

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an NW-10-G zone; for the following reasons:

Error in original zoning and a genuine change in conditions

See attached description

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

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

KNOTT INDUSTRIES, INC.
Contract purchaser
Address: 3406 Greenwood Avenue
W. Lee Harrison, Petitioner's Attorney
Address: 306 W. Joppa Road
Townson, Maryland 21204

W. Lee Harrison, attorney for Louis E. Shecter, Rosalyn M. Shecter, Mark Shecter, Morris A. Baker, Minnie W. Baker, Jack L. Levin, Ester M. Levin, Alan Shecter & Joanne Shecter.
Legal Owner
Address: 306 W. Joppa Road
Townson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of December, 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 had before the Zoning Commissioner of Baltimore County at a Room 106, County Office Building in Towson, Baltimore County, on the 20th day of January, 1971, at 1:00 o'clock.

(over)

W. Lee Harrison, Esq.
306 W. Joppa Road
Townson, Md. 21204

Re: File No. 71-196-R
Louis E. Shecter, et al

Dear Mr. Harrison:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Muriel E. Buddemeier

Encl.

cc: R. Taylor McLean, Esq.
James H. Cook, Esq.
Calhoun Bond, Esq.
Mr. S. E. Dillmore
Mr. James Dyer
Mr. W. D. Fromm
Mrs. R. Wamath
Board of Education

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-20 to B.M. zone : COUNTY BOARD OF APPEALS
NW/5 McDonogh Road 1250' :
W. of Reisterstown Road : OF
3rd District : BALTIMORE COUNTY
Louis E. Shecter, et al :
Petitioners : No. 71-196-R
Knott Industries, Inc. :
Contract Purchaser :

ORDER OF DISMISSAL

Petition of Louis E. Shecter, et al (Knott Industries, Inc., contract purchaser) for reclassification from R-20 to B.M. zone, on property located on the north-west side of McDonogh Road 1250 feet west of Reisterstown Road, in the Third Election District of Baltimore County.

WHEREAS, by letter dated March 29, 1974 the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot.

WHEREAS, this decision is based on an opinion, dated November 10, 1971 which the Board received from the Baltimore County Solicitor, wherein he stated that any zoning case pending before the Board on the date the new zoning maps were adopted is moot.

WHEREAS, the Board has not received a letter or formal dismissal of the appeal, and the Board, on its own Motion, therefore will dismiss the within appeal.

IT IS HEREBY ORDERED, this 31st day of May, 1974, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Ketter, Jr., Chairman

W. Lee Harrison

Robert L. Gilford

RE: RECLASSIFICATION FROM : BEFORE THE
R-20 to B-M ZONE, REISTERSTOWN : ZONING COMMISSIONER
ROAD AND MC DONOGH LANE : OF
3RD ELECTION DISTRICT : BALTIMORE COUNTY
BALTIMORE COUNTY :

MEMORANDUM

Now come Louis E. Shecter, Rosalyn M. Shecter, Mark Shecter, Morris A. Baker, Minnie W. Baker, Jack L. Levin, Ester M. Levin, Alan Shecter and Joanne Shecter, legal owners of the above captioned property, by W. Lee Harrison, their attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons say:

1. Numerous reclassifications have taken place in the immediate neighborhood:

- a. Case No. 63-169-R - R-40 to R-A and B-L.
- b. Case No. 56-11 - R-20 to R-A.
- c. Case No. 67-186-R - R-40 to R-20.
- d. Case No. 64-140-R - R-10 to B-L.

e. And for such other and further reasons as will be shown at any hearing hereon.

W. Lee Harrison
306 W. Joppa Road
Townson, Maryland 21204
823-1200
Attorney for Petitioners

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NW/5 of McDonogh Road, 1250' : DEPUTY ZONING COMMISSIONER
W. of Reisterstown Road - : OF
3rd District : BALTIMORE COUNTY
Louis E. Shecter, et al - :
Petitioners No. 71-196-R :
(Iter. No. 316) :

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County this 3rd day of February, 1971, that the original Order dated February 2, 1971, passed in the above captioned matter should be and the same is hereby amended to read as follows:

"that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the zone is hereby continued as and to remain a R-20 zone."

W. Lee Harrison
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 2/3/71

BY W. Lee Harrison

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

Lester Matz, P.E., L.S.
John C. Childs, P.E., L.S.
Associates
Ronald W. Stroupe, L.S.
George W. Blunthly, L.S.
Robert W. Cahan, P.E.
Leonard M. Olson, P.E.
Norman F. Herrmann, L.S.
Paul Lee, P.E.
Paul S. Smeton

DESCRIPTION

25.9 ACRE PARCEL, NORTHWEST SIDE OF MCDONOGH ROAD, 1250 FEET, MORE OR LESS, WEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-M" Zoning

Beginning for the same at a point in the center of McDonogh Road, at the distance of 1250 feet, more or less, as measured northwesterly and westerly along the center of said McDonogh Road from its intersection with the center of Reisterstown Road, said beginning point being at the beginning of the second line of the Baltimore County Zoning Description 3-BM-1, running thence binding on the center of said McDonogh Road four courses: (1) S 73° 38' W - 50 feet, more or less, (2) S 68° 37' W 413 feet, more or less, (3) S 77° 28' W - 407 feet, more or less, and (4) S 86° 10' W 5 feet, more or less, thence three courses: (5) northwesterly, at right angles to McDonogh Road, as proposed to be widened, 290 feet, more or less, (6) northwesterly, by a curve to the left, 125 feet, more or less and (7) northwesterly, parallel with Reisterstown Road, 730 feet, more or less, thence (8) N 04° 73' E 930 feet, more or less, thence binding reverally on a part of the zoning line herein referred to, (9) southeasterly, 2140 feet, more or less, to the place of beginning.

Containing 25.9 acres of land, more or less.

HGW:mpj J.O. #68117 5/70
Water Supply • Sewerage • Drainage • Highways • Structures • Development • Engineering

RE: RECLASSIFICATION FROM : BEFORE THE
R-20 to B-M ZONE, REISTERSTOWN : ZONING COMMISSIONER
ROAD AND MC DONOGH LANE : OF
3RD ELECTION DISTRICT : BALTIMORE COUNTY
BALTIMORE COUNTY :

MEMORANDUM

Now come Louis E. Shecter, Rosalyn M. Shecter, Mark Shecter, Morris A. Baker, Minnie W. Baker, Jack L. Levin, Ester M. Levin, Alan Shecter and Joanne Shecter, legal owners of the above captioned property, by W. Lee Harrison, their attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons say:

1. Numerous reclassifications have taken place in the immediate neighborhood:

- a. Case No. 63-169-R - R-40 to R-A and B-L.
- b. Case No. 56-11 - R-20 to R-A.
- c. Case No. 67-186-R - R-40 to R-20.
- d. Case No. 64-140-R - R-10 to B-L.

e. And for such other and further reasons as will be shown at any hearing hereon.

W. Lee Harrison
306 W. Joppa Road
Townson, Maryland 21204
823-1200
Attorney for Petitioners

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
March 27, 1974

W. Lee Harrison, Esq.
306 West Joppa Road
Townson, Md. 21204

Re: Zoning File No. 71-196-R
Louis E. Shecter, et al, Petitioners
Knott Industries, Inc., Contract Purchaser

Dear Mr. Harrison:

As Attorney of Record for the Appellant in the above referenced case, you are hereby advised that said case on the Board of Appeals' Docket is considered moot. This decision is based on an opinion, dated November 10, 1971, which the Board has received from the Baltimore County Solicitor, P. Bruce Alderman, wherein he stated that any zoning cases pending before the Board on the date the new (zoning) maps were adopted are moot.

Therefore, unless you present written objection or an amended appeal, where applicable, to the Board no later than thirty days of the date hereof, an official dismissal order on the Board's own motion will follow.

Very truly yours,

Walter A. Ketter, Jr., Chairman

cc: R. Taylor McLean, Esq.
James H. Cook, Esq.
Calhoun Bond, Esq.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1971, that the herein described property or area should be and the same is hereby reclassified, from a zone to a zone, and/or a Special Exception for a should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning map or substantial changes in the character of the neighborhood.

the above reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

THIS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1971, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain in a zone; and on the Special Exception for

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Very truly yours,
Charles E. Brooks
Deputy Zoning Commissioner of Baltimore County

LAW OFFICE
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

February 9, 1971

Edward C. Hardesty, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Reclassification
NW 1/4 of McDonough Road, 1250' W
of Reisterstown Road - 3rd District
Louis E. Shecter, et al -
Petitioners No. 71-198-R (Item 349)

Dear Mr. Hardesty:

Please note an Appeal for your Order of February 2, 1971 and Amended Order dated February 3, 1971 to the County Board of Appeals.

I enclose my check in the amount of \$75.00 to cover the same.

Sincerely yours,

Charles E. Brooks

C.E.B.
Enc.

September 11, 1973

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

Dear Mr. Harrison:

On September 5, 1973, we wrote to Charles E. Brooks, Esquire, per copy attached.

Mr. Brooks has now informed this office that he does not represent the applicants in any of these cases. While Mr. Brooks filed the appeals, the petitions in all these cases show your name as attorney for the petitioners.

We would, therefore, appreciate your advice as to your position in these cases, and if you wish them set down for hearing or if you intend to discontinue the appeals.

Very truly yours,

Edith T. Elamhart, Adm. Secretary

Enc.

February 3, 1971

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

Re: Petition for Reclassification
Property of Louis E. Shecter, et al
No. 71-198-R

Dear Mr. Harrison:

Attached is a copy of an Amended Order and Order concerning the above reclassification.

Kindly send us an appeal, to take the place of one received on January 25, 1971, dated February 4, 1971.

As per conversation with Miss Munder.
Very truly yours

Deputy Zoning Commissioner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 25, 1970

COUNTY OFFICE BUILDING
111 E. Charles Street
Baltimore, Maryland 21202

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

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

RE: Type of Hearings: Reclassification from an R20 zone to an RM zone. Location: N/S of McDonough Road, Intersection with the S/W side of Reisterstown Rd. Petitioners: Louis E. Shecter, et al. Committee Meeting of June 2, 1970. Item 349. 3rd District.

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 an unimproved tract of land with the property to the north improved with a small shopping center and vacant land. The property to the west is improved with dwellings as well as to the property to the south. The property to the north and northwest is improved with a small shopping center and a portion of the property is zoned for apartments. Reisterstown Road and McDonough Road 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.

Highways:

Reisterstown Road (U.S. 140) is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

McDonough Road, an existing road, is to be improved in the future as a 50-foot closed section within an 80-foot right-of-way, transitioning to a divided highway in the vicinity of Reisterstown Road, generally as indicated on

W. Lee Harrison, Esq.
Item 349
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August 25, 1970

The submitted plan, however, the right-of-way and pavement widths, horizontal and vertical alignment, etc., will be determined at such time as the proposed development of this site is reviewed by the Joint Subdivision Planning Committee. It is noted that the cross ed intersection of the realignment of McDonough Road with the Reisterstown Road has been firmly established by County and State representatives.

The entrance locations are subject to approval by the Department of Traffic Engineering.

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.

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.

Storm Drains:

Provision for accommodating storm water or drainage have not been indicated on the submitted plan. A storm drainage study, storm drain facilities and/or easements will be required in conjunction with the proposed 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, would be the full responsibility of the petitioner.

Reisterstown Road (U.S. 140) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water:

Public water supply is available to serve this property. Additional fire hydrants will be required to be installed from the existing public water main in Reisterstown Road, along the frontage of this property.

W. Lee Harrison, Esq.
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August 25, 1970

Sanitary Sewer:

Public sanitary sewerage is not readily available to serve this property. It is possible to serve this property by construction of a public gravity sanitary sewer extension, from the Gwynns Falls Sanitary Interceptor Sewer which exists approximately 4000 feet west of Reisterstown Road (beyond the Western Maryland Railroad).

A sanitary sewerage study will be required in conjunction with the proposed development of this property.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition has been reviewed previously by this office as Zoning Petition 665-211 and 69-235, and since there has been no change in the area, the comments mentioned above remain valid.

HEALTH DEPARTMENT:

Public water is available to the site.

Public sewer is proposed.

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

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

FIRE DEPARTMENT:

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.

Fire hydrants for the proposed site shall be required and in accordance with Baltimore County Standards. The hydrants shall have a 300' spacing around buildings and along Reisterstown Road and McDonough Road.

BOARD OF EDUCATION:

Would not increase student population.

W. Lee Harrison, Esq.
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August 25, 1970

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted. Also, see Parking Lots, "Section 409.10 n".

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, Chairman

OLH:JD
Enc.

February 3, 1971

Mr. Lee Harrison, Esquire
305 West Joppa Road
Towson, Maryland 21204

RE: Petition for Reclassification
N/S of McDonough Road, 125' W
of Reisterstown Road - 3rd District
Louis E. Schecter, et al -
Petitioners NO. 71-196-2 (Item 349)

Dear Mr. Harrison:

I have this date passed my Amended Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

E. D. Hardesty
E. D. HARDESTY
Deputy Zoning Commissioner

Enclosure

Enclosure

cc: R. Taylor Nelson, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

James H. Cook, Esquire
Leyla Federal Building
Towson, Maryland 21204

Calhoun Road, Esquire
705 Rasmussen Building
Baltimore, Maryland 21201

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: June 10, 1970

FROM: Lieutenant Thomas E. Kelly
Fire Department

SUBJECT: Property Owner:
Louis E. Schecter, et al

Location: N/S McDonough Road, Intersection with the S/W of Reisterstown Road

Item # 349 Zoning Agenda June 2, 1970

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.

Fire hydrants for the proposed site shall be required and in accordance with Baltimore County Standards. The hydrants shall have a 300' spacing around buildings and along Reisterstown Road and McDonough Road.

Lt. T. E. Kelly

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF June 2, 1970

Petitioner: Louis E. Schecter, et al

Location: N/S McDonough Rd., INTERS. WITH THE S/W of REIST. RD.

District: 3

Present Zoning: R-20

Proposed Zoning: MM

No. of Acres: 72.1 TOTAL (50.1 AC. PETITIONED FOR REZONING)

Comments: WOULD NOT INCREASE STUDENT PRODUCTION.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: June 2, 1970

FROM: Mr. J. J. Forrester

SUBJECT: Item 349 - Zoning Advisory Committee Meeting, June 2, 1970

349. Property Owner: Louis E. Schecter, et al
Location: N/S of McDonough Rd., Intersection with the S/W of Reisterstown Rd.
Present Zoning: R-20
Proposed Zoning: Reclass. to MM
District: 3rd
No. Acres: 72.1

Public water is available to the site.

Public sewer is proposed.

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

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

San J. Forrester
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

1JF:ra

BALTIMORE COUNTY, MARYLAND

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

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 349 - ZAC - June 2, 1970
Property Owner: Louis E. Schecter, et al
McDonough Road S/W of Reisterstown Road
Reclassification to MM

The subject petition has been reviewed previously by this office as Zoning Petition # 65-211 & 69-235. And since there has been no change in the area, the comments mentioned above remain valid.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
Attn: Oliver L. Myers
FROM: Ellsworth N. Oliver, P.E.
SUBJECT: Item 349 (1969-1970)

Property Owner: Louis E. Schecter, et al
N/S of McDonough Road, Intersection with the S/W of Reisterstown Road
District: 3rd
Present Zoning: R-20
Proposed Zoning: Reclassification to MM
No. Acres: 72.1

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

Highways:

Reisterstown Road (U.S. 140) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Road Commission requirements.

McDonough Road, an existing road, is to be improved in the future as a 50-foot closed section within an 80-foot right-of-way, transitioning to a divided highway in the vicinity of Reisterstown Road, generally as indicated on the submitted plan. However, the right-of-way and pavement widths, horizontal and vertical alignment, etc. will be determined at such time as the proposed development of this site is reviewed by the Joint Subdivision Planning Committee. It is noted that the proposed intersection of the Reisterstown Road with the McDonough Road has been firmly established by County and State representatives.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

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

Item 349 (1969-1970)
Property Owner: Louis E. Schecter, et al
Page 2
June 25, 1970

Storm Drains:

Provision for accommodating storm water or drainage have not been indicated on the submitted plan. A storm drainage study, storm drain facilities and/or easements will be required in conjunction with the proposed 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, would be the full responsibility of the petitioner.

Reisterstown Road (U.S. 140) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Road Commission.

Water:

Public water supply is available to serve this property. Additional fire hydrants will be required to be installed from the existing public water main in Reisterstown Road, along the frontage of this property.

Sanitary Sewer:

Public sanitary sewerage is not readily available to serve this property. It is possible to serve this property by construction of a public gravity sanitary sewer extension, from the Johns Falls Sanitary Interceptor Sewer which exists approximately 1000 feet west of Reisterstown Road (beyond the Western Maryland Railroad).

A sanitary sewerage study will be required in conjunction with the proposed development of this property.

Ellsworth N. Oliver
ELLSWORTH N. OLIVER, P.E.
Chief, Bureau of Engineering

END: SANITARY SEWER

WPM - N.E. Key Sheet
37 MM 26 & 27 Position Sheet
10 9 & 10 G Topo
67 Tax

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: June 3, 1970

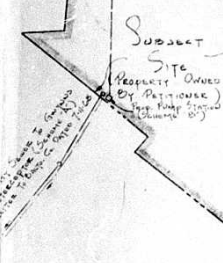
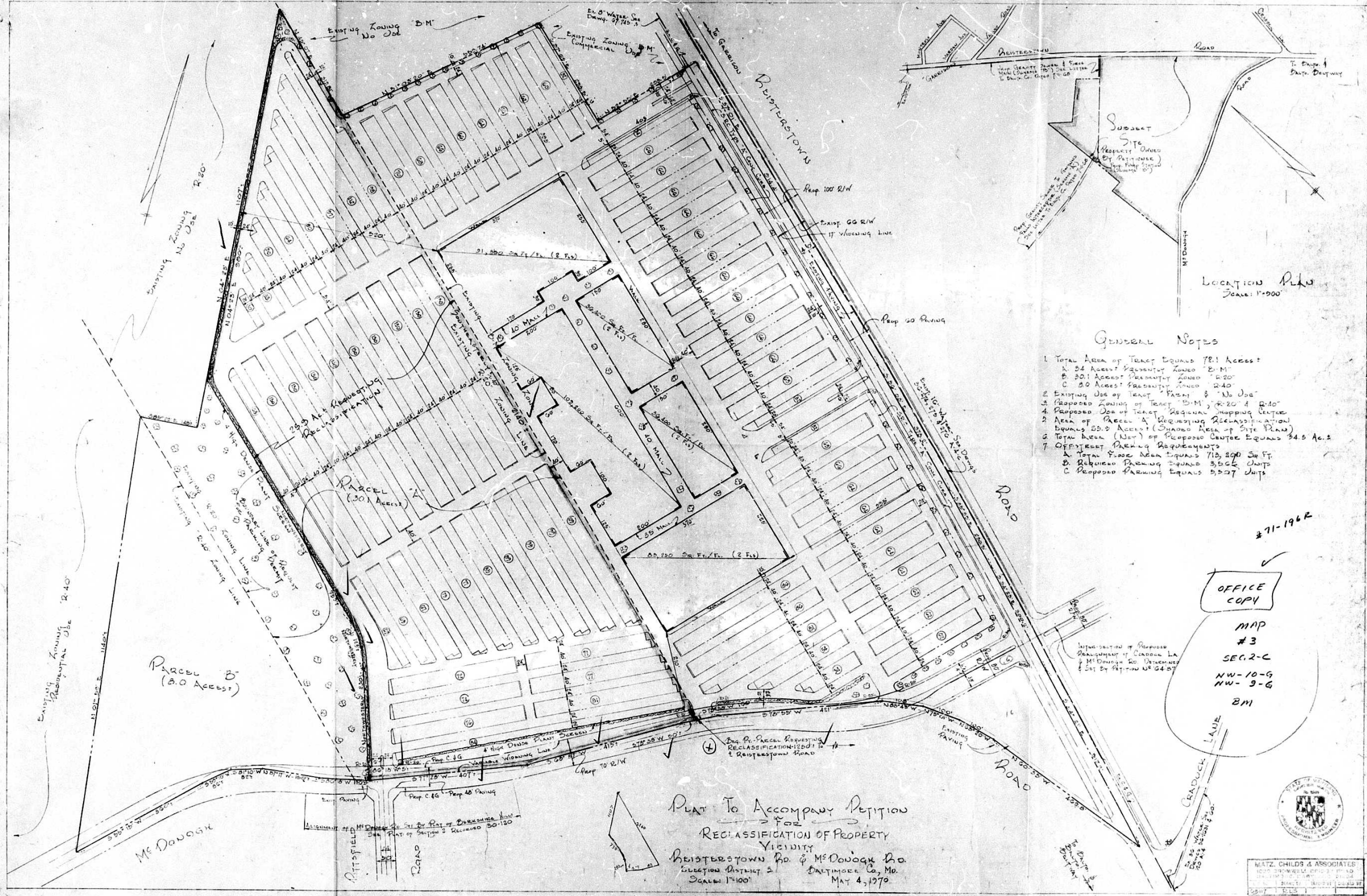
FROM: Mr. Everett H. Seeg, Plans Review

SUBJECT: #349 Louis E. Schecter et al
N/S of McDonough Rd., Intersection with S/W of Reisterstown Rd.
District 3

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted; also, see Building Code "Section 109.10 b".

E. H. Seeg
Everett H. Seeg, Plans Review

ERR:gh



GENERAL NOTES

1. Total Area of Tract Equals 38.1 Acres:
A. 34 Acres Presently Zoned "B.M."
B. 30.1 Acres Presently Zoned "R-20"
C. 8.0 Acres Presently Zoned "R-40"
2. Existing Use of Tract "Farm" & "No Use"
3. Proposed Zoning of Tract "B.M.", "R-20" & "R-40"
4. Proposed Use of Tract Regional Shopping Center
5. Area of Parcel "A" Requesting Reclassification Equals 30.1 Acres (Shaded Area of Site Plan)
6. Total Area (Use) of Proposed Center Equals 34.5 Ac.
7. OFFSTREET PARKING REQUIREMENTS:
A. Total Floor Area Equals 713,200 Sq. Ft.
B. Required Parking Equals 3,566 Units
C. Proposed Parking Equals 3,527 Units

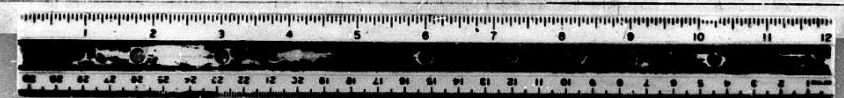
OFFICE COPY

MAP
#3
SEC. 2-C
NW-10-9
NW-9-6
B.M.

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
REISTERSTOWN RD. & MCDONOUGH RD.
SECTION DISTRICT 2 BALTIMORE CO., MD.
SCALE 1"=100'
MAY 4, 1970



MATZ, CHILDS & ASSOCIATES
REAL ESTATE ATTORNEYS
1000 W. BALTIMORE AVE., SUITE 200
BALTIMORE, MARYLAND 21201
TELEPHONE 333-1111



JUN 25 1974