

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Delvale Limited Partnership, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in an R-9 (Residential) zone.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

DELVALE LIMITED PARTNERSHIP
By: Richard H. Kress, General Partner
Legal Owner

Address: 10 Light Street
Baltimore, Maryland 21202

ORDERED By the Zoning Commissioner of Baltimore County, this 24th day of September, 1970, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of November, 1970, at 12:30 o'clock P.M.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

(over)

JOSEPH D. THOMPSON, P.E., C.E.
CIVIL ENGINEERS & LAND SURVEYORS
101 SHELL BUILDING - 100 EAST JOFFA ROAD
TOWSON, MARYLAND 21204 - VALLEY 3-8820
DESCRIPTION FOR PARCEL OF LAND TO BE USED FOR PARKING,
D.L. RAY SHOPPING CENTER, 12TH DISTRICT, BALTIMORE COUNTY,
MARYLAND

BEGINNING for the same of the dividing line between Baltimore City and Baltimore County where the same is intersected by the Northeast side of an existing 16 foot alley and running thence and binding on the dividing line between City and Baltimore County North 262 feet, more or less, to the dividing line between that lot zoned BL and that land zoned RG, and running thence and binding on said zoning line Southeasterly 393 feet, more or less, Southeasterly 34 feet, more or less, and Southeasterly 275 feet, more or less, to the North side of Geman Hill Road, and running thence and binding thereon Southeasterly 208 feet, more or less, to the Northeast side of the 16 foot alley herein referred to, thence leaving the North side of Geman Hill Road and binding on the Northeast side of said alley Northwesterly 398 feet, more or less, to the place of beginning.

CONTAINING 1.6 acres of land, more or less.



B.20.70

BALTIMORE
PLANNING
COMMISSION
DEPARTMENT
OF PLANNING
November 13, 1970

Mr. Albert V. Quinby, Chief
Project Planning Division
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Quinby:

Subject: Del Ray German Hill Shopping Center

Thank you for sending the material concerning the subject shopping center. We have examined the development plan and reiterate the comments made by letter of July 29, 1970, namely:

1. The Department of Planning would not, under any circumstances, approve the creation of a shopping center entrance or exit to Graceland Avenue. Graceland Avenue is, with the exception of some private or semi-public recreational usage on the north side of the street, east of the City-County line, a sound neighborhood totally residential in character. In similar cases where attempts have been made in Baltimore City to introduce discount uses by unique partition of a particular block face, the Department of Planning has disapproved such actions. The City's experience prior to the adoption of such a policy has been an immediate adverse influence on adjacent properties, and considerable dissatisfaction with the intrusion into a sound neighborhood.
2. Because of the size and intensity of the shopping center proposed, the Department of Planning will require the creation of permanent opaque screening along those portions of the western and southwestern property line in Baltimore City, regardless of landscaping.
3. The Master Plan for Streets, adopted by the Planning Commission on March 6, 1970, shows German Hill Road and Boston Street as secondary arterial streets, capable of carrying through traffic for this shopping center. The Master Plan for Streets was referred to Regional Planning Council and is being reviewed.

222 East Broadway Street
Baltimore, MD. 21202
Phone 752-2800, ext. 500

Mr. Albert V. Quinby, Chief

-2-

November 13, 1970

by its Transportation Technical Committee at this time. No plans are being made for a City-County connection to Delvale Avenue in a northwest, southeast direction, at this time.

We share the concern of the Harbor Civic Improvement Association that the opaque screening will be of sufficient height so that glare from car lights does not enter second-story windows. Further, this department is opposed to any ingress to the shopping center through the residential properties on Graceland Avenue due to the narrow character of Graceland Avenue.

Sincerely yours,

Alan F. Deanehan
Chief, Current Planning

cc: Mr. George E. Owens, Director - Baltimore County Office of Planning and Zoning, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland 21204
Mr. Edward D. Hardesty, Zoning Commissioner - Baltimore County Office of Planning and Zoning, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 19, 1970

Anne Kay Kramer, Esq.
10 Light Street
Baltimore, Maryland 21202

RE: Type of Hearing: Special Hearing
Location: N/S German Hill Rd. opp. Int. W. of Boston Avenue
Petitioners: Delvale Limited Partnership
Committee Meeting of Sept. 29, 1970
12th District
Item 48

Dear Mrs. Kramer:

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.

Subject property is presently an unimproved tract of land which is bordered on the west by Baltimore City developed as group homes. The property to the north is bordered with individual dwellings as well as the properties to the east. The property to the south along Boston Avenue, Delvale Avenue and German Hill Road is developed as group homes. German Hill Road is partially improved with concrete curb and gutter. Graceland Avenue is entirely improved with concrete curb and gutter. A large drainage area exists through the property running through north and south.

BUREAU OF ENGINEERING:

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

Highways:

Access for this requested off street parking area shall be from the proposed Del Ray Park Shopping Center (contiguous to this site) which was reviewed June 18, 1970 by the Baltimore County Joint Subdivision Planning Committee.

The geometrics and extent of highway improvements which may be required in connection with this and the overall site will be reviewed and determined by the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering in connection with a subsequent preliminary overall site plan, or any grading or building permit application.

Anne Kay Kramer, Esq.
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The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public buildings 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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Public storm drain improvements and easements are required.

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.

Water and Sanitary Sewer:

Both public water supply and sanitary sewer facilities are available to serve this property.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and has no comments.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a special hearing for off street parking in a residential zone. Without reviewing or approving the entire site, the special hearing should have no major effect on traffic.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with requirements of Parking Lots, Section 409.10H.

BOARD OF EDUCATION:

No bearing on student population.

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October 19, 1970

FIRE DEPARTMENT:

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

NOTE: On site hydrants shall be required and spaced at 300' intervals.

The 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.

HEALTH DEPARTMENT:

Since petition is for parking, no health hazards are anticipated.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: Oct. 28, 70
Posted for: Neauy Monday Nov. 16, 70, 8:15-10:30 A.M.
Petitioner: Delvale Limited Partnership
Location of property: N/S of German Hill Rd. opp. Boston Ave.
Location of Sign: 1 Sign, South of opp. Boston Ave.
Remarks:
Posted by: Muel H. Ma Date of return: Nov. 5, 70

OFFICE OF THE DUNDALK TIMES

PETITION FOR SPECIAL HEARING
12th DISTRICT
CLAYTON: Petition for the Special Hearing for the Off-Street Parking in a Residential Zone.
LOCATION: Northeast side of Avenue, 1100 East opposite Boston Avenue.
DATE & TIME: MONDAY, NOVEMBER 16, 1970 at 8:15 A.M. PUBLIC HEARING: 8:15 A.M. to 10:30 A.M. The Zoning Commissioner of Baltimore County, at his office, 111 W. Chesapeake Avenue, Towson, Maryland, will hold a public hearing on the petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a Residential Zone.
All that parcel of land in the 12th District of Baltimore County, bounded by the streets as shown on the attached map, and containing 1.6 acres of land, more or less, is the subject of the petition.
The property is owned by Delvale Limited Partnership, an owner who has filed with the Zoning Department, a petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a Residential Zone.
The Zoning Commissioner of Baltimore County, at his office, 111 W. Chesapeake Avenue, Towson, Maryland, will hold a public hearing on the petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a Residential Zone.
The hearing will be held on Monday, November 16, 1970, at 8:15 A.M. to 10:30 A.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
EDWARD D. HARDESTY
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Oct. 28, 1970

ALB. MD. 21222 Nov. 3, 1970

ENTIRE, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County

THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One (1) year, beginning on the 2nd day of Nov., 1970, that is to say, the same issue of Oct. 29, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

06-07-71

GRACELAND AVENUE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: J. E. J. J. J.
DATE: 4/15/71

LEASING AGENT
EARL N RODEHEAVER
1810 ABERDEEN RD
BALTIMORE, MD
21234
661-1681
EDWARDS

DEL RAY PARK
JACOB V. CENTER
GERMAN TOWN ROAD
12TH DISTRICT
BALTIMORE M.D.

INTERSTATE APARTMENTS
SUITE 300
THINK TOWERS BUILDING
GEORGIA AVE & GOLFVILLE RD
SILVER SPRING, MD.

REVISED: APR. 7, 1971
REVISED JAN 28, 1971
REVISED: OCT 6, 1970
REVISED: JUNE 4, 1970

JOSEPH D. THOMPSON
LAWYER & JURY ADVISOR
101 BELL BLDG. - 2ND FLOOR
BOWEN, MD. ATOM. BLDG. 51

- NUMBER OF PARKING SPACES: 1003
- A. THE LAND ADJACENT TO PROPOSED SHOPPING CENTER
- B. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA
- C. LOADING, SERVICE, OR ANY USE OTHER THAN PASSENGER VEHICLES WILL BE PROHIBITED
- D. LIGHTING SHALL BE REQUIRED AT NIGHT AND LOCATED AS SIGNALLING LIGHTS WILL BE NECESSARY UNDER ON POLE APPROX. 15 FEET HIGH AND BE LITE ONLY DURING THE HOURS OF OPERATION OF THE STORES
- E. SCREENING TO BE PROVIDED AS INDOWN PLAN
- F. THE BUILDING WILL BE CLOUTIER DESIGN CASE, BEYOND 1000 SQUARE FEET
- G. PLAN FOR PROPOSED PARKING LOT AND ADJACENT WAREHOUSE PROVIDED
- H. MAINTENANCE OF THE LOT, INCLUDING PAVING FOR MAINTENANCE AND PROHIBITED NUMBER OF USE SHALL BE AS REQUIRED AND BE GUARANTEED

AREA: 10 ACRES

71-164-SPH
MAP
12
PROPOSED PART
T OF
CHOPPING GENTS
RICT
E CO, MD
SPH

DIVERSIFIED INVESTORS
SUITE 600
TWIN TOWERS BUILDING
GEORGIA AVE. & COLESVILLE ROAD
SILVER SPRING, MD
20900

Robert E. Spellman
OFFICE COPY

JOSEPH D THOMPSON
ENGINEERS AND SURVEYORS
101 SMALL BLVD 2006 JOPPA MD
JOPPA, MD AUG. 13, 1970
SCALE 1"=50'

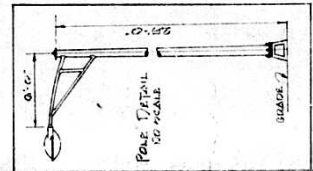
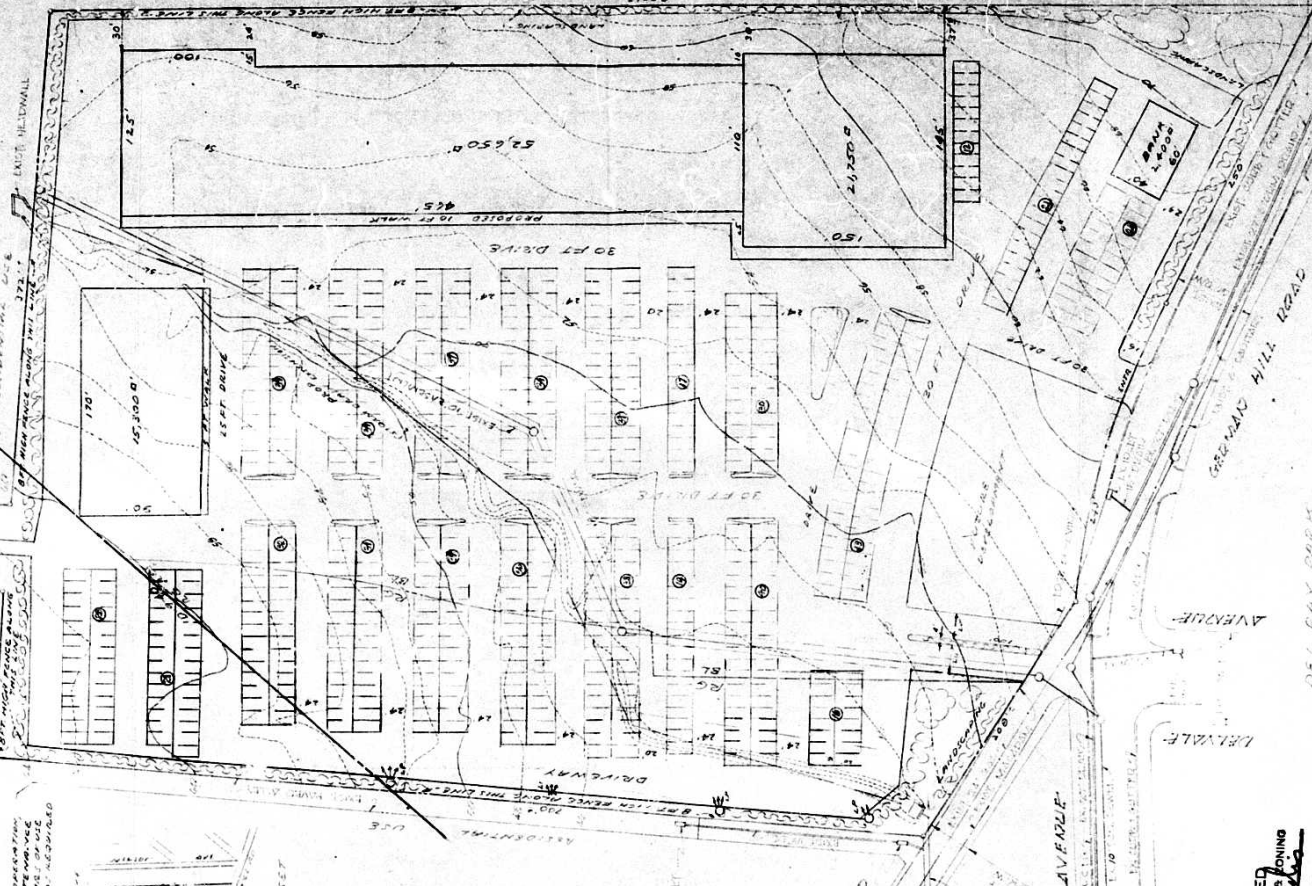
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GOCELAND AVENUE

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PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 DATE 11/14/64
 71-144. SPH

LEASING AGENT
 EARLYN RODGERS
 1000 N. W. 10TH AVE
 BALTIMORE, MD
 21234
 681,1631

UNDESIGNED INVESTORS
 SUITE 200
 TWIN STREET BUILDING
 12TH DISTRICT
 BALTIMORE, MD



REVIEWED 11/14/64
 REVIEWED 11/14/64
 REVIEWED 11/14/64
 REVIEWED 11/14/64

