

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Pomona, Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-2 and DR-2.5 zone to an DR-16 and B-1 zone; for the following reason:

Error in original zoning.

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.

Pomona, Inc.

Contract purchaser

By Caroline H. Bernstein - President
Caroline H. Bernstein Legal Owner
Address 212 N. Howard Street
Baltimore, Maryland 21201

W. Lee Harrison
W. Lee Harrison, Petitioner's Attorney

Protestant's Attorney

Address 306 W. Joppa Road
Towson, Maryland 21204 (823-1200)

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of August, 1974, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of September, 1974, at 2:30 o'clock.

W. Lee Harrison
Zoning Commissioner of Baltimore County.

(over)

June 18, 1974

BILLED TO: Raymond Feinberg, Esquire, at ux
1416 Clarkview Road
Baltimore, Md. 21209

Cost of certified copies of documents filed in
Case No. 72-82-R and Case No. 72-221-R \$36.00

Pomona, Inc.
NW corner Reisterstown Road & Naylor's Lane, and
SW/S Reisterstown Road 998 NW Naylor's Lane
3rd District

MAKE CHECKS PAYABLE TO: Baltimore County, Maryland

REMIT TO: County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Md. 21204

WILLIAM D. WELLS : IN THE
Complainant : CIRCUIT COURT FOR
v. : BALTIMORE COUNTY
POMONA, INC., et al : IN EQUITY
Respondents : 102/393/80178

MOTION FOR DISMISSAL

William D. Wells, Complainant, pursuant to Maryland Rule 582 (e), moves for leave to file a voluntary dismissal with prejudice in the above captioned case.

William D. Wells
William D. Wells

Pomona, Inc. by Robert C. Preen, its attorney, hereby consents to granting this Motion.

Robert C. Preen
Robert C. Preen

The County Board of Appeals, by Harry S. Shapiro, its attorney, hereby consents to granting this Motion.

Harry S. Shapiro
Harry S. Shapiro

ORDER

Upon the foregoing Motion of William D. Wells to dismiss the within case, it is this 16th day of October, 1973, ORDERED that the case be, and is hereby, dismissed with prejudice.

John H. Maguire
Judge

True Copy Test
ELMER H. KAHNKE, JR., Clerk

Per Elmer H. Kahnke, Jr.
Deputy Clerk

RE: PETITION FOR RECLASSIFICATION BEFORE
from D.R. 2 and D.R. 3.5 to COUNTY BOARD OF APPEALS
D.R. 16 and B-1. OF
NW corner Reisterstown Road BALTIMORE COUNTY
and Naylor's Lane
3rd District - Northwestern Sector, and RECLASSIFICATION
from D.R. 2 to D.R. 10.5
and D.R. 16
SW/S Reisterstown Road, 998
NW of Naylor's Lane
3rd District
Pomona, Inc.,
Petitioner
NO. 72-82-R
and
NO. 72-221-R

ORDER FOR APPEAL BY NANCY E. PAIGE
AND DAVID H. PAIGE

Mr. Clerk:

Please enter an appeal on behalf of David H. Paige and Nancy E. Paige, Protestants, from the Order of the Board of Appeals of Baltimore County passed in the above case on May 16, 1974.

David H. Paige
David H. Paige

Nancy E. Paige
Nancy E. Paige
Gordon, Feinblatt, Rothman,
Hoffberger & Hollander
1200 Garrett Building
Redwood and South Streets
Baltimore, Maryland 21202
301/752-4567

Attorneys for Protestants

CERTIFICATE OF SERVICE

I hereby certify that on this 12th day of June, 1974, a copy of the foregoing Order for Appeal was mailed, first class, postage prepaid to The Board of Appeals of Baltimore County, 111 West Chesapeake Avenue, Towson, Maryland 21204.

David H. Paige
David H. Paige

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

1.4 ACRE PARCEL, SOUTHWEST SIDE OF
REISTERSTOWN ROAD, 373 FEET, NORTHWEST OF
NAYLOR'S LANE, THIRD ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

This Description is the "B-L" Classification.

Beginning for the same at a point on the southwest side of Reisterstown Road at the distance of 373 feet, more or less, northwesterly from the intersection of said southwest side of Reisterstown Road and the northwest side of Naylor's Lane, running thence binding on the southwest side of said Reisterstown Road, (1) N. 33° 58' W. 325 feet, more or less, to the end of the 30th line of the first parcel of land conveyed to Pomona, Inc. as recorded among the Land Records of Baltimore County in Liber O.T.G. 4613, Page 40, thence binding reversely on a part thereof, (2) S. 53° 24' W. 192.2 feet, more or less, thence parallel to and distant 192 feet, southwesterly from the southwest side of Reisterstown Road, (3) S. 33° 58' E. 315 feet, more or less, thence binding on the northwest outline of the parcel heretofore zoned "B-L", (4) N. 56° 02' E. 192 feet, more or less, to the place of beginning.

Containing 1.4 acres, more or less.

rwbdg
J.O. 66210-H
4/14/71



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

52 ACRE PARCEL, SOUTHWEST SIDE OF
BALTIMORE BELTWAY, SOUTHWEST OF REISTERSTOWN ROAD,
NORTHWEST OF NAYLOR'S LANE
THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for R-A (D.R. 16) Classification

Beginning for the same at a point on the southwest side of Reisterstown Road at a point distant 998 feet, more or less, northwest of the intersection of said southwest side of Reisterstown Road and the northwest side of Naylor's Lane, 30 feet wide, said beginning point being the beginning of the 28th line of the first parcel of land conveyed to Pomona, Inc. as recorded among the Land Records of Baltimore County in Liber O.T.G. 4613, Page 410, running thence binding on the 28th, 29th and part of the 30th line of said land three courses, (1) S. 53° 43' W. 265.83 feet, (2) S. 37° 59' E. 300.92 feet, and (3) N. 53° 24' E. 52.5 feet, more or less, thence parallel and distant 192 feet southwesterly from the southwest side of said Reisterstown Road, (4) S. 33° 58' E. 278 feet, more or less, thence parallel to and distant 400 feet northwesterly from the northwest side of said Naylor's Lane, three courses (5) S. 58° 39' W. 785 feet,

more or less, (6) S. 60° 46' W. 355 feet, more or less, and (7) S. 82° 16' W. 60 feet, more or less, to a point on the 8th line of said land conveyed to Pomona, Inc., thence binding on the outlines thereof six courses: (8) N. 50° 03' W. 30 feet, more or less, (9) N. 27° 55' W. 67.87 feet, (10) S. 65° 42' W. 222.38 feet, (11) S. 56° 01' W. 56.48 feet, (12) N. 39° 54' W. 19.80 feet, and (13) S. 50° 48' W. 16 feet, more or less, thence parallel to and distant 400 feet northerly from the north side of said Naylor's Lane, (14) S. 82° 16' W. 645 feet, more or less, to a point on the 16th line of said land, thence binding on the west outline of said land, (15) N. 17° 08' W. 1260 feet, more or less, to the southeast corner of the Baltimore Beltway, thence binding thereon two courses, (16) northeasterly 232 feet, more or less, and (17) northeasterly 661 feet, more or less, thence binding on the northerly outlines of the land owned by Pomona, Inc. five courses (18) S. 21° 36' E. 307.48 feet, (19) N. 68° 24' 00" E. 369.05 feet, (20) S. 75° 36' E. 520 feet, more or less, (21) S. 78° 00' E. 82.00 feet, and (22) N. 54° 22' E. 269.00 feet to the southwest side of said Reisterstown Road, thence binding thereon, (23) S. 33° 58' E. 22.00 feet, to the place of beginning.

Containing 52 acres of land, more or less.

rwbdg
J.O. 66210-H
4/14/71



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

DEC 16 1975

PETITION AND SHOW CAUSE ORDER FOR RE-HEARING BY
WILLIAM D. WELLS IN FILE #72-221-R

RE: PETITION FOR RECLASSIFICATION
from D.R. 2 and D.R. 3.5
to D.R. 16 and B-1
NW corner Reisterstown Road
and Noylers Lane
3rd District - Northwestern Sector,
and RECLASSIFICATION
from D.R. 2 to D.R. 10,5
and D.R. 16
SW/S Reisterstown Road, 998'
NW of Noylers Lane
3rd District
Pomona, Inc., Petitioner
Zoning Files 72-82-R
and 72-221-R
Raymond and Bevelise F. Feinberg,
Protestants-Appellants

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Docket No. 9
Folio No. 439
File No. 5323

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 1101-8 (4) of the Maryland Rules of Procedure, Walter A. Reiter, Jr., Robert L. Gilland and W. Giles Parker, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the Appeal to the representative of every party to the proceeding before it; namely, W. Lee Harrison, Esquire, 306 West Joppa Road, Towson, Maryland 21204, Attorney for the Petitioner, and Raymond Feinberg, Esquire, 1416 Clarkview Road, Baltimore, Maryland 21209, and David H. Fishman, Esquire, Garrett Building, Redwood and South Streets, Baltimore, Maryland 21202, Attorneys for the Protestants-Appellants, and Stephen H. Sachs, Esquire and Jay I. Morstein, Esquire, 1300 Mercantile Bank and Trust Building, Baltimore, Maryland 21201, and Ronald L. Schreiber, Esquire, 1215 Maryland National Bank Building, Baltimore, Maryland 21202, and Myron J. Ashman, Esquire, 1710 Court Square Building, Baltimore, Maryland 21202, and James D. Nolan, Esquire, 204 West Pennsylvania Avenue, Towson, Maryland 21204, and Marvin I. Singer, Esquire, 10 East Eager Street, Baltimore, Maryland 21202, Attorneys for the Protestants, and Mark D. Dopkin, Esquire, Tenth Floor, Sun Life Building, Baltimore, Maryland 21201, and William D. Wells, Esquire, Pikeville Professional Building, 7 Church Lane, Pikeville, Maryland 21208, Protestants, and Mr. Eugene C. Sutton, Chesapeake Financial Corporation, 100 St. Paul Street, Baltimore, Maryland 21202, and Mrs. Leland A. Graham, Box 193 - Woodholme Avenue, Baltimore, Maryland 21204, a copy of which notice is attached hereto and prayed that it may be made a part thereof.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County
County Office Building, Towson, Md. 21204
494-3180

Pomona, Inc. - 9/49/5323

2.

I hereby certify that a copy of the foregoing Certificate of Notice has been mailed to W. Lee Harrison, Esquire, 306 West Joppa Road, Towson, Maryland 21204, Attorney for the Petitioner, and Raymond Feinberg, Esquire, 1416 Clarkview Road, Baltimore, Maryland 21209, and David H. Fishman, Esquire, Garrett Building, Redwood and South Streets, Baltimore, Maryland 21202, Attorneys for the Protestants-Appellants, and Stephen H. Sachs, Esquire and Jay I. Morstein, Esquire, 1300 Mercantile Bank and Trust Building, Baltimore, Maryland 21201, and Ronald L. Schreiber, Esquire, 1215 Maryland National Bank Building, Baltimore, Maryland 21202, and Myron J. Ashman, Esquire, 1710 Court Square Building, Baltimore, Maryland 21202, and James D. Nolan, Esquire, 204 West Pennsylvania Avenue, Towson, Maryland 21204, and Marvin I. Singer, Esquire, 10 East Eager Street, Baltimore, Maryland 21202, Attorneys for the Protestants, and Mark D. Dopkin, Esquire, Tenth Floor, Sun Life Building, Baltimore, Maryland 21201, and William D. Wells, Esquire, Pikeville Professional Building, 7 Church Lane, Pikeville, Maryland 21208, Protestants, and Mr. Eugene C. Sutton, Chesapeake Financial Corporation, 100 St. Paul Street, Baltimore, Maryland 21202, and Mrs. Leland A. Graham, Box 193 - Woodholme Avenue, Baltimore, Maryland 21208, on this 18th day of June, 1974.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

CC: Zoning, B. Anderson
Planning, R. Wernech

Re: Petition for Reclassification
from DR-2 and DR-3.5 to DR-16
and B-1, Southwest corner of
Baltimore County Beltway and
Reisterstown Road,
Pomona, Inc. Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

MEMORANDUM

Now comes Pomona, Inc. owner of the above captioned property,
by W. Lee Harrison, its attorney, and in accordance with BIP 72,
Section 22, 22(b), states that the reclassification requested should be
granted and for reasons says:

The subject property was adopted by the County Council as DR-2
and DR-3.5. Logical planning techniques would not agree with this proposed
zoning. Therefore, we contend that the Council's map is in error. The
parcel is a natural buffer between the Beltway and the residential develop-
ments on Old Court Road and Woodling Way. It would provide a well planned
concept needed in the area to prevent bodge-podge development.

The requested B-1 zoning would provide additional commercial uses
needed to complement the overall scheme of development.

Therefore, we contend that the proper zoning for the land is DR-16
and B-1 and that the Council was in error in adopting DR-2 and DR-3.5

W. Lee Harrison
W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204
923-1200
Attorney for Petitioner

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER

LANSKETT BUILDING
REISTERSTOWN AND SOUTH STREETS
BALTIMORE, MD. 21202

June 12, 1974

County Board of Appeals
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Mr. John A. Slowik, Chairman

Re: Pomona, Inc., Petitioner
No. 72-82-R and No. 72-221-R

Dear Mr. Slowik:

Enclosed are two copies of Order for Appeal from the
decision of the Board of Appeals in the matter of Pomona,
Inc. for rezoning. The Order was filed in the Circuit
Court for Baltimore County on behalf of David M. Paige
and Nancy E. Paige, who appeared as protestants before
the Board.

Please note that the opinion of the Board states
that there were no protestants to the application.
This is in error. The record of the hearing will show
that Mrs. Paige appeared at the hearing and entered her
appearance on behalf of herself and her husband as
protestants.

Please correct your records accordingly.

Thank you.

Very truly yours,

David H. Fishman

nh
Encl.

Rec'd 6/13/74
10 AM

LAW OFFICES
FRANK, BERNSTEIN, CONAWAY & GOLDMAN

1300 MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201

April 16, 1974

Walter A. Reiter, Jr., Esquire
Chairman, County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 72-82-R and Case No.
72-221-R; Pomona, Inc. Petition
for Reclassification

Dear Mr. Reiter:

Please enter my appearance as co-counsel along with
Stephen H. Sachs for Mark D. Dopkin, Esquire, Jules R. Wilson,
Esquire, Mr. Raymond Feinberg, Mr. Anthony C. Marsiglia, and
the Pine Ridge Improvement Association, Inc., as protestants
in the above-captioned matter.

I am also enclosing herewith two subpoenas requesting
the attendance of Mr. Frank H. Fisher and Mr. Richard Moore,
respectively, to testify with respect to the above-captioned
matter on April 25, 1974.

Sincerely yours,

Jay I. Morstein

JIM:blf
Enclosure

cc: W. Lee Harrison, Esq.
Mark D. Dopkin, Esq.
Jules R. Wilson, Esq.
Mr. Raymond Feinberg
Mr. Anthony C. Marsiglia

Rec'd 4/16/74
1:45 PM

LAW OFFICES OF
NOLAN, PLIMHOFF & WILLIAMS

204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

July 3, 1973

Baltimore County Board of Appeals
County Office Building
Towson, Maryland 21204

Attention: Honorable John A. Slowik

Re: Two Cases filed by Pomona, Inc.,
Case Nos. 72-82-R and 72-221-R

Dear Mr. Slowik:

Please enter my appearance on behalf of
Mr. Harold Paris, Jr., 1 Vauluse Lane,
Pikesville, Maryland 21208 as a Protestant
in the above captioned matter.

Very truly yours,

James D. Nolan

JDN:rk

cc: Mr. Harold Paris, Jr.

cc: W. Lee Harrison, Esquire

AREA CODE 301
TELEPHONE
823-7800

LAW OFFICES OF
NOLAN, PLIMHOFF & WILLIAMS

204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

June 21, 1973

JAMES D. NOLAN
J. EARLE PLIMHOFF
NEWTON A. WILLIAMS
WILLIAM T. HESSON, JR.

AREA CODE 301
TELEPHONE
823-7800

Honorable John A. Slowik
Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Dear Mr. Slowik:

Re: Two Cases filed by Pomona, Inc.,
Case Nos. 72-82-R and 72-221-R

Please enter my appearance on behalf of Pikesville Hotel
Limited Partnership, an adjoining property owner, in both of the
above entitled cases. Your noting of my client's interest in
these cases will be appreciated, as will continued notification
as to proceedings in both of these cases.

Thanking you and your staff for your kind attention to
this request, I am

Sincerely,

James D. Nolan

mhj

cc: W. Lee Harrison, Esquire

Pikesville Hotel Limited Partnership
Attention: William L. Siskind, Esquire

Rec'd 6/22/73
10 AM

DEC 16 1975

RE: PETITION FOR RECLASSIFICATION
from D.R. 2 and D.R. 3.5 to
D.R. 16 and B.L.
NW corner Reisterstown Road
and Naylor Lane
3rd District - Northwestern Sector,
and RECLASSIFICATION
from D.R. 2 to D.R. 10.5
and D.R. 16
SW/S Reisterstown Road, 998'
NW of Naylor Lane
3rd District
Pomona, Inc.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 72-82-R
and
No. 72-221-R

OPINION

This case involves a property owned by Pomona, Inc. (also known as the Hutzler property), located on the inside of the southwest quadrant of the intersection of Reisterstown Road and the Beltway, in the Third Election District, Northwest Sector, of Baltimore County. The subject property has been the subject of previous zoning petitions which have been in and out of the zoning process from time to time, the latest cases involve a reclassification for part of the property from D.R. 2 and D.R. 3.5 to D.R. 10.5 and D.R. 16, and also for a reclassification of a small portion of the area to B.L.

The property is now mostly zoned, under the maps adopted on March 24, 1971, as D.R. 2, with exception of the portion of it fronting directly on Reisterstown Road, which is zoned B.L. and D.R. 3.5. It abuts the Baltimore Beltway to the north and for most of its northern perimeter, and to the east along Reisterstown Road it is surrounded by commercial development, most of which has taken place since the adoption of the maps in March of 1971 and which needs no more than a viewing to determine that there has been a substantial change in the character of the immediate neighborhood since that time. For example, a large hotel-motel complex, known as the Baltimore Hilton Inn, has been constructed since that time, back of which is a large structure used as a commercial tennis barn, and along Reisterstown Road there are gasoline stations, a Ponderosa Steak House and other stores. Immediately across Reisterstown Road there are two other motels and a number of gasoline stations. The subject property is now, and has been for a long time, used only as a farm for the grazing of cattle which is, of course, a wasteful use for property as valuable as this and in this location.

Pomona, Inc. - #72-82-R and #72-221-R

2.

At the time the petition was filed with the Zoning Commissioner there were a number of protests. However, since that time and during the past two or more years, the petitioner has amended his plans and redesigned the whole layout so that before the close of this case before the Board of Appeals there were no protests, and the numerous counsel for the various protestants had also struck their appearance and, in fact, the principal protestant; namely, the Pine Ridge Association, is now strongly in favor of the proposal as modified and their President testified that they felt that the present plans would stabilize the area and prevent further commercialization.

Mr. Gordon Sugar, a well-known and highly qualified builder of homes as well as apartments, appeared as the contract purchaser at the Board hearing and testified as to his plans at great length and submitted plans by way of exhibits. His testimony is impressive to the Board, and we have no difficulty in finding that the proposed development of this tract would be in the best interest of the neighborhood and the surrounding area. He further indicated it would take from five to seven years to complete this project. It is to be noted that Mr. Sugar appears as a party to the agreement between the present owners of the property, the Pine Ridge Association, and a number of neighbors who were previously protestants. This agreement will be recorded as a binding covenant upon reclassification of the property and is hereby made a part of this Opinion by reference, it appearing among the exhibits as Petitioner's Exhibit No. 9. It is also to be noted that the revised plans will show but one traffic access directly to Reisterstown Road.

In addition to the above, the petitioner presented testimony of qualified engineers as to the availability of utilities which appear to be satisfactory. There was testimony by Dr. W. W. Ewell, a recognized traffic expert, who ventured his opinion that there would be no problem as to congestion arising solely as a result of this development, and pointed out that in March of 1971 no money had been allocated for the Northwest Expressway, which is now the case, and the plans are for its completion during the period 1976-1978. There is a proposed rapid transit stop within walking distance of the subject property. It was also brought out that a bridge of the Northwest Expressway has already been constructed to cross the Baltimore Beltway.

Pomona, Inc. - #72-82-R and #72-221-R

3.

In the field of expertise in planning, the petitioner presented Mr. Frederick P. Klaus, a qualified realtor and appraiser, and Mr. Frederick E. Vo-Schwertner, a planner, both of whom expressed the opinion that the present zoning was not only in error but "inconceivable" as it allowed a reasonable use of the property, and that the physical changes in the neighborhood would warrant rezoning even if there had been no error in the original zoning, which both of them felt had occurred for reasons stated in their testimony.

There was further testimony produced by means of Mr. James E. Kraft, an executive of the Capital Program Planning of the Board of Education of Baltimore County, the substance of whose testimony was that this proposed new construction would not cause any increase of capacity of the local schools and would have no adverse effect thereon, particularly in view of the new school construction in the general area which is planned to be completed by 1977.

Mr. Norman Gerber, the Chief of the Community Planning Division of the Office of Planning and Zoning of Baltimore County, testified that the Planning Board had recommended retention of D.R. 2 zoning for this area at the time of the petition under the cycle zoning but, however, in the same document they pointed out that this property would be a good location for apartment zoning which is, to the mind of the Board, unrealistic in the present classification of D.R. 2. Mr. Gerber pointed out that the issue before the County Council in 1971, at the time of the map adoption, involved an entirely different plan for zoning with reference to density of use from what is now under consideration.

Without going further into the uncontested facts presented by the petitioner, and in the absence of any protest whatever, and in light of what appears to be a completely valid and legal restrictive agreement, the Board finds as a fact that there have been substantial changes in the character of the immediate neighborhood from March 24, 1971 to warrant the rezoning as presently planned and agreed to.

Pomona, Inc. - #72-82-R and #72-221-R

4.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 16th day of May, 1974, by the County Board of Appeals, ORDERED that the reclassification petitioned for, as shown on the revised plat, dated August 24, 1973, and entered into evidence as Petitioner's Exhibit No. 5, be and the same is hereby GRANTED as follows:

36.4 acres, outlined in green on the above mentioned exhibit, shall be reclassified from its present zoning to D.R. 10.5;
6.2 acres, outlined in blue on the above mentioned exhibit, shall be reclassified from its present zoning to D.R. 16; and
the small parcel fronting on the Reisterstown Road consisting of 1.4 acres shall be reclassified from D.R. 3.5 to B.L.,

subject to site plan approval by the Office of Planning and Zoning, the State Highway Administration, and the Bureau of Public Services.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

W. Giles Parker

Robert L. O'Hland

Feb. 9, 1972

No. 72-82-R - Pomona, Inc.

Petition, description of property, Order of Zoning Commissioner

Certificate of posting

Certificates of advertisement

Comments of the Zoning Advisory Committee 4 signs

Petition and letter of protests

Order of appeal

Photogrametric map

Plat filed with petition

W. Lee Harrison, Esq.,
306 West Joppa Road,
Towson, Maryland 21204
Counsel for petitioner

Stephen E. Sachs, Esq.,
1605 Mercantile Trust & Bank Bldg.,
Baltimore, Maryland 21202
" " protestants

Ronald L. Schreiber, Esq.,
1215 Maryland National Bank Bldg.,
Baltimore, Maryland 21202
" " "

Mark D. Dopkin, Esq.,
912 Fidelity Building
Baltimore, Md. 21201

Myron J. Ashman, Esq.,
1710 Court Square Building
Baltimore, Md. 21202

Mr. Robert M. Nied,
800 Tower Building
Baltimore, Md. 21202

February 9, 1972

Stephen E. Sachs, Esq.,
1605 Mercantile Trust & Bank Bldg.,
Baltimore, Maryland 21202

Re: Petition for Reclassification
Property of Pomona, Inc.,
Petitioner - No. 72-82-R

Dear Mr. Sachs: Please be advised that an appeal has been filed from the decision of the Zoning Commissioner rendered in the above matter.

You will be duly notified of the date and time of appeal hearing when scheduled by the Baltimore County Board of Appeals.

Very truly yours

Zoning Commissioner

cc: Ronald L. Schreiber, Esq.,
1605 Mercantile Bank & Trust Bldg.,
Baltimore, Maryland 21202

Mark D. Dopkin, Esq.,
912 Fidelity Building
Baltimore, Maryland 21201

Myron J. Ashman, Esq.,
1710 Court Square Building
Baltimore, Md. 21202

Mr. Robert M. Nied,
800 Tower Building
Baltimore, Maryland 21202

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

January 27, 1972

S. Eric DiNenna, Esq.,
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification, NW/Corner of Reisterstown Road and Naylor Lane - 3rd District, Pomona, Incorporated - Petitioner NO. 72-82-R (Item No. 29)

Dear Mr. DiNenna:

Please note an appeal to the County Board of Appeals from your decision and order dated January 14, 1972, denying the requested reclassification on behalf of the Petitioner, Pomona, Incorporated.

I enclose herewith check in the amount of \$75.00 to cover the costs of said appeal.

Very truly yours,

W. Lee Harrison

b/enc.

CC: Stephen H. Sachs, Esq.,
Ronald L. Schreiber, Esq.,
Mark D. Dopkin, Esq.,
Myron J. Ashman, Esq.



January 14, 1972

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

RE: Petition for Reclassification
NW/Corner of Reisterstown Road
and Naylor Lane - 3rd District
Pomona, Incorporated - Petitioner
NO. 72-82-R (Item No. 29)

Dear Mr. Harrison:

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

Very truly yours

S. ERIC DINENNA
Zoning Commissioner

SEN/erl

Attachments

cc: Stephen H. Sachs, Esquire
1605 Mercantile Bank and Trust Building
2 Hopkins Place
Baltimore, Maryland 21201

Ronald L. Schreiber, Esquire
1215 Maryland National Bank Building
10 Light Street
Baltimore, Maryland 21202

Mark D. Dopkin, Esquire
912 Fidelity Building
Baltimore, Maryland 21201

Myron J. Ashman, Esquire
1710 Court Square Building
Baltimore, Maryland 21202

Robert M. Nied
800 Tower Bldg

DEC 16 1975

RE: PETITION FOR RECLASSIFICATION
 TION
 NW corner of Reisterstown
 Road and Maylors Lane -
 3rd District
 Pomona, Incorporated -
 Petitioner
 NO. 72-82-R (Item No. 29)

BEFORE THE
 ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY

The Petitioner requests a Reclassification from D.R.2 and D.R.3.5 Zones to a B.L. Zone, for property, herein known as Parcel No. 1, containing 1.4 acres of land, more or less, located on the west side of Reisterstown Road, north of Maylors Lane, in the Third District of Baltimore County. There was a further request for a Reclassification from a D.R.2 Zone to a D.R.16 Zone, for a parcel of land, herein known as Parcel No. 2, containing 52 acres of land, more or less, immediately to the west of Parcel No. 1.

At the time of the public hearing, the Petitioner requested that the Petition for the D.R.16 Zone be dismissed without prejudice. By Order of the Zoning Commissioner of Baltimore County, on the 15th day of October, 1971, the request for the D.R.16 zoning was dismissed without prejudice. Therefore, the only matter before the Zoning Commissioner, at this time, is the request for the B.L. Zone.

Testimony on behalf of the Petitioner indicated that the property to the north, to the south, and immediately across Reisterstown Road were all zoned in a B.L. classification. This property is one of the remaining few parcels of land south of the Baltimore Beltway on Reisterstown Road that is zoned in a residential capacity. Evidence, as to error on the Comprehensive Zoning Map, indicated that the Baltimore County Planning Board had recommended B.L. zoning for the property.

Mr. Frederick P. Klaus, real estate appraiser and zoning consultant, testifying for the Petitioner, stated that it was inconceivable that this small parcel of land along Reisterstown Road remain in its present D.R.3.5 Zone. Further evidence indicated

that a private road from Reisterstown Road bisects this property to service the area to the west, known as Parcel No. 2 and as the Pomona Estate.

Additionally, it was indicated that there is a very heavy volume of traffic in this immediate area of Reisterstown Road and the Baltimore Beltway. The development of this parcel, in conjunction with the B.L. property to the south, owned by the Petitioner, would create more traffic and cause additional congestion.

In the opinion of the Zoning Commissioner, the Comprehensive Zoning Map, as adopted, was not in error, in that, it is conceivable that the Baltimore County Council desired to place this property in its present classification as another means of ingress and egress for the property to the west and its possible development. This is evidenced by the present private road which crosses the subject property. The mere fact that the subject property is one of the remaining few parcels of land along Reisterstown Road zoned in a residential capacity is not sufficient reason to state that the Baltimore County Council erred. Furthermore, the Comprehensive Zoning Map, as adopted by the Baltimore County Council on March 24, 1971, is presumed to be correct, and the burden is upon the Petitioner to show error. This burden has not been met.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of January, 1972, 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 D.R.2 and D.R.3.5 Zones.

[Signature]
 Zoning Commissioner of
 Baltimore County

RE: PETITION FOR RECLASSIFICATION
 NW corner of Reisterstown Road and
 Maylors Lane - 3rd District
 Pomona, Inc. - Petitioner
 NO. 72-82-R (Item No. 29)

BEFORE THE
 ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY

The Petitioner has withdrawn that portion of the Petition which requested a Reclassification from a D.R.2 Zone to a D.R.16 Zone, and therefore, it is ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October, 1971, that the said portion of the Petition requesting a D.R.16 Zone be and the same is DISMISSED without prejudice.

[Signature]
 Zoning Commissioner of
 Baltimore County

ORDER RECEIVED FOR FILING
 DATE 1/16/72
 BY J. E. Harrison, Clerk

October 15, 1971

W. Lee Harrison, Esquire
 304 West Joppa Road
 Towson, Maryland 21204

RE: Petition for Reclassification
 NW corner of Reisterstown Road
 and Maylors Lane - 3rd District
 Pomona, Inc. - Petitioner
 NO. 72-82-R (Item No. 29)

Dear Mr. Harrison:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

[Signature]
 S. Eric DiNenna
 Zoning Commissioner

Enclosure

Enclosure

cc: Stephen H. Sachs, Esquire
 1205 Mercantile Bank and Trust Building
 Baltimore, Maryland 21201

Ronald Schreiber, Esquire
 10 Light Street
 Baltimore, Maryland 21201

Mark Dopkin, Esquire
 212 Fidelity Building
 Baltimore, Maryland 21202

Wynon J. Ashman, Esquire
 1710 Court Square Building
 Baltimore, Maryland 21202

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

October 5, 1971

S. Eric DiNenna, Esq.
 County Office Building
 Towson, Maryland 21204

Re: Petition of Pomona, Inc.

Dear Mr. DiNenna:

Confirming the verbal statement made at the Hearing on the above Petition, please withdraw without prejudice that portion of the Petition which requested DR-16 zoning.

Very truly yours,

[Signature]
 W. Lee Harrison

W.L.H. jr

WESTON S. BLADES (1988-1991)
 BLADES & ROSENFELD (1988-1991)
 JAMES ROSE
 CHARLES W. BLADES, JR.
 PAUL C. WELMAN, JR.
 EUGENE H. SCHROEDER
 THEODORE C. MITCHELL
 MARK D. DOPKIN
 DAVID R. ELKAMAR
 GEORGE C. WEBB, II

LAW OFFICES OF
 BLADES & ROSENFELD, P.A.
 A PROFESSIONAL CORPORATION
 912 FIDELITY BUILDING
 BALTIMORE, MD. 21201

AREA CODE 301
 TELEPHONE 539-1708



September 10, 1971

The Zoning Commissioner
 of Baltimore County
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Petition of Pomona, Inc. for
 Re-classification, 3rd District,
 Northwestern Sector
 Case No. 72-82R

Gentlemen:

Please enter my appearance as an attorney for protestants in the above captioned case.

Very truly yours,
[Signature]
 Mark D. Dopkin

MDJ/SW

TO: Mr. Edward D. Hardesty, Zoning Commissioner
 ATTN: Mr. Myers

DATE: 5/11/71

FROM: Planning Division
 Fire Prevention Bureau

SUBJECT: Property Owner:

Pomona, Inc.

Location: SW/S Reisterstown Rd., NW of Maylors Lane

Item # 29

Zoning Agenda

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. Fire hydrants shall be located at intervals of 500 ft. along an approved road for the apartment complex and at 300 ft. intervals for commercial buildings.

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.

Respectfully submitted:

[Signature]
 H. Thomas Kelly
 Planning Division
 Fire Prevention Bureau

BALTIMORE COUNTY DEPT. OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING

OF APRIL 27 & 28 (POMONA ZONING)

Petitioner: Pomona, Inc.

Location: SW/S Reisterstown Rd., NW of Maylors Lane

District: 3

Present Zoning: DR-16 & DR-3.5

Proposed Zoning: DR-16 & DR-3.5 (75' CORNER LANE)

No. of Acres: 5.34

Comments: LDC CAN BE SET BACK APPROX. 42' ELEMENTARY SCHOOL FROM THE EXISTING ZONING LINES APPROX. 24' FROM CORNER OF REISTERSTOWN FROM DR-16 (DR-3.5) CORNER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: May 10, 1971
 ATTN: Oliver L. Myers
 FROM: Ellsworth N. Rivers, P.E.
 SUBJECT: Item #29 (April - October Cycle 1971)
 Property Owner: Pomona, Inc.
 Location: 3/4 S Reisterstown Road, N/S of Maylors Lane
 Present Zoning: D.R. 2 & D.R. 3.5
 Proposed Zoning: D.R. 16 and B.L.
 District: 3rd Sector: Northwestern
 No. Acres: 53.4

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

This site has frontage on Reisterstown Road, Maylors Lane and Old Court Road.

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

Maylors Lane is an existing County road, which shall ultimately be improved to local collector standards. Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 40-foot closed road section on a 60-foot right-of-way will be required for any grading or building permit application.

Old Court Road is an existing County Road, which has been improved.

Storm Drains

This property lies in two distinct drainage areas. Provisions for accommodating storm drainage have not been indicated on the submitted plan.

The area draining northwest will discharge to the Baltimore Beltway system. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Item #29 (April - October Cycle 1971)
 Property Owner: Pomona, Inc.
 Page 2
 May 10, 1971

Storm Drains: (Cont'd)

The major portion of the site drains to a stream traversing this site. This stream constitutes waters of the State. No change can be authorized for the course or cross-section of the stream without permit from the State Department of Water Resources. This includes a culvert crossing, public or private. The owner is responsible for an engineering study to determine the area of this site which would be inundated by a 50-year storm and to provide all justification of public benefit necessary to, and to obtain the required State permit for any change in course or cross-section proposed. Public rights-of-way will be required for the 50-year flood plain including 1 foot free board, 50-foot minimum width.

Public drainage facilities are required for any offsite drainage facilities and any onsite facilities serving offsite areas, in accordance with the standards of the Baltimore County Department of Public Works.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

Sediment Control

Development of this property through striping, grading and stabilization would result in sediment pollution problem, damaging private and public holdings below this property, and sediment control is required by State law. 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 and building permits.

Water

Public water facilities are available to benefit this property.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

The proposed private improvement must be reviewed by the Baltimore City, Water Division for adequacy of water supply.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the meter shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewer

Public sanitary sewer facilities are available to benefit this property in the southern drainage area.

Item #29 (April - October Cycle 1971)
 Property Owner: Pomona, Inc.
 Page 3
 May 10, 1971

Sanitary Sewer: (Cont'd)

Public sanitary sewer facilities are not available to benefit this property in the area draining to the Baltimore County Beltway. This area is included in the Baltimore County Comprehensive Sewer Plan (1970 - 1980).

Improvements to the public system may be required for adequate service.

The Petitioner is entirely responsible for the construction of all additional sewerage required to serve the proposed development. Such additional sewerage is to be constructed except, that is, not within any public road, right-of-way, or easement, except for connection to public sanitary sewerage located therein. All private and/or onsite sewerage must conform with the Baltimore County Plumbing Code and/or the Joint Interim Policy of the Baltimore County Department of Public Works and the Baltimore County Plumbing Code, as applicable.

Ellsworth N. Rivers
 ELLSWORTH N. RIVERS, P.E.
 Chief, Bureau of Engineering

END:RNM:OK:ms

cc: File (3)

Key Sheet: P-SE and P-NE
 Topo: NW 8 F
 Tax Map: 78

STATE OF MARYLAND
STATE ROADS COMMISSION
800 WEST PRESTON STREET
BALTIMORE, MD. 21201

(STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, 1968 EDITION)
 May 10, 1971



Mr. Edward D. Hardesty
 Zoning Commissioner
 County Office Bldg.
 Towson, Maryland 21204

Re: Baltimore County
 (Route 140)
 Baltimore County "declassification cycle" for the period of April to October, 1971.
 Northwestern Sector
 (Reisterstown Road Area)

Dear Mr. Hardesty:

In reviewing the subject petitions it was noted that quite a few new developments that would create a considerable increase in traffic generation are proposed in the Reisterstown Road area: Items 24, 25, 26, 29, 30, 32, 33, 35, 38 and 44.

It is the opinion of the State Roads Commission that if many of these sites are developed as planned sections of Reisterstown Road could become virtually impassible.

Very truly yours,

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

CL:JEM:bk

BALTIMORE COUNTY, MARYLAND

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

TO: Edward D. Hardesty
 Attn: Oliver L. Myers
 C. Richard Moore
 FROM: Item 29 - Cycle Zoning
 Property Owner: Pomona, Inc.
 Reisterstown Road NW of Maylors Lane
 DR 2 & DR 3.5 to DR 16 & BL

Date: May 12, 1971

The subject petition is requesting a change of 53 acres from DR 2 to DR 16 & BL. 52 acres of DR 16 will generate 6200 trips and the BL will generate 700 trips as opposed to 1100 trips as DR 2.

Access to this site, to a large extent, will be via the interchange of Reisterstown Road and the Beltway which is at capacity. Several times throughout the day, it is not uncommon to find back ups exceeding a mile at the traffic signals at the above mentioned interchange.

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CRM:nr

Re: ITEM 29
 Z.A.C. Meeting April 27, 1971
 Property Owner: Pomona, Inc.
 Location: SW/S Reisterstown Rd.,
 NW of Maylors Lane (Route 140)
 Proposed Zoning: D.R. 16 and B.L.
 District: 3rd Sector: N/W.
 No. Acres: 53.4

Mr. Edward D. Hardesty
 Zoning Commissioner
 County Office Bldg.
 Towson, Maryland 21204

Dear Mr. Hardesty:

The subject plan indicates access to the property by way of a 22' wide right of way at the northwest property line. There is insufficient frontage to construct a proper apartment development entrance at this location. Therefore, it will not be permitted.

The plan indicates both existing and proposed Right of Way on the same line. This is incorrect. The proposed Right of Way line is 7' back from the existing line.

The frontage of the Shopping Center site must be curbed with curb and gutter. The curb is to return into Maylors Lane on a 30' radius.

The proposed southeasterly entrance is in an area of poor stopping sight distance and should be eliminated.

The plan should be revised prior to the hearing.

The entrances will be subject to State Roads Commission approval and permit.

Very truly yours,
 Charles Lee, Chief
 Development Engineering Section

by: John E. Meyers
 Asst. Development Engineer

CL:JEM:bk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
 TO: Zoning Commissioner
 FROM: Project Planning Division
 SUBJECT: Zoning Advisory Agenda Item #29

Date: May 17, 1971

April 27, 1971

Pomona, Inc.
 SW/S Reisterstown Rd., NW of
 Maylors Lane

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

The plan will be reviewed at a later date for internal details and compliance with Bill 100.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
 FROM: Ian J. Forrester
 SUBJECT: Item 29

Date: May 14, 1971

29. Property Owner: Pomona, Incorporated
 Location: SW/S Reisterstown Rd., NW of Maylors Lane
 Present Zoning: D.R. 2 & D.R. 3.5
 Proposed Zoning: D.R. 16 and B.L.
 District: 3rd Sector: Northwestern
 No. Acres: 53.4

Public water and sewers are proposed for the site.

Air Pollution Comment: 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.

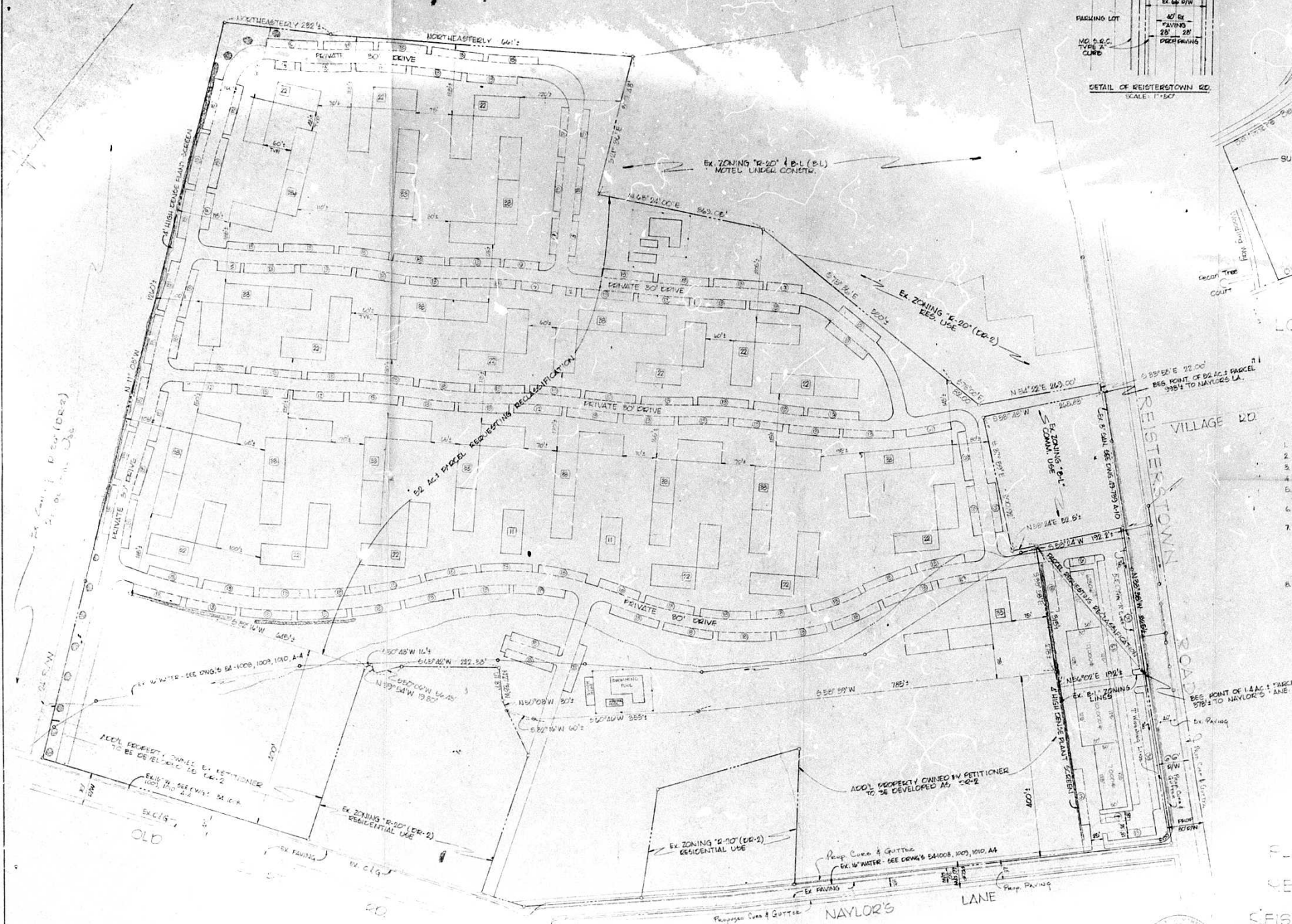
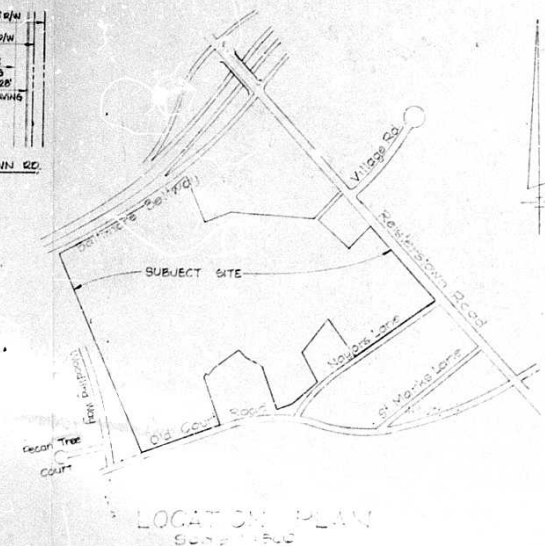
Food Control Comment: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Swimming Pool Comment: Prior to approval of a public pool on this site, 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.

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

IJF:sam

Reviewed by Charles S. Myers
Chairman of
Advisory Committee



1. TOTAL AREA OF PROPERTY EQUALS 72.4 AC.
2. AREA OF TRACT REQUESTING RECLASSIFICATION 55.4 AC.
3. EXISTING ZONING OF PROPERTY-B-207 (C-2, B-1)
4. EXISTING USE OF PROPERTY- "RESIDENTIAL & FARM USE"
5. PROPOSED ZONING OF PROPERTY B-20 (C-2, B-1)
6. PROPOSED USE... PROPERTY "RESIDENTIAL & FARM USE" & "RECREATION, COUNTRY ESTATE" & "GARDEN PLANTMENTS"
7. SHOPPING CENTER DATA
A. AREA 26.25 ACRT.
B. TOTAL FL AREA 151,475
C. PROPOSED PARKING --
D. PROPOSED PARKING --
8. ASSESSMENT SITE DATA
A. GROSS AREA 50 AC.
B. NO. OF CITY UNITS ALLOWED 522
C. NO. OF DENSITY UNITS PL & DEL 616
D. PROPOSED PARKING 1247 UNITS (153 @ 815)
E. PROPOSED PARKING 2.5 UNITS

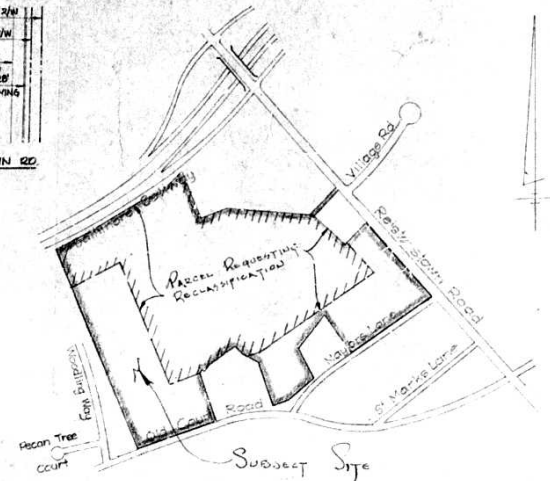
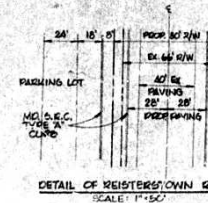
*72-82
OFFICE COPY
REVISED PLANS



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
REGISTERSTOWN RD & NAYLORS LA.
ELECTION DISTRICT 3 BALTIMORE CO MARYLAND
SCALE 1"=60' Revised: APRIL 16, 1971
Sept. 22, 1971



BALTIMORE BELTWAY



LOCATION PLAN
Scale 1"=500

GENERAL NOTES

- TOTAL AREA OF PROPERTY EQUALS 72.4 AC.
- AREA OF TRACT REQUESTING RECLASSIFICATION 42.6 AC.
- EXISTING ZONING OF PROPERTY - R-2 & B-1
- EXISTING USE OF PROPERTY - RESIDENTIAL & FARM USE
- PROPOSED ZONING OF PROPERTY DR-2 (26.6 AC) DR-10.5 (26.4 AC) B-1 (3.2 AC) DR-10 (6.2 AC)
- PROPOSED USE OF PROPERTY "NEIGHBORHOOD SHOPPING CENTER" (CART, APARTMENTS & IND. LOTS)
- SHOPPING CENTER DATA

A. AREA	5.2 AC.
B. TOTAL FL. AREA	30250 SQ. FT.
C. REQUIRED PARKING	167 UNITS
D. PROPOSED PARKING	177
- APARTMENT SITE DATA

A. GROSS AREA	26.4 AC.	2.2 AC.	42.3 AC.
B. NET DENSITY UNITS ALLOWED	282	00	481
C. NO. OF DENSITY UNITS PROPOSED	177	00	481
D. REQUIRED PARKING	090	152	242
E. PROPOSED PARKING			242



CITY OF BALTIMORE
#41
REVISED PLANS

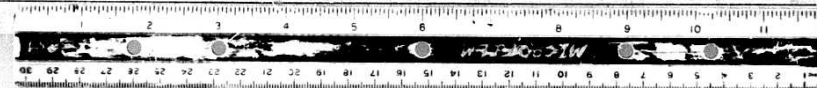
PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
REISTERSTOWN RD & NAYLOR'S LA.
ELECTION DISTRICT 3
BALTIMORE CO. MARYLAND
OCTOBER 14, 1971



DEC 16 1975

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

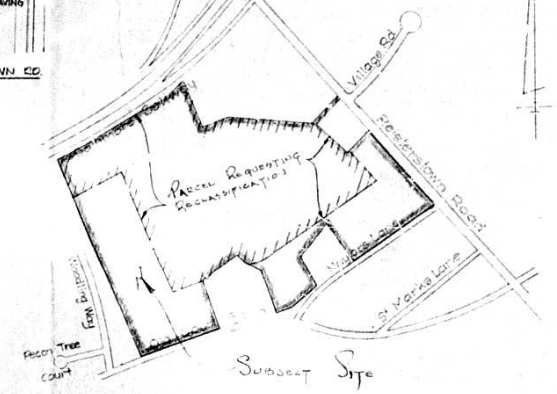
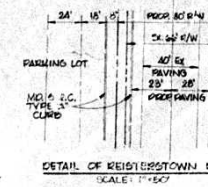
1020 Crescent Bridge Rd., Baltimore, Md.



BALTIMORE BELTWAY

20.

Pt. E #1



Scale 1"=500

GENERAL NOTES

- TOTAL AREA OF PROPERTY EQUALS 72.4 AC.
- AREA OF TRACT REQUESTING RECLASSIFICATION 42.8 AC.
- EXISTING ZONING OF PROPERTY - D.R.-2 & B.L.
- EXISTING USE OF PROPERTY - RESIDENTIAL & TRUCK USE
- PROPOSED ZONING OF PROPERTY - D.R.-2 (2.2 AC) & B.L. (39.6 AC)
- PROPOSED USE OF PROPERTY - NEIGHBORHOOD SHOPPING CENTER (DESIGN APARTMENTS 2 FLD. LOTS)
- SHOPPING CENTER DATA

A. AREA	3.07 AC.
B. TOTAL FL. AREA	36,000 SQ. FT.
C. REQUIRED PARKING	107 SPACES
D. PROPOSED PARKING	107
- APARTMENT SITE DATA

A. GROSS AREA	39.6 AC.	1.2 AC.	40.8 AC.
B. NO. OF DENSITY UNITS ALLOWED	394	22	416
C. NO. OF DENSITY UNITS PROPOSED	394	22	416
D. REQUIRED PARKING	394	135	529
E. PROPOSED PARKING			529

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
REISTERSTOWN RD & NAYLORS LA.
ELECTION DISTRICT 3 BALTIMORE CO. MARYLAND
SCALE 1"=100 OCTOBER 14, 1971



MCA
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Crispwell Bridge Rd., Baltimore, Md.



DEC 16 1975

66 310 H

