

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rockland Holding Corp., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from RA-40 and RA-40 with Special Exception to C.N.S. District, for the following reasons:

For change in the area since adoption of the zoning map and because of error in original zoning classification as more fully appears in the Memorandum filed herewith.

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, XXX designated parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 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790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177

71-55RX
PETITION FOR RECLASSIFICATION FROM R-40 AND RA WITH SPECIAL EXCEPTION FOR OFFICES TO ML, BL, RA, AND RA WITH SPECIAL EXCEPTIONS FOR ELEVATOR APARTMENTS AND THE REDISTRICTING TO A C.N.S. DISTRICT BY ROCKLAND HOLDING CORPORATION, A MARYLAND CORPORATION (Properties located on the East and West sides of Falls Road South of the Baltimore County Beltway in the Third and Eighth Election Districts of Baltimore County, Maryland.)

MEMORANDUM

The following Reclassifications have been granted in the area sought to be reclassified since adoption of the third and eighth District Zoning Maps in 1957 and 1955:

1. Case #4722 Elmer Peddy, et al - Reclassification granted August 24, 1959 from an R-40 to a BR zone of 4.36 acres on the East side of Falls Road 230 feet north of Valley Road in the Third Election District.
2. Case #54158XA - William Fell Johnson - Reclassification granted October 11, 1961 from an R-40 to an RA zone with Special Exception for offices of .23 acres on the North side of Old Court Road 420 feet south of Falls Road in the Eighth Election District.
3. Case #64-41R - Louis Glass - Reclassification granted February 21, 1964 from R-10 and R-20 zones to an RA zone of 33 acres located on the Southeast side of Jones Falls Expressway near Smith Avenue and Timber Ridge Road in the Third Election District.
4. Case #66-198R - Kathryn H. Griffith - Reclassification granted March 21, 1966 from an R-40 to an RA zone of 48 acres on the West side of Jones Falls Expressway 400 feet from Old Pimlico Road in the Third Election District.

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SUITE 600
100 W. PENNA. AVE.
TOWSON, MD. 21204
853-1800

5. Case #66-196R - James Keilty & Co., Inc. - Reclassification granted June 15, 1966 from an R-40 to an R-20 zone of 11K acres located on the South side of Seminary Avenue West of Thornton Road in the Eighth Election District.

6. Case #66-16RX - William L. Reynolds - Reclassification granted October 7, 1966 from an R-40 to an RA zone of 37 acres at the corner of Old Pimlico and Traymore Roads in the Third Election District.

Numbers 2, 3, 4, and 6 above, in particular, are evidence of the failure of Baltimore County to provide land zoned RA at the time of map adoption in the area covered by this Petition.

The following physical changes have occurred in the area sought to be reclassified since adoption of the last zoning maps:

1. In 1957, a 27 inch sanitary sewer line was installed on the Eastern boundary of the subject tract serving the subject tract.
2. In 1959, the Moores Run sewer line and easement were obtained by Baltimore County and 18 inch sanitary sewage disposal facilities became available for site development.
3. In 1965, work was begun on the Jones Falls Interceptor which consists of 24 inch and 8 inch lines serving the subject tract.
4. In 1966, the Slaughter House Run 18 inch sanitary sewage disposal system was constructed by Baltimore County, Maryland, thus providing sewage disposal facilities for all remaining acreage of the tract.
5. In 1968, 12 inch water line facilities became available along Old Court Road, which, together with the existing 16 inch water facilities along Jones Falls Road, serve the subject tract.

-2-

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6. In 1960, the Baltimore County Beltway was constructed in the area, greatly increasing accessibility to the tract.

7. In 1962, Old Court Road was relocated, thus further improving access to the tract.

8. In 1962, the Jones Falls Expressway was completed through the tract, thus increasing accessibility to the tract from Baltimore City areas previously inaccessible to the tract.

9. At the time of the construction of the Jones Falls Expressway, Ruxton Road leading into the subject tract was relocated, thus improving access to the site.

10. In 1964, Baltimore County acquired land adjacent to the tract and constructed thereon a fire station which greatly enhances the fire protection available to improvements on the tract.

The original zoning of the tract was in error in that ready accessibility to the tract by way of the Baltimore County Beltway, the Jones Falls Expressway, the relocation of Old Court Road, the relocation of Ruxton Road, and other area roads and streets was not then contemplated. In addition, major development of the tract was then impossible because of the unavailability of utilities to the tract. Baltimore County, Maryland, in failing to anticipate the availability of utilities to the tract was in error which error lead to the improper placement of the tract in an R-40 zoning classification.

The need for comprehensive development of large tracts of land is recognized by the various Planning and Zoning Departments and Boards of Baltimore County, Maryland. Here, the availability of water, sewage disposal facilities, and access since map adoption in 1955 and 1957 justifies the requested Reclassifications, Special Exceptions, and Districting.

-3-

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TOWSON, MD. 21204
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The huge unexpected increase in population in Baltimore County and particularly in the North and Northwestern Baltimore County areas was not anticipated by the Baltimore County Authorities at the time of map adoption. The erroneous population estimates relied upon by Baltimore County Authorities lead to the placing of erroneous zoning classifications on the subject land. In addition, the modern demand for apartment facilities was not anticipated by the Baltimore County Authorities and, thus, inadequate provision was made for land zoned RA on which apartment units could be constructed. The failure to anticipate such demand was error. The great increase in such demand since map adoption is a change justifying Reclassification.

Respectfully submitted,

W. Lee Thomas

-4-

ROYSTON, MUELLER, THOMAS & MCGRAW
SUITE 600
100 W. PENNA. AVE.
TOWSON, MD. 21204
853-1800

DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD.

September 17, 1970

Description to accompany Zoning Petition on property of Rockland Holding Corporation

Parcel 30 Proposed Zoning - R.A.

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point distant North 26 degrees 44 minutes 30 seconds East 519.04 feet from the corner formed by the intersection of the southeast side of the Falls Road with the northwest side of the Old Court Road and running thence from said place of beginning the following courses and distances viz: South 77 degrees 00 minutes East 500 feet, North 2 degrees 34 minutes East 100 feet, North 61 degrees 51 minutes 10 seconds East 70.65 feet, North 31 degrees 30 minutes East 100 feet, North 63 degrees 30 minutes East 130 feet, North 19 degrees 00 minutes East 150 feet, North 16 degrees 30 minutes East 127.01 feet, South 57 degrees 30 minutes East 150 feet, South 16 degrees 30 minutes East 225 feet, North 75 degrees 00 minutes East 305 feet, North 15 degrees 00 minutes East 65 feet, North 60 degrees 30 minutes East 345 feet, North 64 degrees 00 minutes East 330 feet and South 76 degrees 00 minutes East 370 feet to the place of beginning.

Containing 6.774 Acres of land more or less.

Being the property of Rockland Holding Corporation as shown on the plat also filed with the Zoning Department.



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TOWSON 4, MD.

September 17, 1970

Description to accompany Zoning Petition on property of Rockland Holding Corporation

Parcel 30 Proposed Zoning - R.A.

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point distant South 78 degrees 36 minutes East 291.69 feet from the corner formed by the intersection of the southeast side of the Falls Road with the northwest side of the Old Court Road and running thence from said place of beginning the following courses and distances viz: South 77 degrees 00 minutes East 500 feet, North 2 degrees 34 minutes East 100 feet, North 61 degrees 51 minutes 10 seconds East 70.65 feet, North 31 degrees 30 minutes East 100 feet, North 63 degrees 30 minutes East 130 feet, North 19 degrees 00 minutes East 150 feet, North 16 degrees 30 minutes East 127.01 feet, South 57 degrees 30 minutes East 150 feet, South 16 degrees 30 minutes East 225 feet, North 75 degrees 00 minutes East 305 feet, North 15 degrees 00 minutes East 65 feet, North 60 degrees 30 minutes East 345 feet, North 64 degrees 00 minutes East 330 feet and South 76 degrees 00 minutes East 370 feet to the place of beginning.

Containing 6.012 Acres of land more or less.

Being the property of Rockland Holding Corporation as shown on the plat also filed with the Zoning Department.



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Description to accompany Zoning Petition on property of Rockland Holding Corporation

Parcel 30 Proposed Zoning - R.A.

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point distant 100 feet northwest of the northwest side of the Old Court Road and distant South 35 degrees 06 minutes 10 seconds East 1273.93 feet from the corner formed by the intersection of the southeast side of the Falls Road with the northwest side of said Old Court Road and running thence by a line made parallel with and distant 100 feet more or less northeasterly, northerly and northeasterly measured at right angles, from the northwest, north and northeast sides of said Old Court Road, the six following courses and distances viz: South 40 degrees 55 minutes 10 seconds East 482.36 feet, South 55 degrees 00 minutes East 70 feet, North 79 degrees 25 minutes East 456 feet, North 60 degrees 30 minutes East 45 feet, North 47 degrees 00 minutes 30 seconds East 141.53 feet and North 55 degrees 00 minutes East 130 feet and thence running the fifteen following courses and distances viz: due North 122 feet, North 84 degrees 30 minutes East 120 feet, North 30 degrees 28 minutes 20 seconds East 232.83 feet, North 30 degrees 00 minutes East 100 feet, North 70 degrees 00 minutes East 170 feet, North 19 degrees 00 minutes East 100 feet, North 40 degrees 11 minutes 20 seconds East 102.97 feet, North 60 degrees 00 minutes East 140 feet, North 43 degrees 13.41 feet, North 52 degrees 00 minutes East 230 feet, North 7 degrees 19 minutes 10 seconds East 455.30 feet, North 71 degrees 30 minutes East 40 seconds East 170 feet, due North 370 feet and South 64 degrees 00 minutes East 432 feet to the place of beginning.

Containing 24.769 Acres of land more or less.

Being the property of Rockland Holding Corporation as shown on the plat also filed with the Zoning Department.



DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD.

September 17, 1970

Description to accompany Zoning Petition on property of Rockland Holding Corporation

Parcel 30 Proposed Zoning - R.A.

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point distant 100 feet southeast of the southeast side of the Old Court Road and distant North 25 degrees 53 minutes 40 seconds East 1259.17 feet from the corner formed by the intersection of the southeast side of the Falls Road with the southeast side of said Old Court Road and running thence by a line made parallel with and distant 100 feet more or less southeasterly, measured at right angles, from the southeast side of the Old Court Road, the six following courses and distances viz: South 29 degrees 07 minutes 10 seconds East 20 feet, South 11 degrees 00 minutes 40 seconds East 409.95 feet, North 75 degrees 30 minutes East 260 feet, South 12 degrees 00 minutes East 235 feet, South 62 degrees 36 minutes 10 seconds East 719.06 feet, due North 215 feet, North 61 degrees 30 minutes East 100 feet, North 30 degrees 17 minutes 10 seconds East 300 feet, South 13 degrees 01 minute 30 seconds East 411.45 feet, South 14 degrees 23 minutes 10 seconds East 50 feet, North 63 degrees 56 minutes 20 seconds East 400.10 feet, South 29 degrees 17 minutes 10 seconds East 300 feet, North 53 degrees 01 minute 30 seconds East 30 minutes East 230 feet, North 12 degrees 10 minutes East 50 feet, North 55 degrees 00 minutes East 250 feet, North 14 degrees 30 minutes East 250 feet, North 11 degrees 00 minutes East 210 feet, North 30 degrees 00 minutes East 125 feet, North 53 degrees 00 minutes East 395 feet, North 25 degrees 13 minutes 20 seconds East 111.14 feet and North 58 degrees 42 minutes 10 seconds East 193 feet to thence running the seven following courses and distances viz: North 21 degrees 16 minutes 00 seconds East 50 feet, North 3 degrees 50 minutes 02 seconds East 139.99 feet, North 22 degrees 32 minutes 02 seconds East 6.49 feet, North 71 degrees 27 minutes 31 seconds East 66.29 feet, North 60 degrees 06 minutes 32 seconds East 60.28 feet, North 71 degrees 11 minutes 00 seconds East 37.77 feet and North 22 degrees 52 minutes 02 seconds East 119.28 feet and thence lying said Jones Falls Expressway and running North 51 degrees 30 minutes East 662.20 feet to the place of beginning.

Containing 18.449 Acres of land more or less.

Being the property of Rockland Holding Corporation as shown on the plat also filed with the Zoning Department.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 27, 1970

W. Lee Thomas, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
from an R-40 and an RA with Special
Exception for offices
Location: SW corner Baltimore Beltway
at Falls Road
Petitioner: Rockland Holding Corp.
Committee Meeting: April 14, 1970
3rd and 9th Districts
Item 226

Dear Sirs:

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 several tracts of land - some improved, some unimproved. The improved tracts are improved with dwellings; a post office building, a hardware store, and an antique shop. It is surrounded by residential uses, industrial uses, and two Interstate highways, known as the Baltimore County Beltway and the Jones Falls Expressway. Falls Road and Old Court Road, as they exist, run through the center of the subject tract. The Ruxton fire station abuts the property to the east. Falls Road and all arterial streets at the present time are not improved as far as concrete curb and gutter are concerned.

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.

W. Lee Thomas, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 226

- 5 - July 27, 1970

FIRE DEPARTMENT: (Continued)

Fire hydrants for proposed site are required and must be in accordance with Baltimore County Standards.

Minimum width to the roads through site shall be 30' to assure passage of Fire Department equipment.

DEPARTMENT OF HEALTH:

Public water and sewers proposed.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, 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's 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.

STATE ROADS COMMISSION:

The State Roads Commission is currently making studies for highway improvements to Old Court Road, Falls Road, and the interchange of the Baltimore Beltway with Jones Falls Expressway. These plans will have a considerable effect on the proposed development. We expect to be able to supply you and the developer with plans, marked to indicate the proposed highway improvements prior to the hearing.

An inspection at the site revealed that the proposed point of access to area 3.01 from Old Court Road is not acceptable because of inadequate stopping sight distance due to the vertical and horizontal alignment of Old Court Road. The terrain of the site at the proposed point of access is such that it would be difficult, if not impossible, to construct an entrance on an acceptable grade. The only point along Old Court Road in the vicinity of area 3.01 that would be acceptable for a point of access would be impossible the proposed point of access to area 3.02.

The construction of the proposed relocation of Old Court Road may be some time beyond the development of the site, therefore the developer should revise his plans for access in accordance with the

W. Lee Thomas, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 226

- 2 - July 27, 1970

Highways:

The Baltimore Beltway, Jones Falls Expressway, Falls Road and Old Court Road, Falls Road westerly, are State roads; therefore, all development adjacent to these roads will be subject to the requirements and regulations of the Maryland State Roads Commission.

Old Court Road, Falls Road easterly, the Ruxton Road are existing roads maintained by the Bureau of Highways. County Road is an existing private road constructed by the Maryland State Roads Commission as a service road for access to those parcels of land covered by the construction of the Baltimore Beltway.

Due to the magnitude of the subject property and since sufficient information or detail is not shown on the subject plan, the need and requirements for public or private roads, including right-of-way and paving widths, horizontal and vertical alignment, etc. will be determined at such time that proposed development of this site is reviewed by the Joint Subdivision Planning Committee. Highway right-of-way and improvements will be required in connection with the proposed development of this property.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage studies, facilities and easements or flood plain reservations will be required in connection with the development of this property.

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, will be the full responsibility of the petitioner.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

W. Lee Thomas, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 226

- 3 - July 27, 1970

Sediment Control: (Continued)

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

Sanitary Sewers:

The Slaughterhouse Branch, Moores Branch and Jones Falls Interceptor sewers exist through this property as shown on the subject plan. Therefore, it is assumed that public sanitary sewerage can be made available to serve this property by extension of the public sewers available. However, a sanitary sewerage study will be required in connection with the development of this property, prior to execution of a Public Works Agreement, to ascertain the extent of reinforcements and/or supplementation that may be required to provide adequate sewage disposal facilities for the proposed development. If ultimate sewage flows from the proposed development exceed those allowed in the previous design of the various interceptor sewers involved, the development of this property may have to be staged or coordinated with the construction of adequate facilities.

Waters:

The subject property is generally situated within the limits of the present Eastern 3rd Zone of Water Supply. A 16-inch water main exists in Falls Road and a 12-inch water main exists in Old Court Road, Falls Road westerly, and in Ruxton Road. Although public water supply is available to serve this property, supplementary pumping facilities will be required to provide adequate pressure to any structure or facilities above elevation 380.

Therefore, a study of the water supply system to determine the extent of reinforcements and/or supplementation that may be required to provide adequate water supply for the proposed development must be conducted in conjunction with the proposed development prior to execution of a Public Works Agreement.

After the petitioner, or his engineer, furnishes the Water Design Group of the Bureau of Engineering with the water requirements, including fire flows, that Group jointly with the Baltimore City Bureau of Water Supply will determine the extent of improvements needed to reinforce the off site water supply system.

W. Lee Thomas, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 226

- 4 - July 27, 1970

Water: (Continued)

It is conceivable that reinforcements to the off site water supply mains will have to be constructed to serve the total ultimate development of the subject property, therefore, the development of this property may have to be staged or coordinated with the construction of adequate water supply facilities.

PROJECT PLANNING DIVISION:

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

The road layout is subject to approval by the State Roads Commission and the J.S.P.C. (Joint Site Planning Committee).

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting reclassification to R-40, B-1, RA to some 280 acres. Without studying the area in great detail, the existing and proposed roads of Old Court and Falls Road cannot be expected to handle this major change in trip density.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code Rules and Regulations, when plans are submitted.

BOARD OF EDUCATION:

The Fort Garrison Elementary School service; this area and with a capacity of 500 pupils is (as of Sept. 17) at an enrollment of 612 students.

The area as currently zoned could yield as much as 70 students, with a rezoning to the zoning petitioned for could yield as much as 188 students if the proposed number of units were developed, or as much as 506 students if the allowed number of units were developed.

FIRE DEPARTMENT:

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

PREP. A. DOLLENBERG
PAUL A. DOLLENBERG
CARL E. DOLLENBERG
JOHN F. DOLLENBERG
PHILIP A. DOLLENBERG
BARRY W. DOLLENBERG

DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors

700 WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD.

September 17, 1970

Description to accompany Zoning Petition
on property of Rockland Holding Corporation

Parcel 30 Proposed Zoning - R.A.

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to-wit:

Beginning for the same at a point on the westernmost right of way line of the Jones Falls Expressway distant South 16 degrees 41 minutes 00 seconds West 1793.87 feet from the corner formed by the intersection of the westernmost right of way line of the Jones Falls Expressway with the southeast side of the Falls Road and running thence and binding on the westernmost right of way line of the Jones Falls Expressway, the two following courses and distances viz: South 8 degrees 12 minutes 29 seconds East 60 feet and South 28 degrees 45 minutes 25 seconds East 162.06 feet, thence leaving said Jones Falls Expressway and binding on the common boundary lines between the property of the petitioner herein and the property of Carl, Inc., the four following courses and distances viz: North 69 degrees 23 minutes 10 seconds West 40.43 feet, South 11 degrees 16 minutes 50 seconds East 546.04 feet, South 20 degrees 01 minute 20 seconds East 135.12 feet and South 20 degrees 57 minutes West 711.44 feet, thence leaving said common boundary line and running the seven following courses and distances viz: North 69 degrees 03 minutes West 285 feet, South 39 degrees 46 minutes East 36 seconds East 112.51 feet, South 10 degrees 00 minutes East 65 feet, South 78 degrees 00 minutes East 110 feet, due South 110 feet, South 81 degrees 15 minutes West 110 feet and South 21 degrees 15 minutes East 110 feet, thence binding on the common boundary lines between the property of the petitioner herein and the properties of Carl, Inc. and the Park School of Baltimore, Inc., the four following courses and distances viz: South 88 degrees 39 minutes East 95 feet, South 81 degrees 15 minutes East 163.52 feet, North 11 degrees 05 minutes East 981.17 feet and North 13 degrees 01 minutes 10 seconds East 165 feet and thence leaving said common boundary line and running the eight following courses and distances viz: South 76 degrees 45 minutes East 500 feet, North 57 degrees 15 minutes East 120 feet, South 63 degrees 05 minutes East 107.46 feet, due East 110.01 feet, the North 95 degrees 02 minutes East 15 minutes East 210 feet, North 81 degrees 45 minutes East 380 feet and North 51 degrees 45 minutes East 450 feet to the place of beginning.

Containing 24.993 Acres of land more or less.

Being the property of Rockland Holding Corporation as shown on the plat plan filed with the Zoning Department.

DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors

700 WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD.

September 17, 1970

Description to accompany Zoning Petition
on property of Rockland Holding Corporation

Parcel 30.1 Proposed Zoning - R.A.
Special Exception for Elevator Apartments

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to-wit:

Beginning for the same at the beginning of the fifth or South 26 degrees 01 minute 40 seconds East 135.12 feet line of Parcel 30 of the property of the Rockland Holding Corporation as shown on a plat plan filed with the Zoning Department, said place of beginning also being distant South 8 degrees 07 minutes West 2516.36 feet from the corner formed by the intersection of the westernmost right of way line of the Jones Falls Expressway with the southeast side of the Falls Road and running thence from said place of beginning and running with and binding on the fifth and sixth lines of said Parcel 30, the two following courses and distances viz: South 26 degrees 01 minute 20 seconds East 135.12 feet and South 20 degrees 57 minutes West 711.44 feet and thence running the four following courses and distances viz: North 69 degrees 03 minutes East 409.01 feet, North 11 degrees 05 minutes East 337.51 feet, North 45 degrees 00 minutes East 134.04 feet and due East 420 feet to the place of beginning.

Containing 10,000 Acres of land more or less.

Being part of Parcel 30 of the property of Rockland Holding Corporation as shown on the plat plan filed with the Zoning Department.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: September 24, 1970
 FROM: Mr. George E. Gavalley, Director of Planning

SUBJECT: Petition #71-55-RX. East and west sides of Falls Road South of the Baltimore County Beltway.
 Petition for Reclassification from R-40 and R.A. with Special Exception for Offices to B.R., B.L., and R.A.
 Petition for Special Exception for Elevator Apartment Buildings
 Rockland Holding Corporation - Petitioners

3rd and 9th Districts

HEARING: Thursday, September 24, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 and R.A. with Special Exception for offices to B.R., B.L., and R.A., together with special exception for elevator apartment buildings and has the following advisory comments to make:

On September 10, 1970, the Planning Board approved preliminarily a zoning map for public hearing that indicates the following recommended zoning for the subject property:

1. A transitional area of like zones, in this case R-40 (D.R. 1), should be created to protect the existing houses along Grady and Old Court Roads.
 2. The R.A. (D.R. 16) request should be greatly reduced from the request of 233 acres to two small areas — one of approximately 14 acres to the rear of the neighborhood shopping center and the second of approximately 18 acres adjacent to the developing Twin Ridge Apartment complex.
 3. The 21 acres of B.R. zoning for the office, motel, restaurant complex was not recommended because of problems of excess. This area remains in the R-40 (D.R. 1) classification.
 4. The request for B.L. zoning for the neighborhood shopping center plus other commercial activities was reduced from the requested 29 acres to approximately 10 acres. A 10-acre neighborhood shopping center would serve the commercial needs of the neighborhood.
 5. The remainder of the property was zoned R-6 (D.R. 5.5) as shown on the map adopted by the Planning Board for public hearing.
- In addition, the Board of Education is now looking for an approximately 15-acre elementary school site within the Rockland Hold Corporation that would further reduce the land available for development.

Mr. Edward D. Hardisty - Page 2
 Petition #71-55-RX. September 24, 1970

This office has prepared a motorway plan that would decrease the traffic volume along Old Court Road that would be created by the development of the Rockland Holding Corporation. The proposed plan calls for a future interchange (a complete interchange with all the movements) at Old Pimlico Road and the Jones Falls Expressway and a connecting road from Old Pimlico Road to the subject property. We feel that such a road system — with connections to Greening Avenue — would provide proper access to the tract if developed in accordance with the recommendations of the Planning Board.

CEG:msh

BALTIMORE COUNTY, MARYLAND

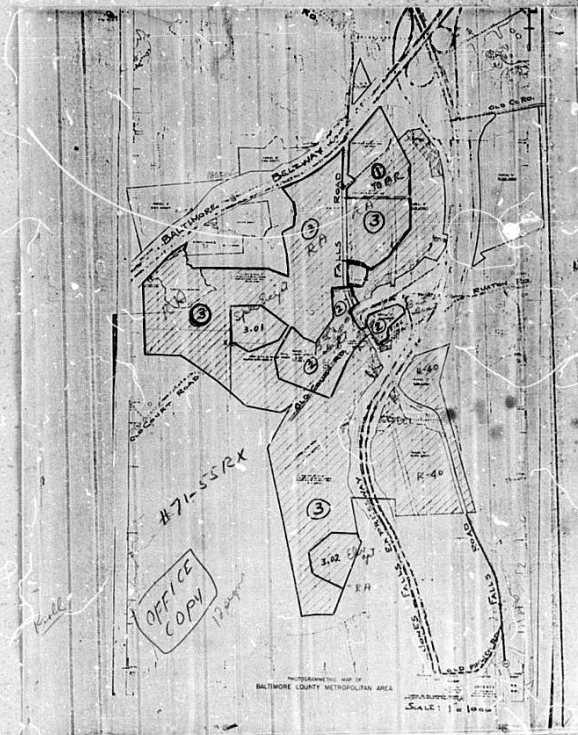
DEPARTMENT OF TRAFFIC ENGINEERING
 JEFFERSON BUILDING
 TOWSON, MARYLAND 21204
 INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty Attn: Oliver L. Myers Date: April 17, 1970
 FROM: C. Richard Moore
 SUBJECT: Item 226 - ZAC - April 14, 1970
 Property Owner: Rockland Holding Corp.
 3M Corner Baltimore Beltway at Falls Road
 Reclassification to ML, BL, RA & S.E. for elev. apts. and redistrict to C.N.S. District

The subject petition is requesting reclassification to ML, BL, & RA to some 280 acres. Without studying the area in great detail, the existing and proposed roads of Old Court and Falls Road can not be expected to handle this major change in trip density.

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CRM:mr



TELEPHONE 484-2413

INVOICE No. 73878
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 DATE: Sept. 24, 1970

Revenue Division
 COURT HOUSE
 TOWSON, MARYLAND 21204

TO: Messrs. Bayless, Mueller, Thomas & Nelson
 102 W. Pennsylvania Avenue
 Towson, Md. 21204

FROM: Zoning Dept. of Baltimore County

DEBIT TO ACCOUNT NO. 01-622
 CREDIT TO ACCOUNT NO. 01-622

Advisory and posting of property for the Rockland Holding Corp.
 #71-55-RX

AMOUNT \$50.00
 COST \$44.30

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
 COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 484-2413

INVOICE No. 73712
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 DATE: July 27, 1970

Revenue Division
 COURT HOUSE
 TOWSON, MARYLAND 21204

TO: Messrs. Bayless, Mueller, Thomas & Nelson
 102 W. Pennsylvania Avenue
 Towson, Md. 21204

FROM: Zoning Dept. of Baltimore County

DEBIT TO ACCOUNT NO. 01-622
 CREDIT TO ACCOUNT NO. 01-622

Petition for Reclassification, Redistricting, and Special Exception
 for the Rockland Holding Corp.
 #71-55-RX

AMOUNT \$50.00
 COST \$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
 COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. Lee Thomas, Esq.
 102 W. Pennsylvania Avenue
 Towson, Maryland 21204

County Office Building
 131 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this

14th day of July, 1970

Edward D. Hardisty
 EDWARD D. HARDISTY
 Zoning Commissioner

Petitioner: Rockland Holding Corp.

Petitioner's Attorney: W. Lee Thomas, Esq. Reviewed by: *Oliver L. Myers*
 Chairman of the Advisory Committee

16 Signs 71-55-RX

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3rd & 9th Date of Posting: 8-5-70

Posted for: Redistricting, Redistricting, Special Exception

Petitioner: Rockland Holding Corp.

Location of property: 29.6 Sides of Falls Rd. South of Balto.

Location of Sign: NAT. County Beltway

Remarks: See Map

Posted by: *John L. Lott* Date of return: 8-6-70

ZONING PLAT

PLAT OF PROPERTY
OF

ROCKLAND HOLDING CORPORATION

LOCATED IN

RD - 9TH DISTRICTS - BALTIMORE COUNTY, MD.

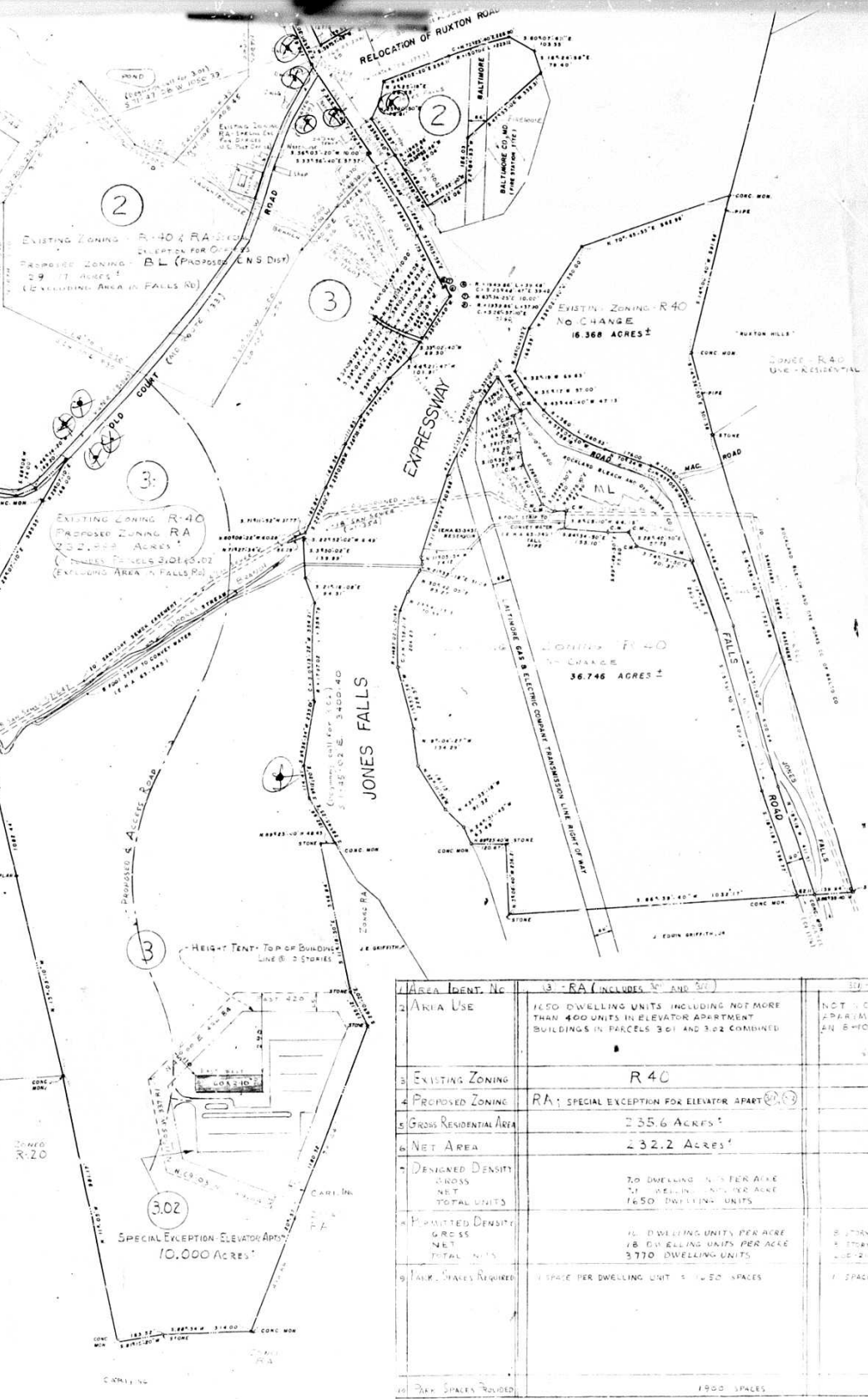
Identification No.	Q-ML	Q-BL
Area Use	250 ROOM INN INCLUDING RESTAURANT 200,000 SQ. FT. OFFICE SPACE ① 50,000 SQ. FT. ON GROUND FLOOR ② 150,000 SQ. FT. ON UPPER FLOORS 200,000 SQ. FT. TOTAL	RETAIL COMMERCIAL, GROUND FLOOR, 60,000 SQ. FT. OFFICE SPACE; SECOND FLOOR, 40,000 SQ. FT. HISTORIC BUILDINGS FOR SPECIAL USES; ① SPECIALTY SHOPS AND/OR RESIDENTIAL, APPROX. 16,000 SQ. FT. AUTOMOTIVE SERVICE STATION
Existing Zoning	R 40	R 40 AND RA WITH SPECIAL EXCEPTION FOR POST OFFICE
Proposed Zoning	ML	BL: C.N.S. DISTRICT
Gross Residential Area	21.289 ACRES ¹	NOT APPLICABLE
Net Area	21.289 ACRES ¹	29.117 ACRES ¹
Designated F.A.R.	0.5	0.2
Permitted F.A.R.	2.0	3.0
Minimum Spaces Required	250 ROOM INN INCLUDING RESTAURANT 1 SPACE PER ROOM 250 SPACES 1 SPACE PER 50 SQ. FT. GROUND FLOOR 100 SPACES OFFICE SPACE 1 SPACE PER 300 SQ. FT. GROUND FLOOR 116 2/3 SPACES 1 SPACE PER 500 SQ. FT. UPPER FLOORS 100 SPACES 767 SPACES	RETAIL COMMERCIAL 60,000 SQ. FT. ① 1 SPACE PER 200 SQ. FT. 300 SPACES OFFICE SPACE (2ND FLOOR) 40,000 SQ. FT. ① 1 SPACE PER 200 SQ. FT. 200 SPACES HISTORIC BUILDINGS, MAX. PARK FOR SPECIALTY USES 10,000 SQ. FT. 1 SPACE PER 200 SQ. FT. 50 SPACES 450 SPACES
Proposed F.A.R.	900 SPACES	500 SPACES

BE IN CONFORMANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS

SHALL BE IN CONFORMANCE WITH BALTIMORE COUNTY ZONING REGULATIONS

RE) SHALL BE IN CONFORMANCE WITH BALTIMORE COUNTY ZONING REGULATIONS

ATED THAT APPROX. 5 ENTRANCES FROM OLD COURT RD AND APPROX. 6 ENTRANCES
ROAD WILL BE REQUIRED AND PROVIDED TO SERVE THIS SITE.



Area Ident. No.	Q-RA (INCLUDES 3.01 AND 3.02)	Q-RA SPECIAL EXCEPTION	Q-RA SPECIAL EXCEPTION
Area Use	1000 DWELLING UNITS INCLUDING NOT MORE THAN 400 UNITS IN ELEVATOR APARTMENT BUILDINGS IN PARCELS 3.01 AND 3.02 COMBINED	NOT MORE THAN 200 ELEVATOR APARTMENT DWELLING UNITS IN AN 8-10 STORY BUILDING	NOT MORE THAN 200 ELEVATOR APARTMENT DWELLING UNITS IN AN 8-10 STORY BUILDING
Existing Zoning	R 40	R 40	R 40
Proposed Zoning	RA: SPECIAL EXCEPTION FOR ELEVATOR APARTMENTS	RA: SPECIAL EXCEPTION	RA: SPECIAL EXCEPTION
Gross Residential Area	235.6 ACRES ¹		
Net Area	232.2 ACRES ¹	10.000 ACRES ¹	10.000 ACRES ¹
Designated Density Gross	20 DWELLING UNITS PER ACRE	20 DWELLING UNITS PER ACRE	20 DWELLING UNITS PER ACRE
Designated Density Net	20 DWELLING UNITS PER ACRE	20 DWELLING UNITS PER ACRE	20 DWELLING UNITS PER ACRE
Permitted Density Gross	16 DWELLING UNITS PER ACRE	16 DWELLING UNITS PER ACRE	16 DWELLING UNITS PER ACRE
Permitted Density Net	16 DWELLING UNITS PER ACRE	16 DWELLING UNITS PER ACRE	16 DWELLING UNITS PER ACRE
Minimum Spaces Required	1 SPACE PER DWELLING UNIT 1,000 SPACES	1 SPACE PER DWELLING UNIT 1,000 SPACES	1 SPACE PER DWELLING UNIT 1,000 SPACES
Proposed F.A.R.	1900 SPACES	230 SPACES	230 SPACES

REVISIONS

REVISION 1: JUNE 4, 1964

REVISION 2: APRIL 20, 1964

SCALE: 1" = 200'

DOLLENBERG BROTHERS

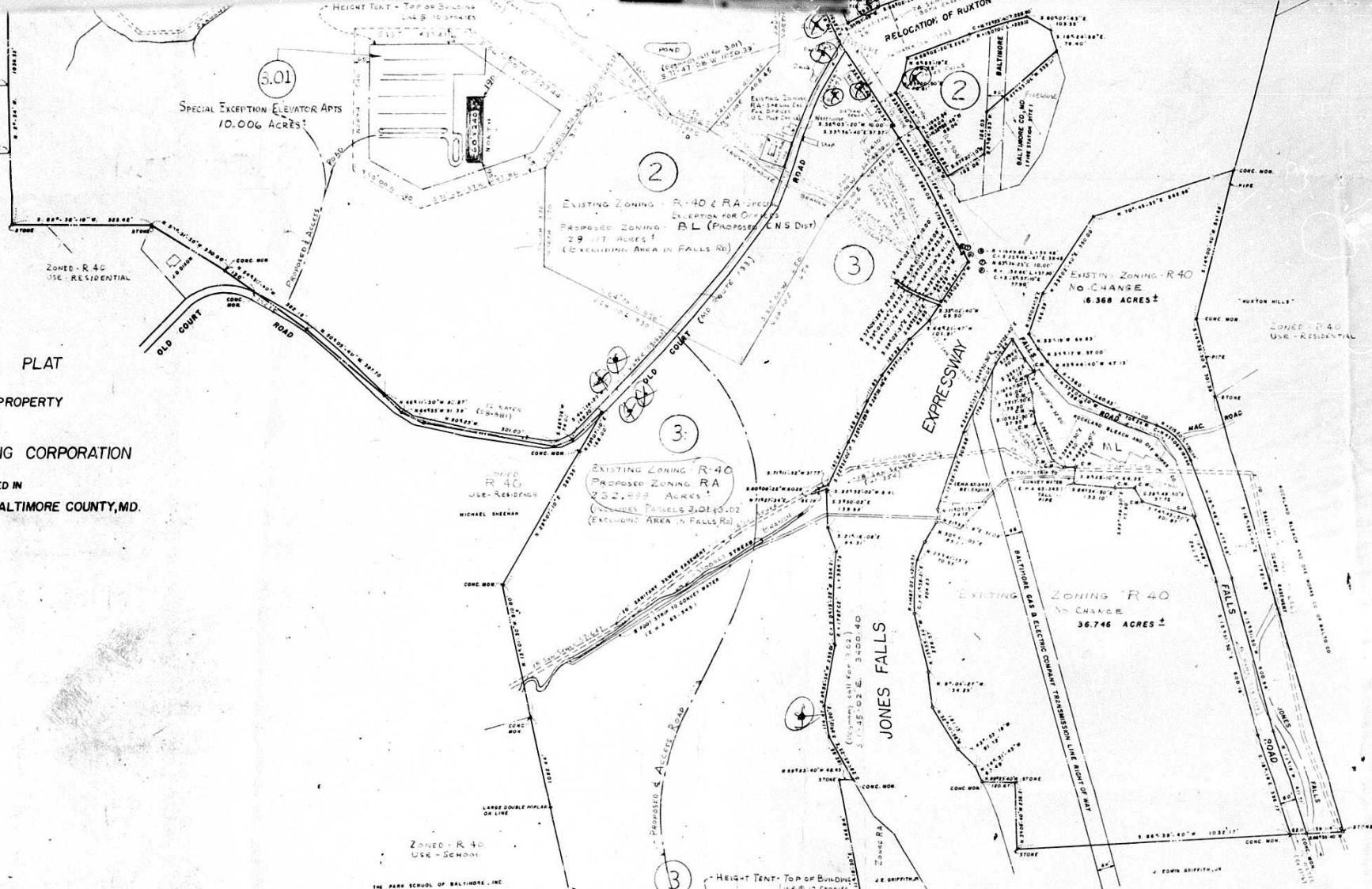
SURVEYORS & CIVIL ENGINEERS

709 WASHINGTON AVENUE

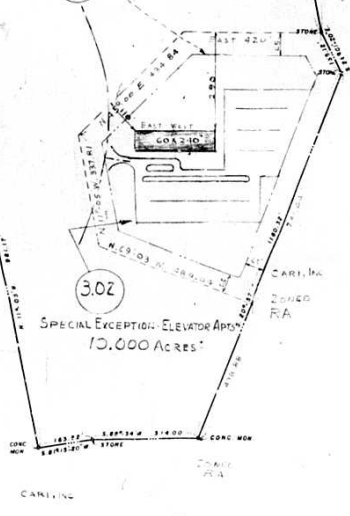
TOWSON MARYLAND

MAY 17 1972

ZONING PLAT
PLAT OF PROPERTY
OF
ROCKLAND HOLDING CORPORATION
LOCATED IN
3RD - 9TH DISTRICTS - BALTIMORE COUNTY, MD.

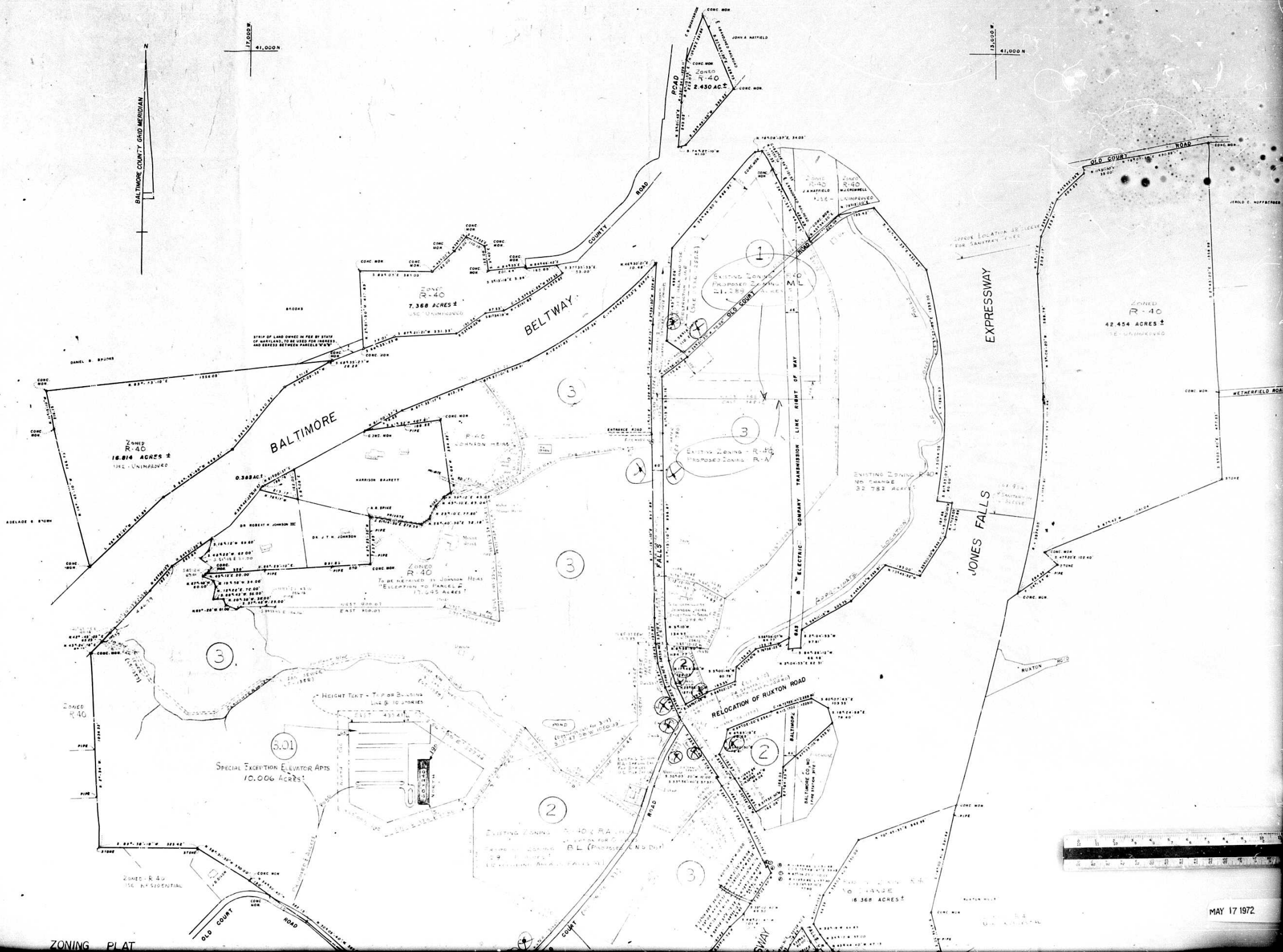


AREA IDENTIFICATION No.	1-ML	2-BL
1. AREA USE	200 ROOM INN INCLUDING RESTAURANT 200,000 SQ. FT. OFFICE SPACE ① 50,000 SQ. FT. ON GROUND FLOOR ② 150,000 SQ. FT. ON UPPER FLOORS 200,000 SQ. FT. TOTAL	RETAIL COMMERCIAL, GROUND FLOOR, 60,000 SQ. FT. OFFICE SPACE; SECOND FLOOR, 40,000 SQ. FT. HISTORIC BUILDINGS FOR SPECIAL USES ③ SPECIALTY SHOPS AND/OR RESIDENTIAL, APPROX. 16,000 SQ. FT. AUTOMOTIVE SERVICE STATION
2. EXISTING ZONING	R 40	R 40 AND RA WITH SPECIAL EXCEPTION FOR POST OFFICE
3. PROPOSED ZONING	ML	BL: C.N.S. DISTRICT
4. GROSS RESIDENTIAL AREA	21.289 ACRES	NOT APPLICABLE
5. NET AREA	21.289 ACRES	29.117 ACRES
6. DESIGNED F.A.R.	0.5	0.2
7. PERMITTED F.A.R.	2.0	3.0
8. PARKING SPACES REQUIRED	1. 200 ROOM INN INCLUDING RESTAURANT 1 SPACE PER ROOM 200 SPACES 1 SPACE PER 50 SQ. FT. OFFICE SPACE 100 SPACES 2. OFFICE SPACE 1 SPACE PER 300 SQ. FT. GROUND FLOOR 167 SPACES 1 SPACE PER 300 SQ. FT. UPPER FLOORS 100 SPACES 767 SPACES 900 SPACES	1. RETAIL COMMERCIAL 60,000 SQ. FT. ① 1 SPACE PER 200 SQ. FT. 300 SPACES 2. OFFICE SPACE (2ND FLOOR) 40,000 SQ. FT. ① 1 SPACE PER 600 SQ. FT. 67 SPACES 3. HISTORIC BUILDINGS, MAX. PARK FOR SPECIALTY USES 10,000 SQ. FT. 1 SPACE PER 200 SQ. FT. 50 SPACES 400 SPACES 500 SPACES



AREA IDENT. No.	3-RA (INCLUDES 3.01 AND 3.02)	3.01-RA SPECIAL EXCEPTION	3.02-RA SPECIAL EXCEPTION
1. AREA USE	1650 DWELLING UNITS INCLUDING NOT MORE THAN 400 UNITS IN ELEVATOR APARTMENT BUILDINGS IN PARCELS 3.01 AND 3.02 COMBINED	NOT MORE THAN 200 ELEVATOR APARTMENT DWELLING UNITS IN AN 8-10 STORY BUILDING	NOT MORE THAN 200 ELEVATOR APARTMENT DWELLING UNITS IN AN 8-10 STORY BUILDING
2. EXISTING ZONING	R 40	R 40	R 40
3. PROPOSED ZONING	RA: SPECIAL EXCEPTION FOR ELEVATOR APARTMENT	RA: SPECIAL EXCEPTION	RA: SPECIAL EXCEPTION
4. GROSS RESIDENTIAL AREA	235.6 ACRES		
5. NET AREA	232.2 ACRES	10.006 ACRES	10.000 ACRES
6. DESIGNED DENSITY GROSS NET TOTAL UNITS	7.0 DWELLING UNITS PER ACRE 21 DWELLING UNITS PER ACRE 1650 DWELLING UNITS	20 DWELLING UNITS PER ACRE 20 DWELLING UNITS PER ACRE 200 DWELLING UNITS	20 DWELLING UNITS PER ACRE 20 DWELLING UNITS PER ACRE 200 DWELLING UNITS
7. PERMITTED DENSITY GROSS NET TOTAL UNITS	16 DWELLING UNITS PER ACRE 16 DWELLING UNITS PER ACRE 3770 DWELLING UNITS	8 STORY: 20 D.U./A; 10 STORY: 22 D.U./A 8 STORY: 21 D.U./A; 10 STORY: 23 D.U./A 200-210 DWELLING UNITS	8 STORY: 20 D.U./A; 10 STORY: 22 D.U./A 8 STORY: 21 D.U./A; 10 STORY: 23 D.U./A 200-210 DWELLING UNITS
8. PARK SPACES REQUIRED	1 SPACE PER DWELLING UNIT 1650 SPACES	1 SPACE PER DWELLING UNIT 200 SPACES	1 SPACE PER DWELLING UNIT 200 SPACES
9. PARK SPACES PROVIDED	1900 SPACES	230 SPACES	230 SPACES

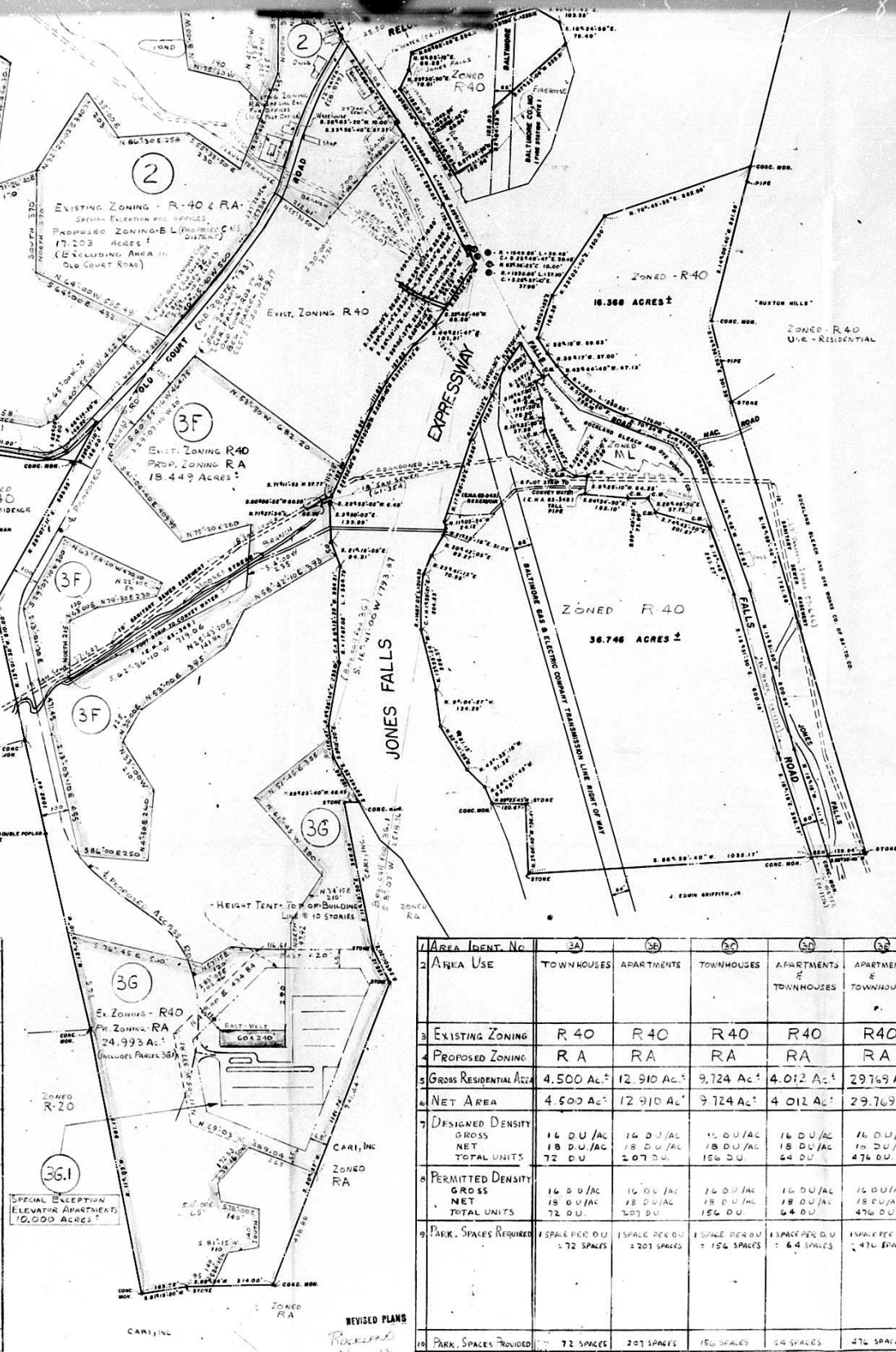
BE IN CONFORMANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS
SHALL BE IN CONFORMANCE WITH BALTIMORE COUNTY ZONING REGULATIONS
SHALL BE IN CONFORMANCE WITH BALTIMORE COUNTY ZONING REGULATIONS
APPROX. 5 ENTRANCES FROM OLD COURT ROAD AND APPROX. 6 ENTRANCES
ROAD WILL BE REQUIRED AND PROVIDED TO SERVE THIS SITE.



ZONING PLAT
PLAT OF PROPERTY
OF
AND HOLDING CORPORATION
LOCATED IN
TH DISTRICTS - BALTIMORE COUNTY, MD.

REGISTRATION NO.	Q-5-B	Q-5-BL
1. 200 ROOM INN INCLUDING RESTAURANT		1. RETAIL COMMERCIAL, GROUND FLOOR, 60,000 SQ. FT.
2. 200,000 SQ. FT. OFFICE SPACE		2. OFFICE SPACE, SECOND FLOOR, 40,000 SQ. FT.
3. 50,000 SQ. FT. ON GROUND FLOOR		3. HISTORIC BUILDINGS FOR SPECIAL USES:
4. 150,000 SQ. FT. ON UPPER FLOORS		4. SPECIALTY SHOPS AND/OR RESIDENTIAL, APPROX. 16,000 SQ. FT.
5. 200,000 SQ. FT. TOTAL		5. AUTOMOTIVE SERVICE STATION
ZONING	R 40	R40 AND RA, WITH SPECIAL EXCEPTION FOR POST OFFICE
ZONING	BR	BL: C.N.S. DISTRICT
RESIDENTIAL AREA	21,289 ACRES	NOT APPLICABLE
RA	21,289 ACRES	17,203 ACRES
F.A.R.	0.5	0.15
F.A.R.	2.0	3.0
SPACES REQUIRED	200 ROOMS INN INCLUDING RESTAURANT 1 SPACE PER ROOM 1 SPACE PER 50 SQ. FT. OF RESTAURANT 200 SPACES 2. OFFICE SPACE 1 SPACE PER 500 SQ. FT. OFFICE SPACE 40 SPACES 1 SPACE PER 500 SQ. FT. UPPER FLOOR SPACE 160 SPACES 760 SPACES	1. RETAIL COMMERCIAL, 60,000 SQ. FT. @ 1 SPACE PER 200 SQ. FT. 300 SPACES 2. OFFICE SPACE (2ND FLOOR), 40,000 SQ. FT. @ 1 SPACE PER 500 SQ. FT. 80 SPACES 3. HISTORIC BUILDINGS, MAX. FARE FOR SPECIALTY USES, 16,000 SQ. FT. 1 SPACE PER 200 SQ. FT. 80 SPACES 440 SPACES
SPACES PROVIDED	900 SPACES	500 SPACES

ALL SHALL BE IN CONFORMANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS
FRONT-BACK SHALL BE IN CONFORMANCE WITH BALTIMORE COUNTY ZONING REGULATIONS
SIDE AND TYPE) SHALL BE IN CONFORMANCE WITH BALTIMORE COUNTY ZONING REGULATIONS
IT IS ANTICIPATED THAT APPROX. 2 ENTRANCES FROM OLD COURT RD. AND APPROX. 6 ENTRANCES
FROM FALLS ROAD WILL BE REQUIRED AND PROVIDED TO SERVE THIS SITE.



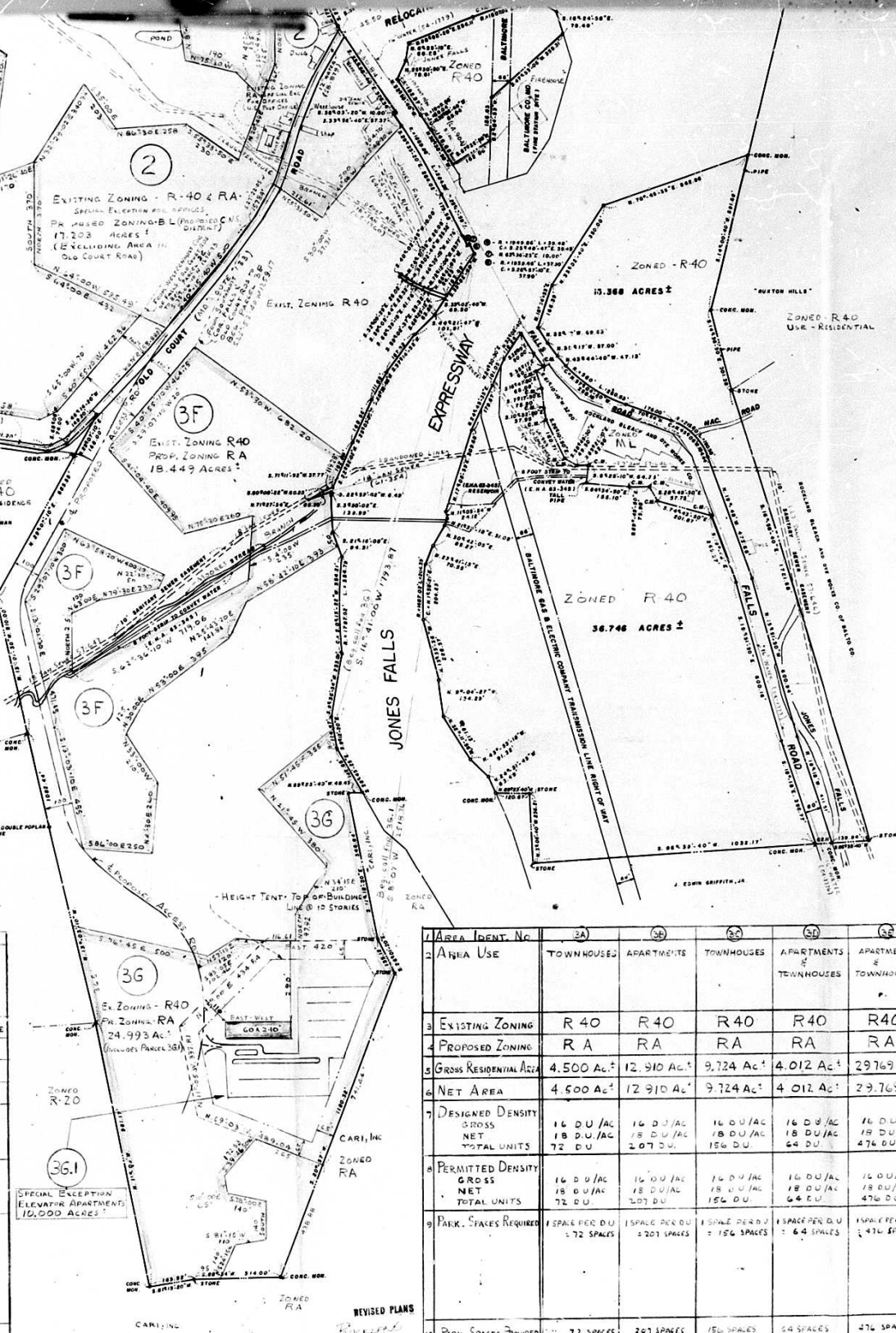
AREA IDENT. NO.	3A	3B	3C	3D	3E	3F	3G	3G.1	RA-SPECIAL EXCEPTION
2. AREA USE	TOWNHOUSES	APARTMENTS	TOWNHOUSES	APARTMENTS & TOWNHOUSES	APARTMENTS & TOWNHOUSES	APARTMENTS & TOWNHOUSES	APARTMENTS & TOWNHOUSES	APARTMENTS & TOWNHOUSES	NOT MORE THAN 200 ELEVATOR APARTMENT DWELLING UNITS IN AN 8-10 STORY BUILDING
3. EXISTING ZONING	R 40	R 40	R 40	R 40	R 40	R 40	R 40	R 40	R 40
4. PROPOSED ZONING	R A	R A	R A	R A	R A	R A	R A	R A	R A: SPECIAL EXCEPTION
5. GROSS RESIDENTIAL AREA	4,500 AC.	12,910 AC.	9,724 AC.	4,012 AC.	29,769 AC.	18,449 AC.	24,993 AC.	10,000 ACRES	
6. NET AREA	4,500 AC.	12,910 AC.	9,724 AC.	4,012 AC.	29,769 AC.	18,449 AC.	24,993 AC.	10,000 ACRES	
7. DESIGNED DENSITY GROSS NET TOTAL UNITS	16 DU/AC 18 DU/AC 72 DU	16 DU/AC 18 DU/AC 207 DU	16 DU/AC 18 DU/AC 156 DU	16 DU/AC 18 DU/AC 64 DU	16 DU/AC 18 DU/AC 476 DU	16 DU/AC 18 DU/AC 295 DU	16 DU/AC 18 DU/AC 400 DU	20 DWELLING UNITS PER ACRE 20 DWELLING UNITS PER ACRE 200 DWELLING UNITS	
8. PERMITTED DENSITY GROSS NET TOTAL UNITS	16 DU/AC 18 DU/AC 72 DU	16 DU/AC 18 DU/AC 207 DU	16 DU/AC 18 DU/AC 156 DU	16 DU/AC 18 DU/AC 64 DU	16 DU/AC 18 DU/AC 476 DU	16 DU/AC 18 DU/AC 295 DU	16 DU/AC 18 DU/AC 400 DU	8 STORIES, 20 DU/AC; 10 STORIES, 22 DU/AC; 12 STORIES, 24 DU/AC; 14 STORIES, 26 DU/AC	
9. PARK SPACES REQUIRED	1 SPACE PER DU 72 SPACES	1 SPACE PER DU 207 SPACES	1 SPACE PER DU 156 SPACES	1 SPACE PER DU 64 SPACES	1 SPACE PER DU 476 SPACES	1 SPACE PER DU 295 SPACES	1 SPACE PER DU 400 SPACES	1 SPACE PER DWELLING UNIT = 200 SPACES	
10. PARK SPACES PROVIDED	72 SPACES	207 SPACES	156 SPACES	64 SPACES	476 SPACES	295 SPACES	400 SPACES	200 SPACES	



REVISED ZONING - SEPTEMBER 17, 1970
REVISED - JUNE 4, 1984
REVISED - APRIL 20, 1984
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVENUE
TOWSON MARYLAND
MAY 17 1972

ZONING PLAT
PLAT OF PROPERTY
OF
ROCKLAND HOLDING CORPORATION
LOCATED IN
3RD - 9TH DISTRICTS - BALTIMORE COUNTY, MD.

1. AREA IDENTIFICATION No.	2. AREA USE	3. EXISTING ZONING	4. PROPOSED ZONING	5. GROSS RESIDENTIAL AREA	6. NET AREA	7. DESIGNED F.A.R.	8. PERMITTED F.A.R.	9. PARKING SPACES REQUIRED	10. PARKING SPACES PROVIDED	11. HEIGHT TENTS SHALL BE IN CONFORMANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS	12. BUILDING SET-BACK SHALL BE IN CONFORMANCE WITH BALTIMORE COUNTY ZONING REGULATIONS	13. PAVING (WIDTH AND TYPE) SHALL BE IN CONFORMANCE WITH BALTIMORE COUNTY ZONING REGULATIONS	14. EXITS - IT IS ANTICIPATED THAT APPROX. 2 ENTRANCES FROM OLD COURT RD. AND APPROX. 6 ENTRANCES FROM FALLS ROAD WILL BE REQUIRED AND PROVIDED TO SERVE THIS SITE.
3D	200 ROOM INN INCLUDING RESTAURANT 150,000 SQ. FT. OFFICE SPACE 50,000 SQ. FT. ON GROUND FLOOR 100,000 SQ. FT. ON UPPER FLOORS 200,000 SQ. FT. TOTAL	R 40	BR	21,289 ACRES	21,289 ACRES	0.5	2.0	200 ROOM INN INCLUDING RESTAURANT 1 SPACE PER ROOM 1 SPACE PER 50 SQ. FT. OFFICE 1 SPACE PER 100 SQ. FT. GROUND FLOOR 1 SPACE PER 200 SQ. FT. UPPER FLOOR 747 SPACES	900 SPACES				
3E	RETAIL COMMERCIAL; GROUND FLOOR: 60,000 SQ. FT. OFFICE SPACE; SECOND FLOOR: 40,000 SQ. FT. HISTORIC BUILDINGS FOR SPECIAL USES; E.G. SPECIALTY SHOPS AND/OR RESIDENTIAL, APPROX. 16,000 SQ. FT. AUTOMOTIVE SERVICE STATION	R 40 AND RA, WITH SPECIAL EXCEPTION FOR POST OFFICE	BL: C.N.S. DISTRICT	NOT APPLICABLE	17,203 ACRES	0.15	3.0	RETAIL COMMERCIAL 60,000 SQ. FT. 1 SPACE PER 200 SQ. FT. 300 SPACES OFFICE SPACE (2ND FLOOR) 40,000 SQ. FT. 1 SPACE PER 600 SQ. FT. 80 SPACES HISTORIC BUILDINGS, MAX. PARK P.R. SPECIALTY USES: 16,000 SQ. FT. 1 SPACE PER 200 SQ. FT. 80 SPACES 400 SPACES	500 SPACES				



1. AREA IDENT. NO.	2. AREA USE	3. EXISTING ZONING	4. PROPOSED ZONING	5. GROSS RESIDENTIAL AREA	6. NET AREA	7. DESIGNED DENSITY	8. PERMITTED DENSITY	9. PARK. SPACES REQUIRED	10. PARK. SPACES PROVIDED
3A	TOWNHOUSES	R 40	RA	4,500 AC.	4,500 AC.	16 DU/AC 18 DU/AC 72 DU	16 DU/AC 18 DU/AC 72 DU	1 SPACE PER DU 72 SPACES	72 SPACES
3B	APARTMENTS	R 40	RA	12,910 AC.	12,910 AC.	16 DU/AC 18 DU/AC 207 DU	16 DU/AC 18 DU/AC 207 DU	1 SPACE PER DU 207 SPACES	207 SPACES
3C	TOWNHOUSES	R 40	RA	9,724 AC.	9,724 AC.	16 DU/AC 18 DU/AC 156 DU	16 DU/AC 18 DU/AC 156 DU	1 SPACE PER DU 156 SPACES	156 SPACES
3D	APARTMENTS & TOWNHOUSES	R 40	RA	4,012 AC.	4,012 AC.	16 DU/AC 18 DU/AC 64 DU	16 DU/AC 18 DU/AC 64 DU	1 SPACE PER DU 64 SPACES	64 SPACES
3E	APARTMENTS & TOWNHOUSES	R 40	RA	29,769 AC.	29,769 AC.	16 DU/AC 18 DU/AC 476 DU	16 DU/AC 18 DU/AC 476 DU	1 SPACE PER DU 476 SPACES	476 SPACES
3F	APARTMENTS & TOWNHOUSES	R 40	RA	18,449 AC.	18,449 AC.	16 DU/AC 18 DU/AC 295 DU	16 DU/AC 18 DU/AC 295 DU	1 SPACE PER DU 295 SPACES	295 SPACES
3G	APARTMENTS & TOWNHOUSES	R 40	RA	24,993 AC.	24,993 AC.	16 DU/AC 18 DU/AC 400 DU	16 DU/AC 18 DU/AC 400 DU	1 SPACE PER DU 400 SPACES	400 SPACES
3G.1	RA SPECIAL EXCE	R 40	RA SPECIAL EXCE	10,000 ACRES	10,000 ACRES	20 DWELLING UNITS 200 DWELLING UNITS	20 DWELLING UNITS 200 DWELLING UNITS	1 SPACE PER DWELLING UNIT	200 SPACES

REVISED PLANS
10. PARK. SPACES PROVIDED: 72 SPACES, 207 SPACES, 156 SPACES, 64 SPACES, 476 SPACES, 295 SPACES, 400 SPACES

REVISED ZONING: SEPTEMBER 17, 1970, 2014-1 MARCH

SCALE: 1" = 200' (SEE NOTE ON SHEET 2014-1)

DOLLENBERG - BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVENUE
TOWSON MARYLAND

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
AND SURVEYING

