

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Annette D. Mendelson

I, or we, Maude F. Danker and Annette D. Mendelson, legal owners 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 B-L, R-20 and R-19 to DR-3 and to an B-L and DR-16, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the following reasons:

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 the following reasons:

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.

Maude F. Danker
Annette D. Mendelson

Contract purchaser

By: W. Lee Harrison, Attorney
W. Lee Harrison, Attorney

Address: 306 W. Joppa Road
Towson, Maryland 21204

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 17th day of September, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of September, 1971, at 1:00 o'clock PM.

Annette D. Mendelson
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION
CATION
SE/corner of Rolling Road and :
Johnnycake Road - 1st District :
Maude F. Danker, et al - :
Petitioners :
NO. 72-90-R (Item No. 54) :
BALTIMORE COUNTY

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

The Petitioners have withdrawn their Petition, and, therefore, it is ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October, 1971, that the said Petition be and the same is hereby DISMISSED without prejudice.

W. Lee Harrison
Zoning Commissioner of
Baltimore County

Re: Petition for Re-classification
B-L, R-20 and R-10 or DR-3,5
to B-L and DR-16
Johnnycake and Rolling Roads
Maude F. Danker and Annette
D. Mendelson, Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MEMORANDUM

Now come Annette D. Mendelson and Maude F. Danker, 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:

The County Council adopted the new zoning maps and downgraded a portion of this property from B-L (Business-Local) to DR-3,5.

A clear error was committed when consideration is given to the close proximity of the property to the intersection of Johnnycake Road and Interstate 70N and the fact that a portion of the B-L property was taken for the reconstruction of that intersection. Therefore, we respectfully request that the error committed by the County Council be rectified and the property be reclassified DR-16 and B-L.

W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204
823-1200
Attorney for Petitioner

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

October 6, 1971

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

Re: Danker Property - Rolling Road - 1st Dogwood Road

Dear Mr. DiNenna:

Confirming the verbal statement made at the Hearing, please withdraw the Petition on the above captioned case without prejudice.

Very truly yours,

W. Lee Harrison

VLH:jw

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

DESCRIPTION

10.61 ACRE PARCEL, ROLLING ROAD AND JOHNNYCAKE ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

TL - Description is for R-A (DR-16) Zoning

Beginning for the same at a point in the center of Johnnycake Road at the distance of 575 feet, more or less, southeasterly from the intersection of said center line with the center line of Rolling Road, said point being on the 35th line of the land conveyed to Samuel P. Danker and wife, as recorded among the Land Records of Baltimore County in Liber R.J.S. 1342, page 159, running thence binding on a part of said 35th line, binding on the 36th through the 40th line and on part of the 41st line thereof and along the center line of said Johnnycake Road, seven courses: (1) S 50° 11' 55" E 82.37 feet, (2) S 54° 45' 55" E 50.25 feet, (3) S 61° 29' 55" E 150.00 feet, (4) S 56° 53' 55" E 50.00 feet, (5) S 53° 02' 55" E 50.25 feet, (6) S 48° 26' 55" E 50.00 feet, and (7) S 43° 50' 55" E 50.00 feet, thence binding on the southerly outlines of the land now owned by said Samuel P. Danker and wife five courses: (8) S 39° 44' 10" W 300.25 feet, (9) S 48° 49' 05" W 423.31 feet, (10) S 04° 14' 25" E 556.17 feet, (11) S 70° 11' 50" W 144.26 feet, and (12) S 87° 50' 05" W 443.16 feet to a point in the center line of Rolling Road and in the eighteenth line of the land herein referred to, thence binding on a part of the Water Supply, Sewerage, Drainage, Highways, Structures, Installations, Planning, Reports

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- 2 -

outlines of said land and on the center line of said Rolling Road seven courses: (13) N 28° 55' 55" W 54.34 feet, (14) N 16° 13' 55" W 44.42 feet, (15) N 08° 54' 55" W 120.00 feet, (16) N 06° 21' 55" W 50.00 feet, (17) N 04° 03' 55" W 150.00 feet, (18) N 01° 12' 55" W 74.00 feet, and (19) N 10° 59' 05" E 34 feet, more or less, thence two courses: (20) S 83° E 454 feet, more or less, and (21) N 20° 59' 32" E 447 feet, more or less, thence binding on the southwest side of Johnnycake Road, 90 feet wide, two courses: (22) southeasterly, by a curve to the right with the radius of 748.00 feet, the distance of 19 feet, more or less, and (23) S 51° 06' 05" E 86.29 feet, and thence (24) N 38° 53' 55" E 53.81 feet to the place of beginning.

Containing 10.61 acres of land, more or less.

HGW:mp

J.O. #64176

4/14/71

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

DESCRIPTION

5.00 ACRE PARCEL, SOUTHEAST CORNER OF ROLLING ROAD AND JOHNNYCAKE ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-L" Zoning

Beginning for the same at a point on the southeast side of Rolling Road, 80 feet wide, and at the southwest end of the gusset line connecting the southeast side of said Rolling Road with the southwest side of Johnnycake Road, 90 feet wide, running thence binding on said gusset line and binding on the southwest side of said Johnnycake Road two courses: (1) N 62° 29' 45" E 75.02 feet, and (2) southeasterly, by a curve to the right with a radius of 748.00 feet, the distance of 368 feet, more or less, thence (3) S 20° 59' 32" W 447 feet, more or less, thence (4) N 83° W 454 feet, more or less, to a point in the center of Rolling Road and to a point on the 24th line of the land conveyed to Samuel P. Danker and wife, as recorded among the Land Records of Baltimore County in Liber R.J.S. 1342, page 159, thence binding on a part of the 24th and 25th lines of said land and on the center line of Rolling Road, two courses: (5) N 10° 59' 05" E 16 feet, more or less, and (6) N 16° 42' 05" E 124.21 feet, thence running to and along the southeast side of said Rolling Road as widened to 80 feet, three courses: (7) S 09° 00' 28" E 13.10 feet, (8) N 48° 28' 00" E 56.36

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feet, and (9) N 20° 59' 32" E 325.00 feet to the place of beginning.
Containing 5.00 acres of land, more or less.

RWB:mp

J.O. #64176

4/14/71



DEC 13 1971

ALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1971

Mr. George E. Gavrellis, Director
Office of Planning & Zoning
301 Jefferson Building
Towson, Maryland 21204

RE: Item #54 (April 10 October Cycle 1971)
Property Owner: Maude F. Barker, et al
Locations: S/E Cor. Rolling Road and
Johnnycake Rd.
Present Zoning: B1, D1, 2, 3, 4, 5
Proposed Zoning: Reclusa, to B1, 2, 3, 4, 5
District: 1C1 Sectors Southwestern
No. Acres: 15.61

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 a vacant tract of land, with the property to the southeast and east are improved by 3.5. The property to the south is improved with a church; the property to the west with a church and several residences and a tavern. The property to the north is bounded by Johnnycake Road and Interstate 70N. Rolling Road and Johnnycake Road in this location are not improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

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

Highways:

This site has frontage on Rolling Road and Johnnycake Road. Rolling Road is an existing County road, which shall ultimately be improved to a 48-foot closed road section on an 80-foot right-of-way.

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Page 2
May 18, 1971

Johnnycake Road 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.

Storm Drains:

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.

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

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

On site 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 could result in a sediment pollution problem, damaging private and public holdings below this property. Sediment control is required by State law. 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 and building permits.

Water:

Public water facilities are available to benefit this property.

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

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May 18, 1971

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

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 Sewers:

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 1500 feet in length from the existing sanitary sewer in Adamsview Road.

Off site rights-of-ways may be necessary for the provision of public sewerage facilities to this site. If so, a record plat, grading or building permits cannot be approved prior to acquisition of such rights-of-ways.

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 on site, that is, not to public sanitary sewer, rights-of-way, or easement, except for connection 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.

The plan for development of this property is subject to approval of the State Department of Health prior to acceptance of a preliminary or final plat for recordation.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change to B1 and DR 16 of 16 acres at the intersection of Rolling Road and Johnnycake Road. This proposal should increase the trip density from 450 trips per day to 3820 trips per day. This can only compound existing problems along Rolling Road. Even with the improvements proposed to Rolling Road, with traffic conditions at Rolling Road and No. 40, no improvement to capacity is expected.

The granting of this petition will only compound existing and future traffic problems.

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May 18, 1971

FIRE PREVENTION-BU-CAM:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500 feet along an approved road.

A second means of access is required for the site.

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

A. When pull-in parking is designed for both sides of a roadway, the minimum distance from curb to curb of the parking area shall be 64 feet.

B. Pull-in parking on one side only, the distance from curb to curb shall be 64 feet.

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Public water is available to the site.

Public water is proposed for this site.

Food Control Comments: If a food service facility is proposed, 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 building 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.

BOARD OF EDUCATION:

Since there was no breakdown of the acreage for the existing zoning, an estimate of what the pupil yield would be cannot be made. The change to apt. zoning could yield approx. 17 elem. pupils, 7 Jr. Hl. pupils, 6 Sr. Hl. pupils.

Schools servicing this area: (from Sept. 22, 1970 enrollment)

	Capacity	Enroll.	+/-
Johnnycake Elem.	780	861	+81
Johnnycake Jr. Hl.	1760	1319	-441
Woodlawn Sr. Hl.	2000	1689	-311

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 217

DATE: Oct. 18, 1971 ACCOUNT: \$158.75

AMOUNT: \$158.75

WHITE - CASHIER / YELLOW - CUSTOMER

U. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Md. 21204

Advertising and posting of property for Maude F. Barker
#72-504

PETITION FOR REZONIFICATION
TO THE ZONING COMMISSIONER
OF BALTIMORE COUNTY, MARYLAND

MAUDE F. BARKER, et al
D.B. & D.R.
15.61 ACRES
S/E COR. ROLLING ROAD AND
JOHNNYCAKE ROAD
DISTRICT 1C1 SECTORS SOUTHWESTERN
NO. ACRES 15.61

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 2, 1971

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week, on one time, ~~successive~~ weeks before the 22nd day of September, 1971, the first publication appearing on the 2nd day of September, 1971.

THE JEFFERSONIAN
B. Leach, Manager

Cost of Advertisement \$

PETITION FOR REZONIFICATION
TO THE ZONING COMMISSIONER
OF BALTIMORE COUNTY, MARYLAND

MAUDE F. BARKER, et al
D.B. & D.R.
15.61 ACRES
S/E COR. ROLLING ROAD AND
JOHNNYCAKE ROAD
DISTRICT 1C1 SECTORS SOUTHWESTERN
NO. ACRES 15.61

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 September 13 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of The Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ week before the 13th day of Sept. 1971, that is to say, the same was inserted in the issue of September 9, 1971.

STROMBERG PUBLICATIONS, Inc.

B. Ruth Morgan

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May 18, 1971

Programmed Construction	Capacity	Year Programmed	Est. to Open
"Windsor Hill Jr."	1280	1975-76	1977-78
Cedar Branch Elem.	655	1971-72	1972-73

ZONING ADMINISTRATION DIVISION:

A project of this magnitude if granted and built as proposed can only add to the already existing traffic problem along Rolling Road and Johnnycake Road. With the construction of the Security Square Shopping Center any increased density or commercial operation along this road will create traffic capacities that can render Rolling Road impassable.

Very truly yours,
Oliver L. Myers, Chairman

OLM:J

cc: Edward D. Hardesty

U. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Md. 21204

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>W-2B</i>		Revised Plan:			
Previous cases:		Change in outline or description	Yes	No	
		Map #			

DEC 13 1971

TELEPHONE 78692

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

DATE April 22, 1971

NO 78692

TO: W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Md. 21204

Billed BY: Zoning Dept. of Baltimore County

RECEIPT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE \$50.00

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY 1

COMET

Petition for Reclassification for Maude F. Dasher

50.00

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

3 SIGNS 72-90-R

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15

Date of Posting SEPT. 11, 1971

Posted for: RECLASSIFICATION

Petitioner: MAUDE F. DASHER

Location of property: SE/4th of Rolling Rd. and JOHNS CREEK RD.

Location of Signs: 1- E/S of Rolling Rd. 35 ft. S.E. of JOHNS CREEK RD.
2- S/S of JOHNS CREEK RD. 50 ft. E of Rolling Rd. 3. S.E. of JOHNS CREEK RD.

Remarks: 1-5 FT. E. of Rolling Rd.

Posted by: [Signature] Date of return: SEPT. 24, 1971

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

Reclassification Item 54

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

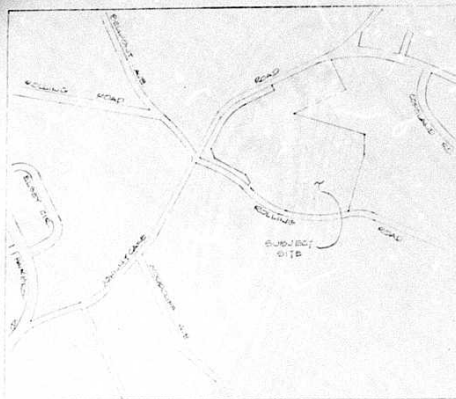
Your Petition has been received and accepted for filing

this 17th day of August 1971

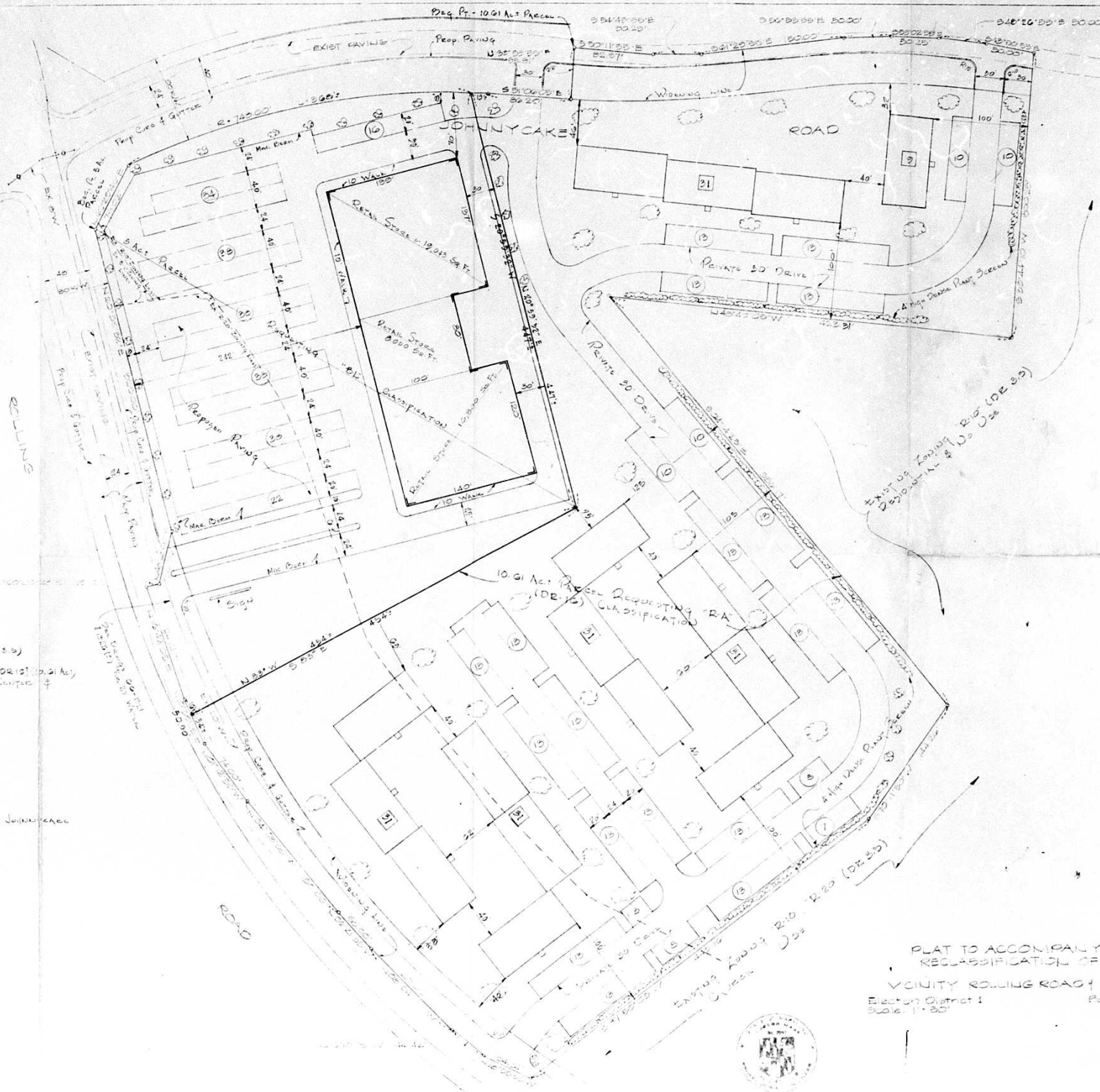
[Signature]
ERIC STENSON,
Zoning Commissioner

Petitioner: Maude F. Dasher, et al

Petitioner's Attorney W. Lee Harrison Reviewed by [Signature]
Chairman of Advisory Committee



LOCATION PLAN
Scale 1:500



GENERAL NOTES

1. Total Area of Property Equals 10.01 Acres.
2. Existing Zoning of Property is R-1, R-20 & R-10 (DE-15).
3. Existing Use of Property is No Use.
4. Proposed Zoning of Property is R-1 (10.01 Ac.) & R-10 (DE-15) (0.01 Ac.).
5. The Use of Property is Neighborhood Shopping Center & General Apartments.
6. Shopping Center Data:
 - A. Area - 5.00 Acres
 - B. Total Ft. Area - 43,545 Sq. Ft.
 - C. Required Parking - 220 Units
 - D. Proposed Parking - 224 Units
7. Apartment Data:
 - A. Gross Area - 10.01 Acres
 - B. Number of Dwelling Units Proposed - 125
 - C. Number of Dwelling Units Permitted - 125
 - D. Required Parking - 253 Units (125 x 2)
 - E. Proposed Parking - 251 Units
8. Shopping Center Shall Be Extended To Site Along Johnnycake Road From Annapolis Road.

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY

VICINITY ROLLING ROAD & JOHNNYCAKE ROAD
Election District 1 Baltimore County, Maryland
Scale 1" = 20' Ad. 112, 1971

MATZ, CHILDS & ASSOCIATES
1000 CHAMBERS STREET, N.W.
WASHINGTON, D.C. 20004
6470 123 RLY



map 28
SW 1-6
4"
4/3/71