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FRED W. DOLLENBERG
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DOLLENBERG BROTHERS

Registered Professional Engineer & Land Surveyor

708 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

March 14, 1970

Zoning Description

All that piece or parcel of land situated, lying and being in the Eleventh and Fourteenth Election Districts of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point where the southside of the Baltimore City Water Conduit Right of Way, 60 feet wide, is intersected by the centerline of the proposed Radecke Boulevard, said point being distant South 89 degrees 17 minutes 10 seconds West 3160 feet from the intersection of the centerline of White Marsh Boulevard with the centerline of John F. Kennedy Highway and running thence and binding on the center line of proposed Radecke Boulevard the three following lines viz: South 2 degrees 00 minutes West 304.90 feet Southwesterly by a line curving toward the right having a radius of 2503.13 feet for a distance of 140.26 feet (the chord of said arc bearing South 41 degrees 37 minutes 30 seconds West 1197.79 feet) and South 81 degrees 15 minutes East 677.61 feet to the centerline of proposed Perry Hall Boulevard thence following the centerline of proposed Perry Hall Boulevard the three following lines viz: North 5 degrees 45 minutes West 139.79 feet, Northwesterly by a line curving toward the right having a radius of 459.93 feet for a distance of 777.57 feet (the chord of said arc bearing North 3 degrees 10 minutes 30 seconds West 796.00 feet) and North 1 degree 30 minutes East 1574.73 feet to intersect the south side of the aforesaid Baltimore City Water Conduit Right of Way and thence binding on the south side of said right of way North 88 degrees 59 minutes 53 seconds East 2000 feet to the place of beginning.

Containing 151.90 Acres of land more or less.

Being a part of the land of the Petitioners herein as shown on a plat filed in the office of the zoning department.



ROYSTON, MUELLER, THOMAS & McLEAN

ARCHITECTS & ENGINEERS

1000 W. WASHINGTON AVENUE
TOWSON, MARYLAND 21204

AREA CODE 410
633-1830

September 6, 1973

Mr. John A. Slowik, Chairman
County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: #71-174-RX Nottingham Village, Inc.
N/S White Marsh Blvd. 1900'S.
Silver Spring Road

11th & 14th Districts

#71-175-R Nottingham Village, Inc.
S/S White Marsh Blvd. 2750'S.
Silver Spring Road

11th & 14th Districts

Dear Mr. Slowik:

On behalf of Nottingham Village, Inc., I heroby request that the above referred to cases be dismissed.

Very truly yours,

W. Lee Thomas
W. Lee Thomas

James H. Cook
James H. Cook

WLT:igs

Rec'd 4-17-73
10-2 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. Edward Hardesty, Chairman
C.O. Mr. C. L. Myers
FROM: Everett Reed, Plans Review

Date: April 16, 1970

SUBJECT: #214 Nottingham Village, Inc.
S/S Baltimore City Water Conduit
Right-of-Way, C/L Radecke Blvd.
District 11 & 14th

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

Everett Reed
Everett Reed, Plans Review

Enclosed

BALTIMORE COUNTY, MARYLAND

**ZONING ADVISORY COMMITTEE MEETING
OF APRIL 14, 1970**

Petitioner: Nottingham Village, Inc.
Location: S/S White Marsh Blvd. & Radecke Ave.
District: 11th & 14th
Present Zoning: R-6
Proposed Zoning: Q-1
No. of Acres: 151.90

Comments: A REZONING WOULD NOT INCREASE TRAFFIC VOLUMES

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Edward Hardesty, Chairman
ATTN: Oliver L. Myers
FROM: Edwin W. Myers, P.E.

Date: May 12, 1970

SUBJECT: Item 214 (1969-1970)

Property Owner: Nottingham Village, Inc.
S/S Baltimore City Water Conduit Right-of-Way, C/L Radecke Blvd.
Present Zoning: R-6 unrestricted area
Proposed Zoning: Q-1
Districts: 11th and 14th
No. Acres: 151.90

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:

The John F. Kennedy Expressway, White Marsh Boulevard and (Relocated) Silver Spring Road are State roads; therefore, all development adjacent to these roads will be subject to the requirements and regulations of the Maryland State Roads Commission.

Silver Spring Road (Old), Bucks Schoolhouse Road and Shirley Avenue are existing roads maintained by the Bureau of Highways. Proposed Perry Hall Boulevard, Radecke Avenue and Nottingham Road are planned to be constructed as major highways and we are in accord with the general alignment proposed on the subject plan.

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

Item 214 (1969-1970)

Property Owner: Nottingham Village, Inc.
Page 2
May 19, 1970

Storm Drains: (Cont'd)

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.

The John F. Kennedy Expressway, White Marsh Boulevard and Relocated Silver Spring Road are State roads. Therefore, drainage requirements as they affect these roads 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 recording of any record plat or the issuance of any grading or building permits.

Water:

The subject property is generally situated within the limits of the present Eastern and Zone of Water Supply. A 12-inch water main exists in Lakewood Road at the intersection of Shirley Avenue and an 8-inch water main exists in Shirley Avenue. A 12-inch water main exists in Philadelphia Road at Nottingham Road and would be required to be extended to serve the proposed development. The existing 12-inch water main located in Silver Spring Road, Relair Road easterly, is served from the present Eastern 3rd Zone of Water Supply and is not considered to be available to serve this property.

Although public water supply is available to serve the development of this property by extension of the aforementioned existing water mains, the supply is limited. 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 onsite 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 offsite water supply system. Since reinforcements to the offsite water mains will have to be constructed to serve the total ultimate development of the subject property, the development of this property may have to be staged or coordinated with the construction of adequate water supply facilities.

Item 214 (1969-1970)

Property Owner: Nottingham Village, Inc.
Page 3
May 19, 1970

Sanitary Sewers:

The North Branch of the White Marsh Interceptor sewer exists through this property as shown on the subject plan. An extension of the South Branch of the White Marsh Interceptor sewer will be required to serve to the southern extremity of the subject property; 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 conjunction with the proposed 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 total ultimate development of this property exceed those considered 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 sewerage facilities.

General:

The subject property is traversed by right-of-way and utilities of agencies other than Baltimore County and the Maryland State Roads Commission. Therefore, the proposed development of this property is also subject to the review and approval of those agencies concerned.

Edwin W. Myers
Edwin W. Myers, P.E.
Chief, Bureau of Engineering

END:SAN:RD:GMS

cc: J. Lous
S. Bellestri

WWS Key Sheets
NE 7, 8 & 9 G & H 201' Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. EDWIN MYERS, Chairman
FROM: Ian J. Koffert
SUBJECT: Item 214 - Zoning Advisory Committee Meeting, April 14, 1970

Health Department Comments:

214. Property Owner: Nottingham Village, Inc.
Location: S/S Baltimore City Water Conduit Right-of-Way, C/L Radecke Blvd.
Present Zoning: R-6 unrestricted area
Proposed Zoning: Q-1
District: 11th and 14th
No. Acres: 151.90

Public water and sewers are 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.

Swimming Pool Comments: If a swimming pool is proposed, two complete sets of plans and specifications of the pool and bathhouse must be submitted to the 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.

Ian J. Koffert
Ian J. Koffert
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJK/ca



an

PROPERTY OWNERSHIP MAP

UNDER CONTROL OF DEVELOPER

GRUEN ASSOCIATES
ARCHITECTURE PLANNING ENGINEERING

JUNE 1969

Scale in feet
0 500 1000 2000 3000 4000
1" = 1000'

1 2 3 4 5 6 7 8 9 10 11 12





White Marsh Property Development Plan

WHITE MARSH, MARYLAND

NOTTINGHAM PROPERTIES, INC.

PROPERTY OWNERSHIP MAP

UNDER CONTROL OF DEVELOPER

OFFICE COPY

OFFICE COPY

FILE # 74-125-R



ZONING PLAT
PROPERTY OF
NOTTINGHAM VILLAGE, INC.

LOCATED IN
11TH & 14TH DISTRICTS BALTIMORE CO. MD.

TOTAL AREA = 929.081 ACRES ±

GROSS AREA TO BE ZONED B.M. = 151.98 ACRES ±
NET AREA TO BE ZONED B.M. = 137.5 ACRES ±
NET AREA IN C.T. DISTRICT = 137.5 ACRES ±

EXISTING ZONING R6
PROPOSED ZONING BM
AND A C.T. DISTRICT FOR BM ZONE

NO EXISTING BUILDINGS
ALL PROPOSED BUILDINGS WILL CONFORM
WITH HEIGHT AND AREA REGULATIONS PER BALTIMORE
COUNTY ZONING REGULATIONS (SECTIONS 234 & 235)

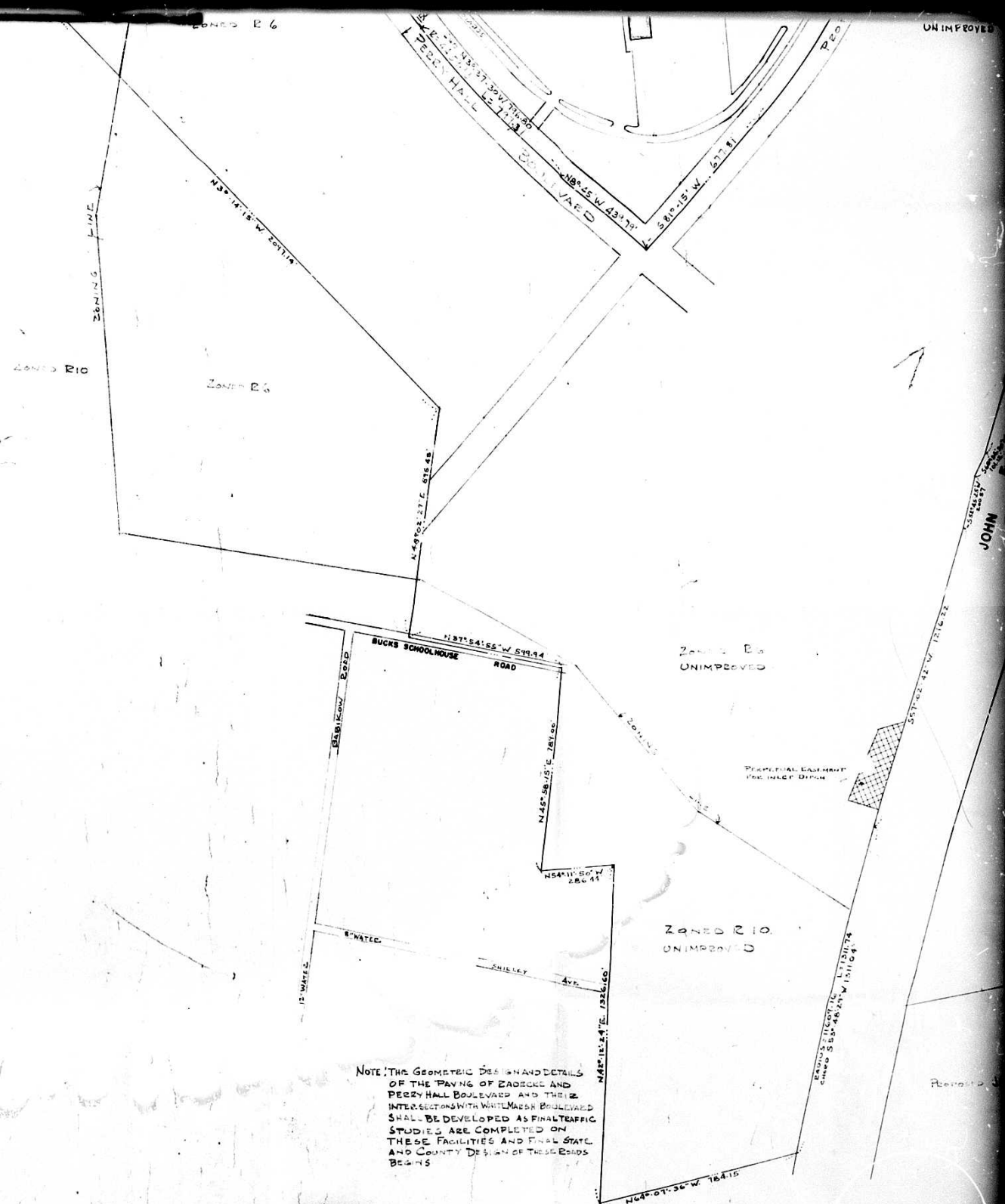
PARKING DATA

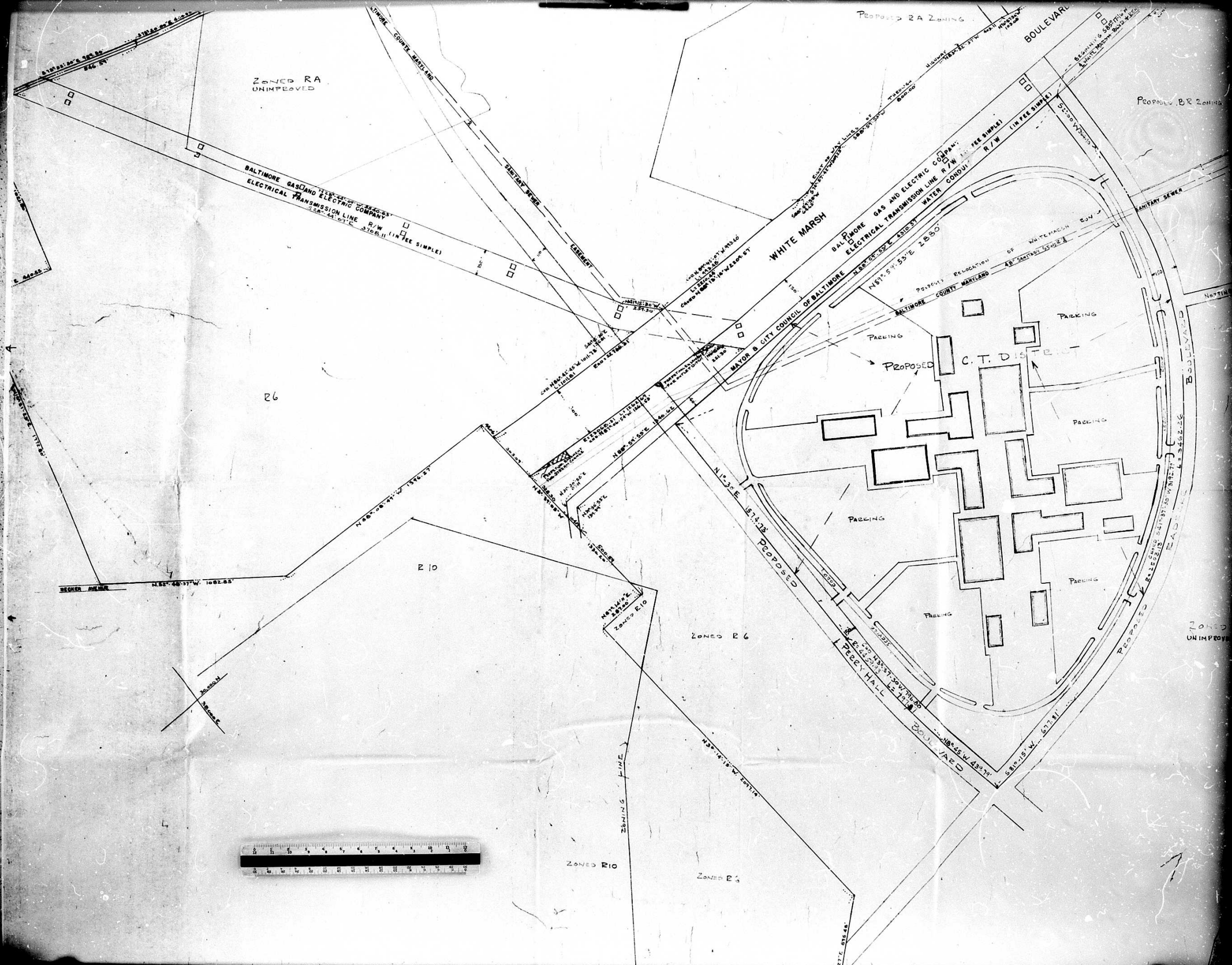
FLOOR SPACE FOR RETAIL TRADE
 $1,260,000 \div 200 = 6300$ SPACES REQUIRED
FLOOR SPACE FOR OFFICES
FIRST FLOOR $87,000 \div 300 = 290$ " "
2ND & 3RD FLOORS $173,000 \div 500 = 346$ " "
TOTAL = 6936 SPACES REQUIRED
6980 SPACES PROVIDED

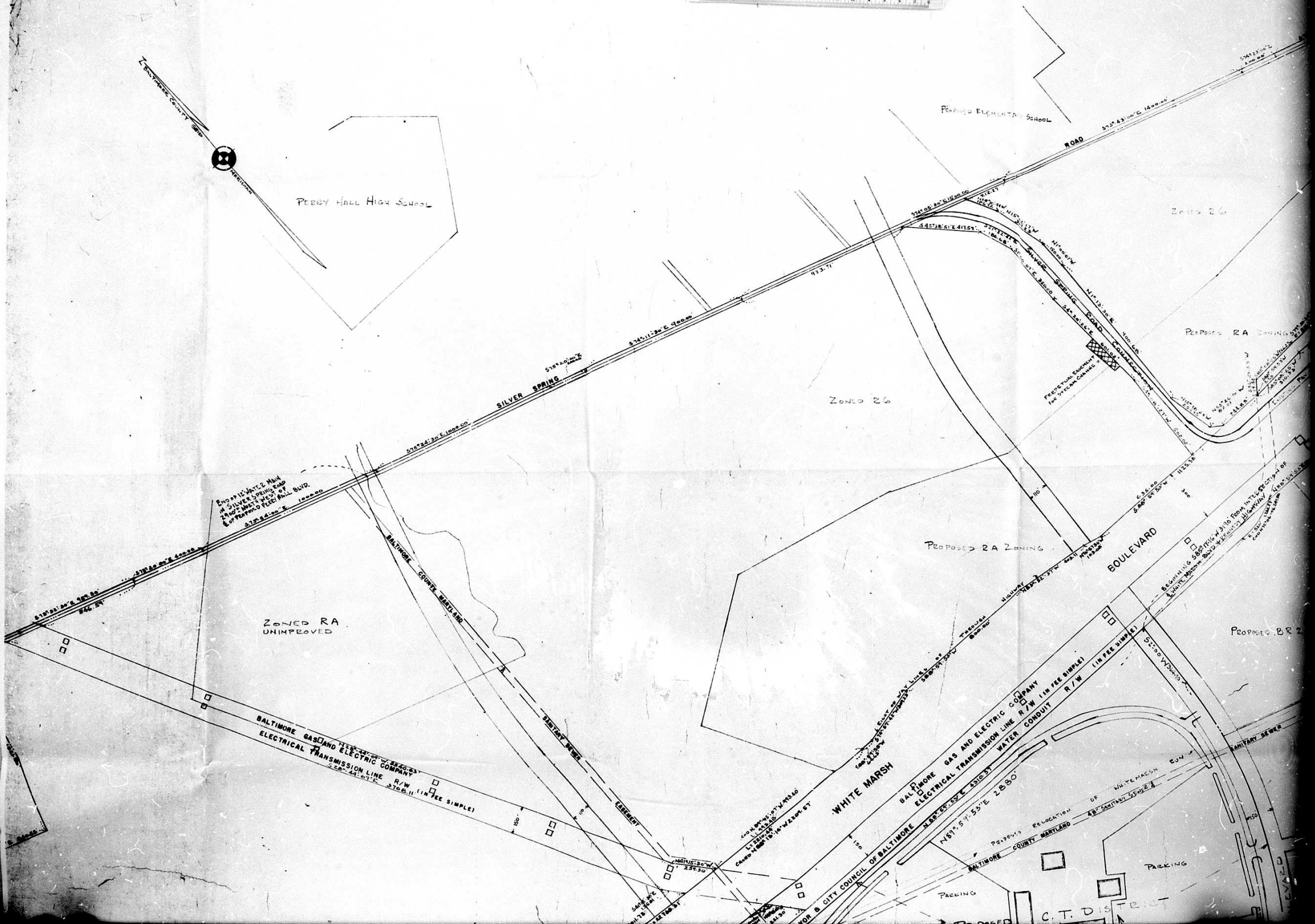
NOTE: PARKING SPACES WILL BE PROVIDED AS REQUIRED
BY BALTIMORE COUNTY ZONING REGULATIONS (SECTION 409.2)



NOTE: THE GEOMETRIC DESIGN AND DETAILS
OF THE PAVING OF ZADOCK AND
PERRY HALL BOULEVARD AND THEIR
INTERSECTIONS WITH WHITE MACEB BOULEVARD
SHALL BE DEVELOPED AS FINAL TRAFFIC
STUDIES ARE COMPLETED ON
THESE FACILITIES AND FINAL STATE
AND COUNTY DESIGN OF THESE ROADS
BEGINS







ZONING PLAT
PROPERTY OF
NOTTINGHAM VILLAGE, INC.
LOCATED IN
DISTRICTS BALTIMORE CO. MD.

TOTAL AREA = 929.081 ACRES:

AREA TO BE ZONED B.M. = 151.98 ACRES ±
AREA TO BE ZONED B.M. = 131.5 ACRES ±
AREA IN C.T. DISTRICT = 137.5 ACRES ±

EXISTING ZONING R6
PROPOSED ZONING BM
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WITH HEIGHT AND AREA REGULATIONS FOR BALTIMORE
COUNTY ZONING REGULATIONS (SECTIONS 234 & 235)

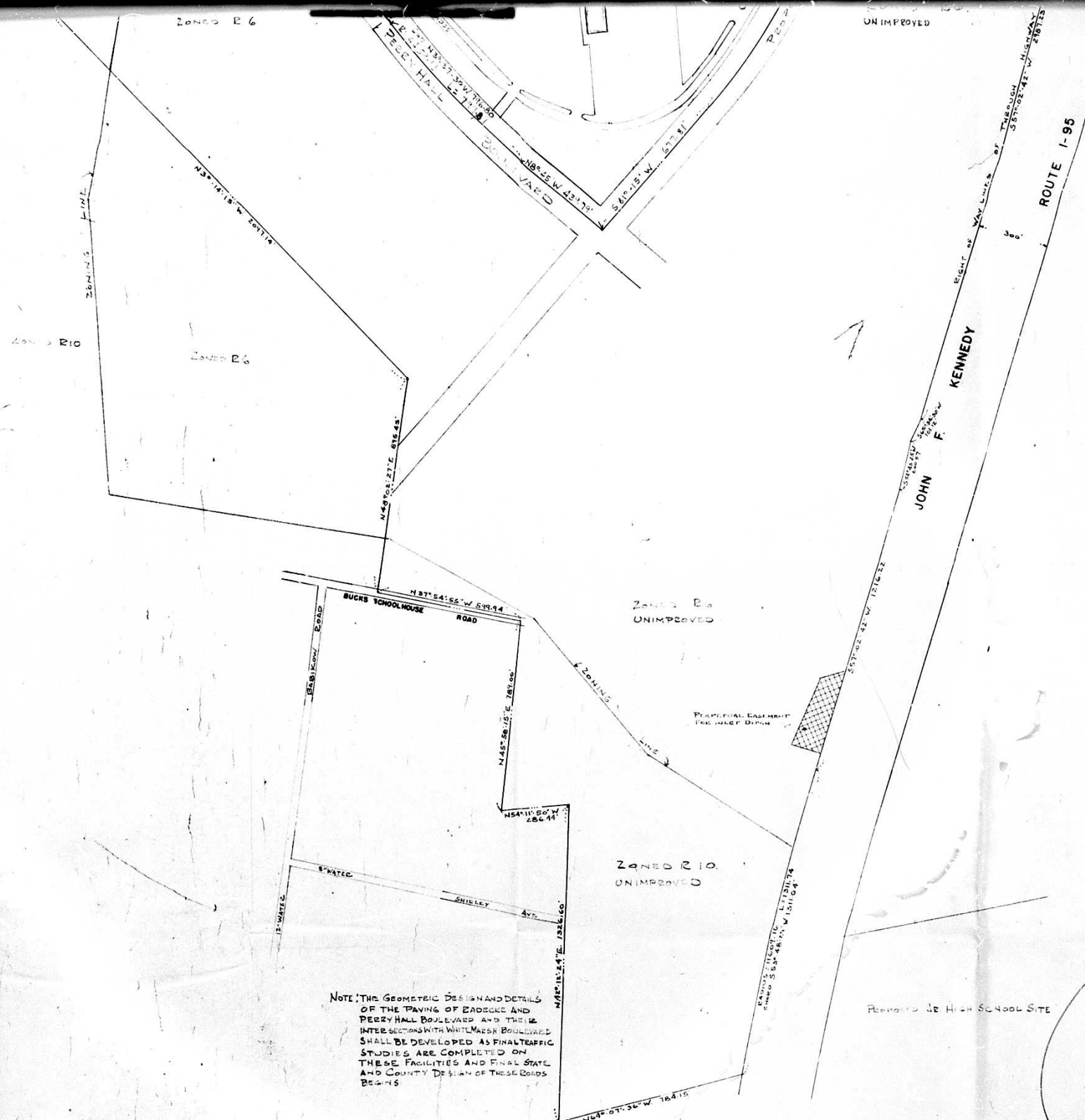
PARKING DATA

FLOOR SPACE FOR RETAIL TRADE
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FLOOR SPACE FOR OFFICES
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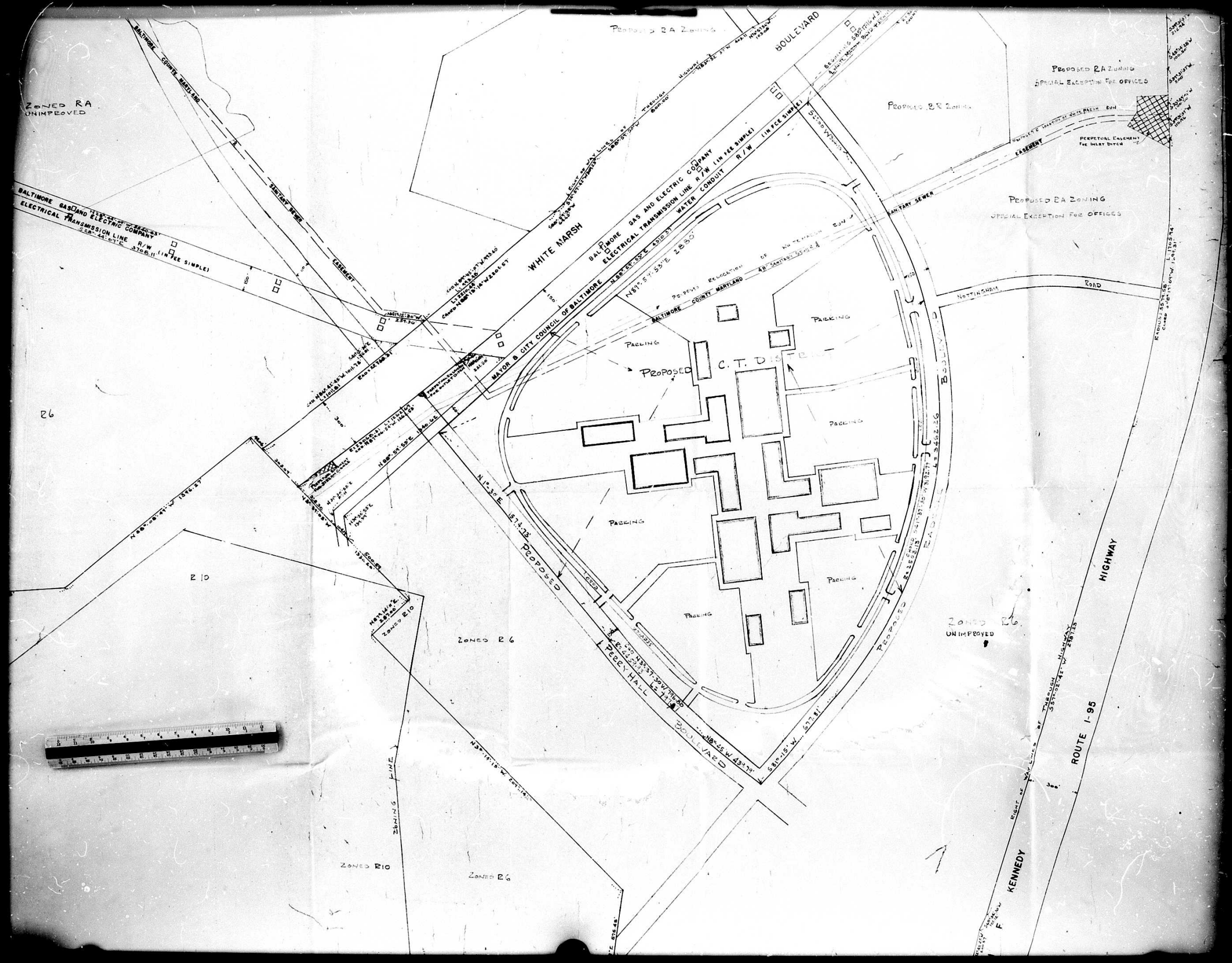
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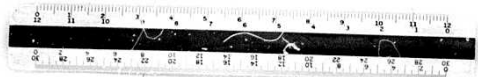
NOTE: PARKING SPACES WILL BE PROVIDED AS REQUIRED
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#71-175R
MAP
4-C
NORTH-
EASTERN
AREA
NE-7-H
NE-8-H
NE-7-G
NE-8-G
CT DIST
B.M.

SCALE: 1" = 200' JANUARY 15, 1970
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVENUE
TOWSON, MARYLAND





PERRY HALL HIGH SCHOOL

Perry Hall Elementary School

SILVER SPRING

Zoned R6

Zoned RA
UNIMPROVED

Proposed RA Zoning

BOULEVARD

Proposed BR Zoning

Proposed RA Zoning
SPECIAL EXCEPTION FOR OFFICES

Proposed RA Zoning
SPECIAL EXCEPTION FOR OFFICES

WHITE MARSH

BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRICAL TRANSMISSION LINE R/W (IN FEE SIMPLE)
WATER CONDUIT R/W (IN FEE SIMPLE)

BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRICAL TRANSMISSION LINE R/W (IN FEE SIMPLE)
WATER CONDUIT R/W (IN FEE SIMPLE)

PROPOSED LOCATION OF WHITE MARSH BR BRIDGE

BALTIMORE COUNTY MARYLAND

PARKING

NORTH SHAW

ROAD

SEWER

EASEMENT

PERPETUAL EASEMENT FOR HOLEY DITCH

SECTION 10, TOWNSHIP 16N, RANGE 12E, BALTIMORE COUNTY, MARYLAND

ZONING PLAT
PROPERTY OF
NOTTINGHAM VILLAGE, INC.
LOCATED IN
11TH & 14TH DISTRICTS BALTIMORE CO. MD.

TOTAL AREA = 929.081 ACRES ±

GROSS AREA TO BE ZONED B.M. = 151.98 ACRES ±
NET AREA TO BE ZONED B.M. = 131.5 ACRES ±
NET AREA IN C.T. DISTRICT = 131.5 ACRES ±

EXISTING ZONING R6
PROPOSED ZONING BM
AND A C.T. DISTRICT FOR B.M. ZONE

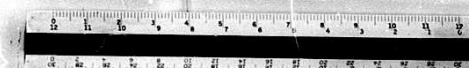
NO EXISTING BUILDINGS
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WITH HEIGHT AND AREA REGULATIONS PER BALTIMORE
COUNTY ZONING REGULATIONS (SECTIONS 234 & 235)

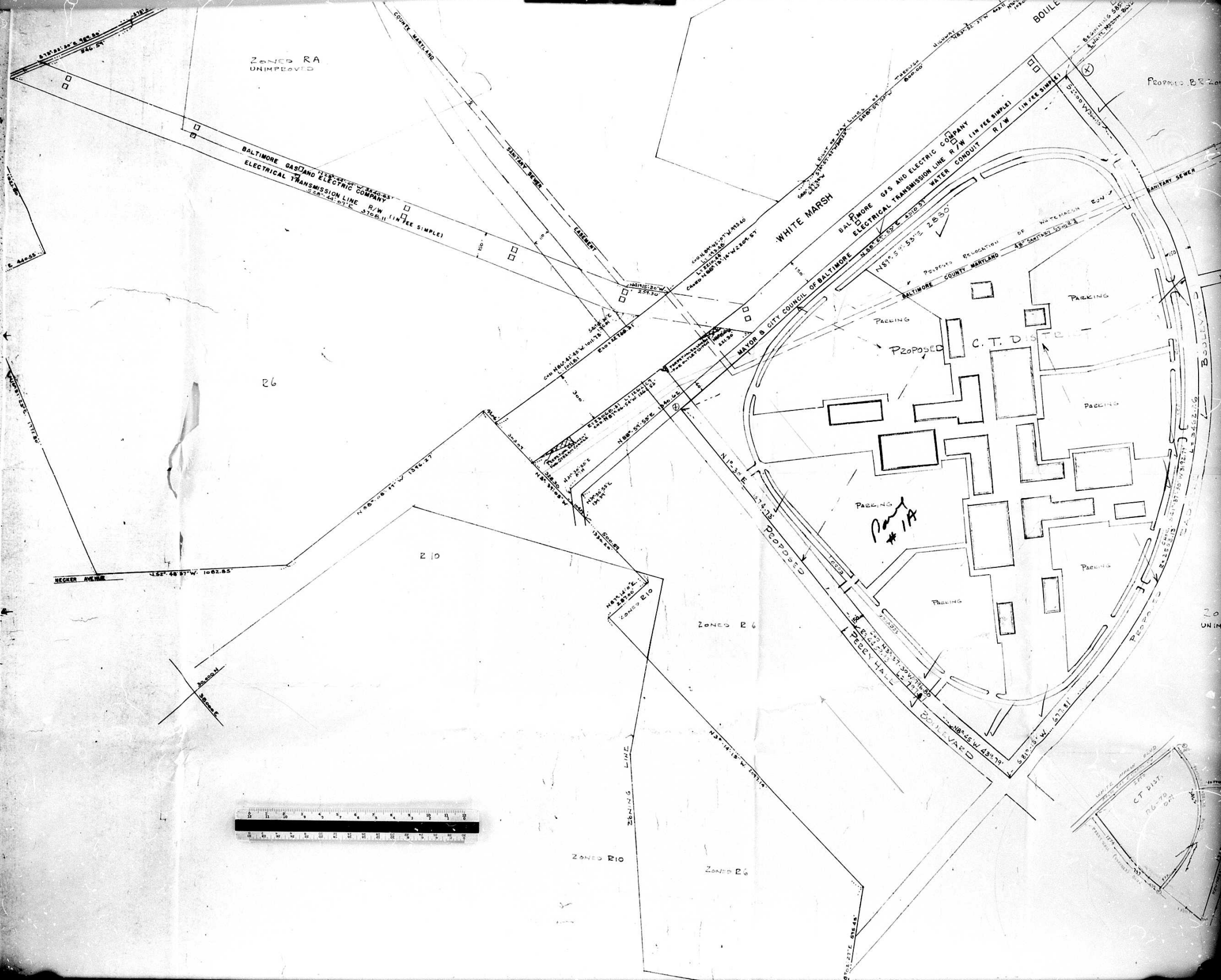
PARKING DATA

FLOOR SPACE FOR RETAIL TRADE
 $1,260,000 \div 200 = 6300$ SPACES REQUIRED
FLOOR SPACE FOR OFFICES
FIRST FLOOR $87,000 \div 300 = 290$ " "
2ND & 3RD FLOORS $173,000 \div 500 = 346$ " "
TOTAL = 6936 SPACES REQUIRED
6980 SPACES PROVIDED

NOTE: PARKING SPACES WILL BE PROVIDED AS REQUIRED
BY BALTIMORE COUNTY ZONING REGULATIONS (SECTION 409.2)

NOTE: THE GEOMETRIC DESIGN AND DETAILS
OF THE PAVING OF BADEGUE AND
PERRY HALL BOULEVARDS AND THEIR
INTERSECTIONS WITH WHITE MARCH BOULEVARD
SHALL BE DEVELOPED AS FINAL TRAFFIC
STUDIES ARE COMPLETED ON
THESE FACILITIES AND FINAL STATE
AND COUNTY DESIGN OF THESE ROADS
BEGINS





Zoned RA
UNIMPROVED

BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRICAL TRANSMISSION LINE
R/W (IN FEE SIMPLE)
315° 41' 07" E 315.11

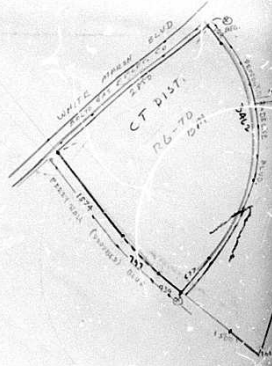
WHITE MARSH

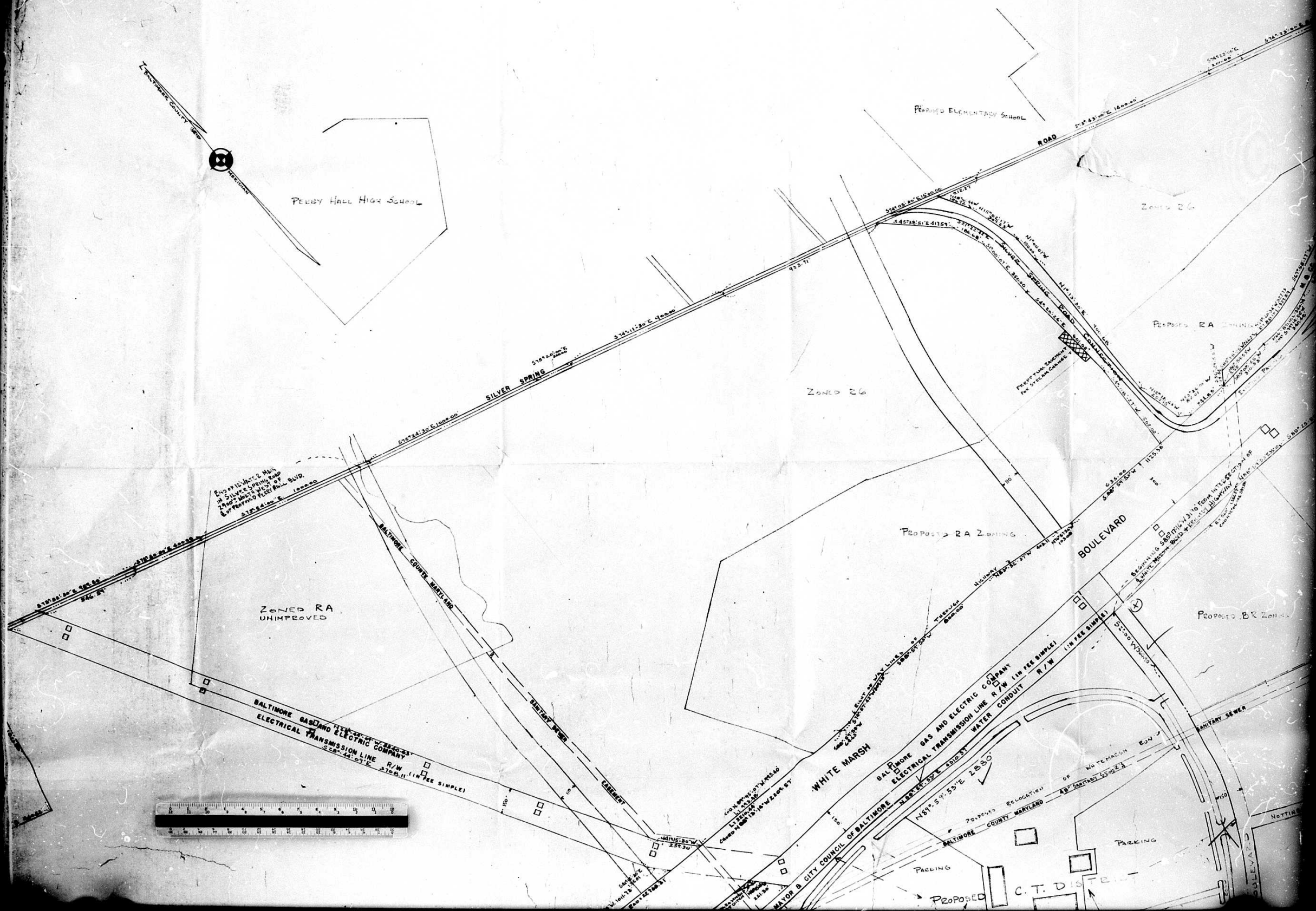
BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRICAL TRANSMISSION LINE R/W (IN FEE SIMPLE)
WATER CONDUIT R/W (IN FEE SIMPLE)

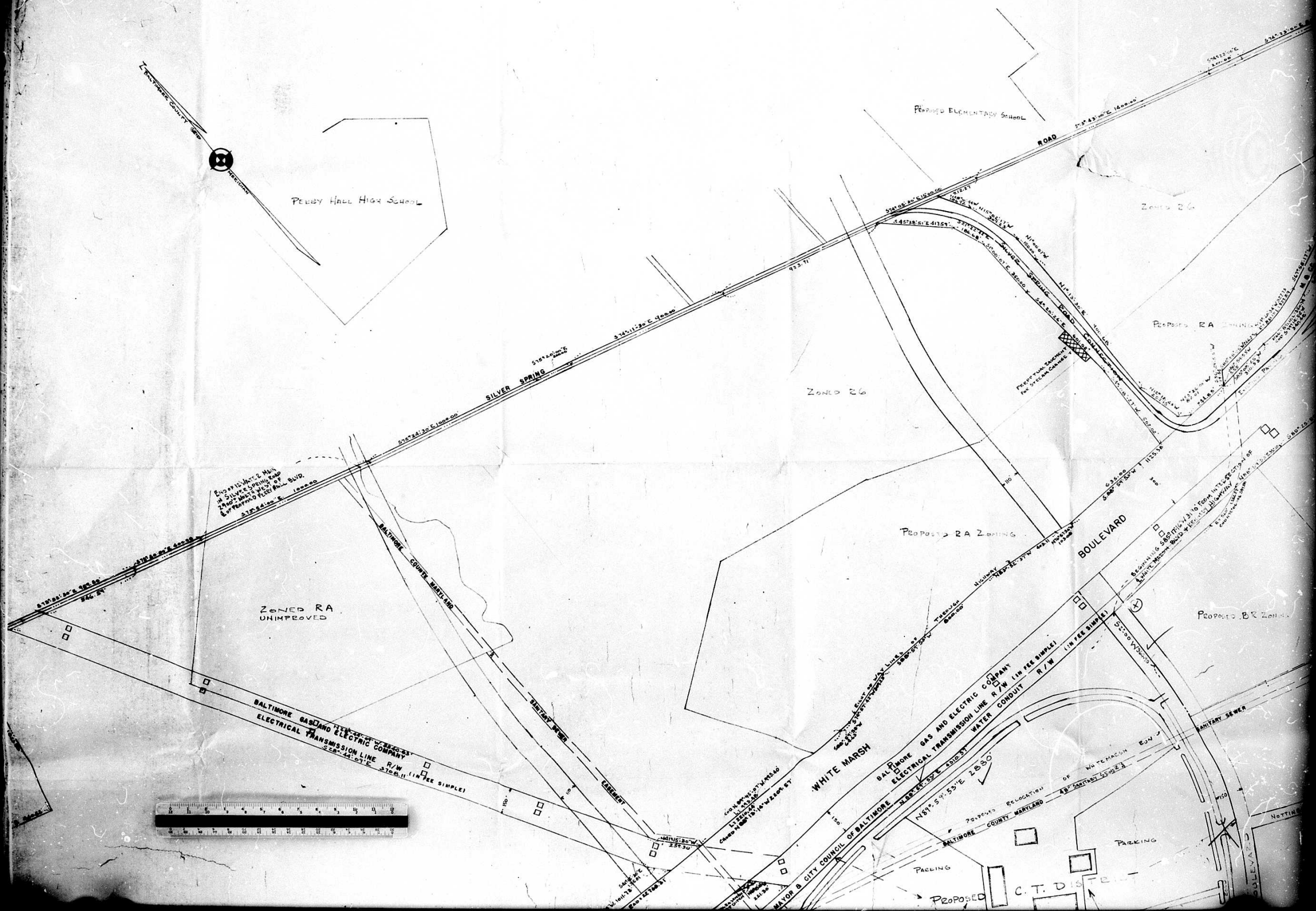
MAYOR & CITY COUNCIL OF BALTIMORE

PROPOSED C.T. DIST.

PART #1A







TOTAL AREA = 929.081 ACRES ±

3 AREA TO BE ZONED B.M. = 15198 ACRES ±

AREA TO BE ZONED B.M. = 31.5 ACRES ±

AREA IN C.T. DISTRICT = 139.5 ACRES ±

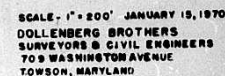
NO EXISTING BUILDINGS
ALL PROPOSED BUILDINGS WILL CONFORM
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COUNTY ZONING REGULATIONS (SECTS 234 & 235)

FLOOR SPACE FOR RETAIL TRADE
 $1,260,000 \div 200 = 6300 \text{ SPACES REQUIRED}$

FLOOR SPACE FOR OFFICES

FIRST FLOOR	87000	+	300	=	290	'	"	"
2ND + 3RD FLOORS	173000	+	500	=	346	"	"	"
TOTAL				=	636	SPACES REQUIRED		
					6980	SPACES PROVIDED		

NOTE + PARKING SPACES WILL BE PROVIDED AS REQUIRED BY BALTIMORE COUNTY ZONING REGULATIONS (SECTION 409.2)



UNIMPROVED RA

R6

R10

ZONED R6

ZONED R6
UNIMPROVED

ZONED R10

ZONED R6

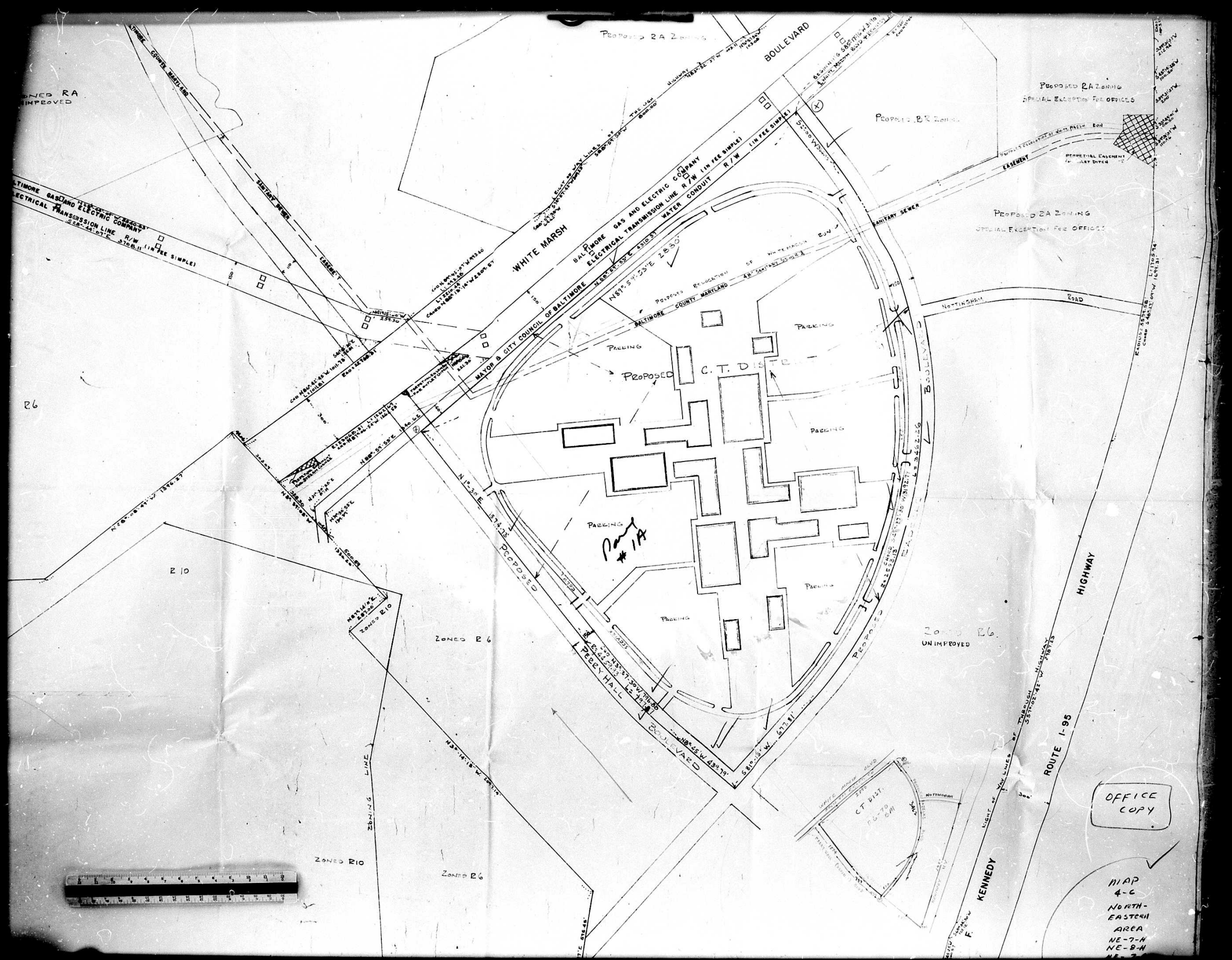
PROPOSED RA ZONING
SPECIAL EXCEPTION FOR OFFICES

PROPOSED BR ZONING

PROPOSED RA ZONING
SPECIAL EXCEPTION FOR OFFICES

OFFICE
COPY

MAP
4-C
NORTH-
EASTERN
AREA
NE-7-N
NE-8-N
NE-9-N





PERRY HALL HIGH SCHOOL

Proposed ELEMENTARY School

ROAD

Zoned R6

Proposed RA Zoning

Zoned R6

SILVER SPRING

578734' 30" E 1000.00'

BALTIMORE COUNTY WATERLINE

Zoned RA UNIMPROVED

BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRICAL TRANSMISSION LINE R/W (IN FEE SIMPLE)
578734' 30" E 1000.00'

Proposed RA Zoning

BOULEVARD

578734' 30" E 1000.00'

Proposed B2 Zoning

Proposed RA Zoning
SPECIAL EXCEPTION FOR OFFICES

Proposed RA Zoning
SPECIAL EXCEPTION FOR OFFICES

WHITE MARSH

BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRICAL TRANSMISSION LINE R/W (IN FEE SIMPLE)
WATER CONDUIT R/W
N 89° 57' 55" E 2830'

Proposed RELOCATION OF WATER MAIN

BALTIMORE COUNTY MARYLAND

PARKING

NOTTINGHAM ROAD

PERPETUAL EASEMENT FOR HIGH DITCH

RADIAL 578734' 30" E 1000.00'