: R-5 and R-10
Proposed Zoning: Reclaim, to BL with driveway,
Var. planned shopping center
District: 14th
No. Acres: 8.74

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Philadelphia Road is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Roxboro Road is an existing 30-foot residential curbed street on a 50-foot right-of-way and is inadequate to carry traffic generated by the proposed use of this site. Therefore, Roxboro Road should terminate so as not to provide access to this site.

Kenwood Avenue from Chapel Hill Drive to Philadelphia Road should be closed as a public roadway and utilized as an access point from Chapel Hill Drive for this site.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Philadelphia Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Fred E. Waldrop, Esquire
202 Loyola Federal Building
Towson, Maryland 21204
Item 256

June 11, 1970

Kenwood Avenue from Chapel Hill Drive to Philadelphia Road should be closed as a public roadway and utilized as an access point from Chapel Hill Drive for this site.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Philadelphia Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water and Sanitary Sewers:

Public water and sanitary services are available to serve this site.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

1. Roxboro Road was built to serve this property as it is zoned. There will be no vehicular access through Roxboro Road into a shopping center. We suggest that the plan be revised to show a 100' cul-de-sac with residential lots to conform to the adjacent neighborhood at the end of Roxboro Road.
2. Kenwood Avenue is proposed to be eliminated at Chapel Hill Road.

Item 256 (1969-1970)
Property Owner: William J. Kahler, et al
Date: May 5, 1970Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water and Sanitary Sewers:

Public water and sanitary services are available to serve this site.


ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END/ENR/DP:SS

1-W Key Sheet
13 NE 22 Key Sheet
NE 4 & 5 F Division SheetFred E. Waldrop, Esquire
202 Loyola Federal Building
Towson, Maryland 21204
Item 256

June 11, 1970

STATE ROADS COMMISSION:

The stopping sight distance of the proposed southeasterly entrance on Philadelphia Road, at the subject site is very poor due to an over vertical curve (hill) to the northeast. To establish a commercial entrance at this point would constitute a severe traffic hazard; therefore, this entrance should be eliminated and the proposed northeasterly entrance located slightly to the southwest at the crest of the hill. With proper arrangement of the Shopping Center and parking lot, this entrance along with the proposed entrance from Kenwood Avenue would be sufficient to serve the site.

The plan should be revised accordingly prior to a hearing date being assigned.

Access to Philadelphia Road will be subject to State Roads Commission approval and permit.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R-6 and R-10 to BL. This should increase the trip density from 450 trips a day to 6500 trips per day.

The plan must be revised to show elimination of Kenwood Avenue along the frontage of this property. Some difficulty could be expected entering or exiting the site, unless Philadelphia Road is improved along the frontage of this property to provide separate area for left turning vehicles into the site.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations, when plans are submitted. See Section 439.104 on parking lots.

HEALTH DEPARTMENT:

Public water and sewers are available.

Food Service Comments: If a food service facility is planned, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.Air Pollution Comments: The building or buildings on this site may be subject of 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner
Date: May 20, 1970FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #256April 28, 1970
William J. Kahler, et al
N/W side of Philadelphia Road,
Int. W/Kenwood Ave.

This office has reviewed the subject site plan and offers the following comments:

- 1) Roxboro Road was built to serve this property as it is zoned. There will be no vehicular access through Roxboro Road into a shopping center. We suggest that the plan be revised to show a 100' cul-de-sac with residential lots to conform to the adjacent neighborhood at the end of Roxboro Road.
- 2) Kenwood Avenue is proposed to be eliminated at Chapel Hill Road.

Fred E. Waldrop, Esquire
202 Loyola Federal Building
Towson, Maryland 21204
Item 256

June 11, 1970

FIRE DEPARTMENT:

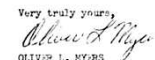
Owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

Would not increase student population but its proximity to the Golden Ring Junior High School should be noted.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as revised plans are submitted indicating the closing of a strip of road between the subject property and Philadelphia Road known as Kenwood Avenue and revisions are made on Roxboro Road in accordance with the Project Planning Division comments.

Very truly yours,

OLIVER L. MYERS
Chairman

CLM:mc

Enclosure

APPROVED BY:

DAVID H. FISHER
CHIEF OF BUREAU
AND DEPUTY CHIEF OF BUREAU
R. WALTER ROBERTS, JR.
DAVID H. FISHER
LESLIE M. FISHER
JOHN E. HUGHES
ANTHONY R. BRUCE, JR.
POLICE CHIEFSTATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRAIRIE STREET
BALTIMORE, MD. 21201
RECEIVED & RECORDED
April 29, 1970WALTER E. WOODWARD, JR.
CHIEF ENGINEER
JOHN E. HUGHES
DEPUTY CHIEF ENGINEER
LESLIE M. FISHER
ENGINEERING DEVELOPMENT
ANTHONY R. BRUCE, JR.
OPERATIONSMr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. V. L. Myers

Dear Mr. Hardesty:

The stopping sight distance of the proposed southeasterly entrance on Philadelphia Road, at the subject site is very poor due to an over vertical curve (hill) to the northeast. To establish a commercial entrance at this point would constitute a severe traffic hazard; therefore, this entrance should be eliminated and the proposed northeasterly entrance located slightly to the southwest at the crest of the hill. With proper arrangement of the Shopping Center and parking lot, this entrance along with the proposed entrance from Kenwood Avenue would be sufficient to serve the site.

The plan should be revised accordingly prior to a hearing date being assigned.

Access to Philadelphia Road will be subject to State Roads Commission approval and permit.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
By: John H. Myers
Asst. Development Engineer

CLM:mc



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
Date: May 5, 1970

FROM: C. Richard Moore

SUBJECT: Item 256 - ZAC - April 28, 1970
Property Owner: William J. Kahler, et al
Phila. Road - W/Kenwood Avenue
Reclass. to BL with driveway,
Var. planned shopping center

The subject petition is requesting a change from R6 & R10 to BL. This should increase the trip density from 450 trips a day to 6500 trips per day.

The plan must be revised to show elimination of Kenwood Avenue along the frontage of this property. Some difficulty could be expected entering or exiting the site, unless Philadelphia Road is improved along the frontage of this property to provide separate area for left turning vehicles into the site.

C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: April 28, 1970

FROM: Everett Reed, Plans Review

SUBJECT: Item 256 - William J. Kahler, et al
N/W side of Phila. Rd. Int. W/Kenwood Avenue
District: 14

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations, when plans are submitted. See Section 109.10M on parking lots.

ET:mrh

Everett Reed
Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: May 1, 1970
Attn: Mr. Myers

FROM: Inspector Thomas E. Kelly
Fire Department

SUBJECT: Property Owner William J. Kahler, et al

Location: N/W side of Philadelphia Road, Int. W/Kenwood Avenue
Item #256 Zoning Agenda April 28, 1970

Owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Inspector T. E. Kelly

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: May 1, 1970

FROM: Ian J. Forrest

SUBJECT: Item 256 - Zoning Advisory Committee Meeting, April 28, 1970

256. Property Owner: William J. Kahler, et al
Location: N/W side of Phila. Rd., Int. W/Kenwood Ave.
Present Zoning: R6 and R10
Proposed Zoning: Reclass. to BL with driveway, Var. planned shopping center
District: 14th
No. Acres: 8.74

Public water and sewers are available.

Food Service Comments: If a food service facility is planned, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

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.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJJ/ca

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF April 28, 1970

Petitioner: William J. Kahler, et al
Location: N/W side of Phila. Rd., Int. W/Kenwood Ave.
District: 14
Present Zoning: R6 & R10
Proposed Zoning: BL (Shopping Center)
No. of Acres: 8.74

Comments: Would not increase student population but its proximity to the Golden Ring Jr. H. School should be noted.



COMMISSIONER MEMBERS
DAVID H. THOMPSON
JOHN J. COUGHLIN
AND BRUCE L. HARRIS
E. WALTER BOGLEY, JR.
HARVEY P. HENNINGFIELD
WALTER HUGHES
LESLIE H. EVANS
ARTHUR B. PRICE, JR.
FRANK THOMAS
WILLIAM L. WILSON

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
(MAILING ADDRESS - P.O. BOX 111, BALTIMORE, MD. 21201)
August 3, 1970

WALTER E. WOODWARD, JR.
JOHN HARTMAN
JOINT CHIEF ENGINEERS
PLANNING & SAFETY
WILLIAM E. DODD, JR.
ENGINEERING DEVELOPMENT
LESLIE E. WILSON
J. LATHAM

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. O. L. Myers

Re: Zoning Advisory Comm.
Meeting 4/28/70
Item 256 - Revised Plans
Owner: William J. Kahler, et al
Location: N/W side of Phila. Rd.
(Route 7) at W/S Kenwood Ave.
Present Zoning: R6 & R10
Proposed Zoning: Reclass. to
BL with driveway Var. planned
Shopping Center
14th District

Dear Mr. Hardesty:

We have received a copy of a revised plan of the subject property, however, the plan does not reflect our comments of April 29, 1970.

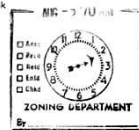
The southeasterly entrance on Philadelphia Road, as indicated on the revised plan is in an area of extremely poor stopping sight distance and therefore, must be eliminated. The northeasterly entrance indicated on the revised plan must be located to the southwest 40' in order to provide the best sight distance and to remove the entrance from the close proximity of the corner. With proper arrangement of the Shopping Center, the relocated entrance on Philadelphia Road along with the entrance on Kenwood Avenue would be sufficient to serve the site.

We cannot approve of the plan as it is, and it is our opinion, that the hearing date should not be assigned until such time as the plan is again revised in accordance with our comments.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyers
by: John E. Meyers
Asst. Development Engineer

CLJ:EMR



August 11, 1970

Fred E. Waldrop, Esq.,
202 Loyola Federal Building
Towson, Maryland

Re: Type of Hearings Variance and
Reclassification
Location: N/W side of Philadelphia
Road, Int. W/Kenwood Avenue
Petitioner: William J. Kahler
Committee Meeting of April 28, 1970
14th District
Item 256

Dear Mr. Waldrop:

The following is addendum to our Zoning Advisory Committee comments of June 11, 1970 under the above referenced subject:

STATE ROADS COMMISSION:

We have received a copy of a revised plan of the subject property, however, the plan does not reflect our comments of April 29, 1970.

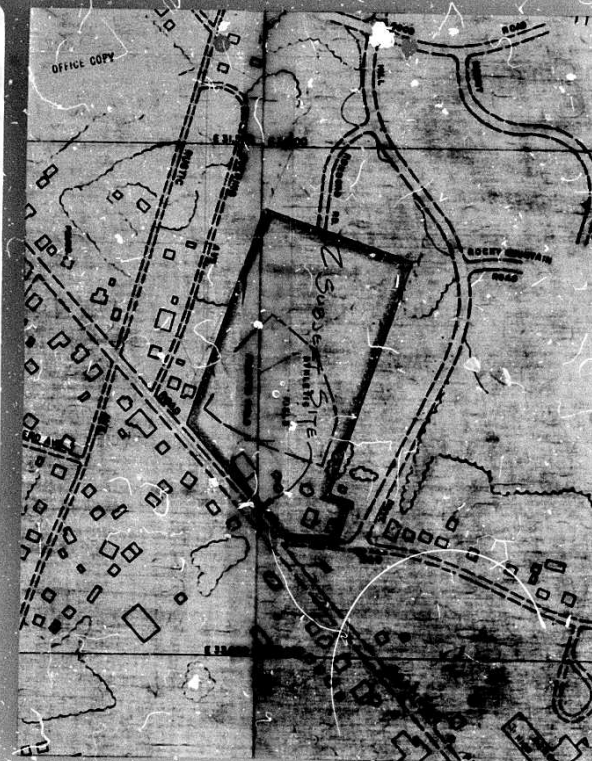
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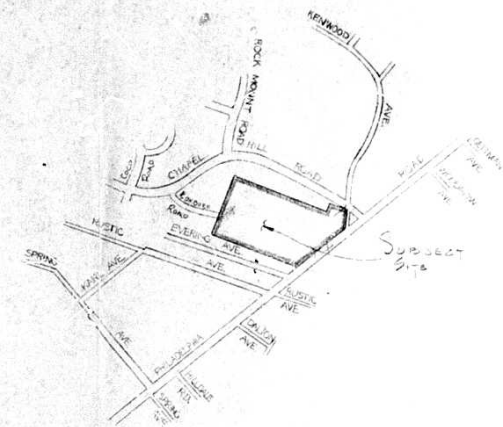
We cannot approve of the plan, as it is, and it is our opinion that the hearing date should not be assigned until such time as the plan is again revised in accordance with our comments.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JO





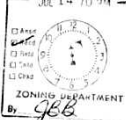
LOCATION PLAN
Scale 1"=500'

1. TOTAL AREA OF PROPERTY EQUALS 2.74 ACRES
2. EXISTING ZONING OF PROPERTY "R-O" & "R-10"
3. EXISTING USE IS RESTAURANT & BAR ON THE CORNER, RESIDENTIAL & NO USE
4. PROPOSED ZONING OF PROPERTY "B-1 WITH DELIVERY VARIANCE"
5. PROPOSED USE "PLANNED SHOPPING CENTER"
6. OFF-STREET PARKING DATA:
 - A. TOTAL PARKING AREA: 25,100 SQ. FT.
 - B. REQUIRED PARKING - 450 UNITS
 - C. PROPOSED PARKING - 932 UNITS
7. SERVICE DRIVEWAY DATA:
 - A. REQUIRED AREA - 15,800 SQ. FT. (1.14 ACRES)
 - B. PROPOSED AREA - 8,140 SQ. FT.
 - C. REQUIRED PARKING - 8 UNITS (3 ENTRY/2)
 - D. PROPOSED PARKING - 9 UNITS
8. LANDSCAPE DATA: (SHAVED AREAS ☒
 - A. REQUIRED - 0.44 AC. (3% OF 2.74 AC.)
 - B. PROPOSED - 0.82 AC.
9. INDICATED LIGHT STANDARDS: LIGHT BEAMS WILL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES
10. DESIGN OF SITE WILL BE IN ACCORDANCE WITH THE ESTABLISHED PRACTICE OF THE PORT OF DUBLIN OF PLANT WORKING
11. FIRE HYDRANTS WILL BE PLACED IN ACCORDANCE WITH THE CITY OF DUBLIN POLICE
12. ALL EXISTING BUILDINGS ON SITE WILL BE DEMOLISHED
13. ENTRANCE DATA:
 - A. ALLOWED - 5
 - B. PROPOSED - 3
 - C. PETITIONER IS REQUESTING A VARIANCE TO SECTION 405.5 (A) 2a TO PERMIT A SERVICE ENTRANCE ENTRANCE ONTO A PUBLIC STREET & A VARIANCE TO SECTION 101, CHAPTER 11, PARAGRAPH 6(1) TO PERMIT A 3RD ENTRANCE IN THE "TWO 750' OF ROAD FRONTAGE", TOTAL SITE FRONTAGE - 932 SQ. FT.

MAP
4-B
NORTH-
EASTERN
AREA
NE-3-F
NE-4-F
BL-A

* 256

JUL 14 1974 -



Revised 10, 1970