

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **CASTLEWOOD REALTY**, legal owner, of the property situate in Baltimore County and which is described as follows, and first attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be redistricted, pursuant to the Zoning Law of Baltimore County, from **C.C.C. District** to a **C.S.A. District**, district for the following reasons:

1. Error in original districting.
2. Proposed district meets all the requirements for said district.
3. And for other reasons to be assigned at the time of any hearing hereon.

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 redistricting 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.

Contract purchaser: **WALTER McMANUS, Vice-President of Castlewood Realty Company, Inc.**
Address: **204 East Joppa Road, Towson, Maryland 21204**
Legal Owner: **WALTER McMANUS, Vice-President of Castlewood Realty Company, Inc.**
Address: **204 East Joppa Road, Towson, Maryland 21204**
Protestant's Attorney: **CHARLES E. BROOKS AND TURNBULL**
Address: **305 W. Allegheny Avenue, Towson, Maryland 21204**
Address: **296-2000**

ORDERED By The Zoning Commissioner of Baltimore County, this 14th 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 had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, at 10:00 o'clock on the 8th day of November, 1971, at 10:00 o'clock.

Charles E. Brooks
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR REDISTRICTING
from C.C.C. to C.S.A. District
NW corner Hamilton &
Radecke Avenues,
14th District
Castlewood Realty Co.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 72-122-R

OPINION

This case comes before the Board on an appeal by the petitioner from an Order of the Zoning Commissioner, which denied the petitioner's request to redistrict the subject property from a C.C.C. to a C.S.A. District. The subject property is located at the northwest corner of Hamilton and Radecke Avenues, in the Fourteenth Election District of Baltimore County. The property now contains 1.41 acres and is zoned S.L. If this petition is granted, the petitioner proposes to construct a three bay service station as set out on petitioner's Exhibit #2. This property is part of a larger tract (approximately 21 acres) which was purchased by the petitioner in 1961. The petitioner, in February 1971, by a Court order, sold all but the subject property to Food Fair Properties and a large shopping center is proposed for this tract. Petitioner's Exhibit #1, dated 11/12/67, indicates that a service station was proposed for this subject property when the petitioner owned the entire parcel; however, the ensuing litigation mentioned above caused the petitioner to divert themselves of the major portion of the entire tract, and with it the right to build the service station on the subject property without the requested redistricting from the C.C.C. to a C.S.A. District. The sole question for this Board to decide is whether or not the County Council erred in placing a C.C.C. District on this small 1.41 acre entirety. Before the adoption of the new maps (3/24/71) the entire tract, including the subject property, was districted C.C.C.

Testimony presented at the hearing would indicate that the County Council did not know that the original 21 acre tract was now divided into two ownerships, and that the subject property was but 1.41 acres in size. According to the Regulations, a service station may be built as a matter of right in a C.C.C. District provided it is at least 3 acres in size, under a common ownership or control, and in a planned shopping center approved by the Office of Planning and Zoning. At one time such was the case for this total tract.

Castlewood Realty Co. - #72-122-R

After the division of this tract, the subject property does not qualify; hence, if a service station is to be constructed at this location a C.S.A. District would be necessary. Concerning the question of error, the 1.41 acre subject property does not seem to fit the definition of a C.C.C. District, but would seem to more precisely fall within the C.S.A. District definition. Considering all of the testimony offered, it would appear to this Board that the subject property is well located for the proposed use. The larger remainder does qualify for a service station as a matter of right, but none has been proposed for some of this time. While the subject property is the key location for this service station, the Board would not like to see two stations built practically back to back at this tract. The possibility would exist if the requested petition is granted. This troubles the Board. However, in fairness to the petitioner it is the feeling of this Board that the County Council did not know the two ownership situation existed here, and would not have districted the smaller 1.41 acre parcel C.C.C. if it had known same. The proper district by definition would be a C.S.A. District. The Board has reviewed carefully petitioner's Exhibits #1 and #2, and has carefully reflected on the Zoning Regulations as they apply to this problem. The Board has also taken into consideration protesters' Exhibit A, which summarizes the protesters' views.

In summary, it is the judgment of this Board that the County Council would not have placed a C.C.C. District on this 1.41 acres if it had known all of the facts. Therefore, the board will grant the requested petition to redistrict the subject property from a C.C.C. District to a C.S.A. District, which as such, by definition within the Regulations, would be the proper district for this 1.41 acre site.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of April, 1972, by the County Board of Appeals, ORDERED that the redistricting from a C.C.C. District to a C.S.A. District petitioned for, be and the same is hereby GRANTED.

Castlewood Realty Co. - #72-122-R

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik
Chairman

W. Giles Parker
W. Giles Parker

Walter A. Keiter, Jr.
Walter A. Keiter, Jr.

RE: PETITION FOR REDISTRICTING
NW corner of Hamilton Ave-
nue and Radecke Avenue -
14th District
Castlewood Realty Company, Inc.
Incorporated - Petitioner
NO. 72-122-R (Item No. 37)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner requests a change in Districts from a C.C.C. District to a C.S.A. District, for a parcel of property located on the northwest corner of Hamilton Avenue and Radecke Avenue, in the Fourteenth District of Baltimore County, consisting of 1.2645 acres of land.

The purpose for the request is to construct an automotive service station which is permitted in a C.S.A. District as a matter of right. Testimony indicated that immediately adjoining the subject property is a proposed large shopping center which enjoys a C.C.C. District.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the C.C.C. District contiguous to the subject property may have an automotive service station as a matter of right in conjunction with a shopping center. Construction of the shopping center is eminent. Since the C.C.C. District allows an automotive service station as a matter of right in conjunction with a shopping center, an additional automotive service station in this locality would be detrimental to the health, safety and general welfare of the community.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of November, 1971, that the above Redistricting 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 a C.C.C. District.

Charles E. Brooks
Zoning Commissioner of Baltimore County

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 381-803-0000

Lester Matz
John C. Childs
Associates
Ronald W. Bryson
George W. Dwyer
Robert W. Craban
Leonard M. Glase
Edmund F. Hais
Norman P. Horman
Paul Lee
A. Martin Loderman
Fred F. Minniman
William P. Quinn
Paul S. Smeton

DESCRIPTION

1.2645 ACRE PARCEL

PROPOSED SERVICE STATION SITE

NORTH SIDE OF RADECKE AVENUE

SOUTHWEST SIDE OF HAMILTON AVENUE

FOURTEENTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

This Description is for a C.S.A. District

Beginning for the same at a point in Radecke Avenue and in the eleventh or S 77° 04' 56" W 1730.30 foot line of Parcel No. 3 of the land conveyed to Castlewood Realty Company, Inc., by deed recorded among the Land Records of Baltimore County in Liber O.T.G. 4559, page 200, said point being distant 328.49 feet, as measured S 77° 04' 56" W along said line from the beginning thereof and from the center line of Hamilton Avenue, thirty feet wide, running thence binding on a part of said eleventh line, (1) S 77° 04' 56" W 34.03 feet, thence two courses: (2) N 19° 35' 00" W 178.00 feet, and (3) N 28° 01' 43" E 147.74 feet, thence binding on the center line of Hamilton Avenue, as proposed to be widened to seventy feet, and on the northeast line of the area zoned "B-L with a CCC District", (4) S 61° 58' 17" E 118.69 feet, thence binding Water Supply, Sewerage, Drainage, Highways, Structures, Developments, Planning, Reports

MCA
MATZ, CHILDS & ASSOCIATES, INC.

Page Two

on the northwest and southwest Right of Way Line of Hamilton Avenue, as shown on State Roads Commission of Maryland Plat No. 17817, revised August 1, 1957, three courses: (5) S 42° 36' 22" W 1.85 feet, (6) S 67° 23' 38" E 35.54 feet, and (7) southeasterly, by a curve to the right with the radius of 374.74 feet, the distance of 150.98 feet, the chord of said arc being S 55° 51' 08" E 149.96 feet, thence binding on the Base Line of Right of Way of Radecke Avenue, as proposed, and on the south outline of said area zoned "B-L with a CCC District", (8) southeasterly, by a curve to the right with the radius of 700.00 feet, the distance of 105.06 feet, the chord of said arc being S 53° 23' 54" W 104.96 feet, thence binding on the north and west Right of Way Line of Radecke Avenue, as shown on the aforementioned State Roads Commission of Maryland Plat No. 17817, two courses: (9) S 76° 28' 22" W 20.07 feet, and (10) S 13° 31' 38" E 6.49 feet, thence again binding on the south outline of the aforementioned area zoned "B-L with a CCC District", (11) southeasterly, by a curve to the right with the radius of 700.00 feet, the distance of 148.95 feet, the chord of said arc being S 65° 31' 14" W 148.67 feet, to the place of beginning.

Containing 1.2645 acres of land.

HCW:mpl

J.O. #61103

8/12/71



JUN 26 1972

LAW OFFICE
BROOKS & TURNBULL
305 WEST ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
November 29, 1971

S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Redistricting
NW corner of Hamilton Avenue
and Radecke Avenue
14th District
Castlewood Realty Company, Incorporated-Petitioner
NO. 72-122-R (Item No. 37)

Dear Mr. DiNenna:

It would be appreciated if you would note an Appeal to the County Board of Appeals from your Order and Decision dated the 22nd day of November, 1971, denying the request of Castlewood Realty Company, Incorporated for a C.S.A. District on the above captioned property. I enclose my check in the amount of \$70.00 which I am advised is the cost of noting said Appeal.

Your kind cooperation as concerning the above is greatly appreciated.

Sincerely yours,
BROOKS & TURNBULL, BY:

Charles E. Brooks

CEB/jk
Enclosure

CC: Mr. Francis J. Ruzicka, President
Greater Rosedale Community Council, Inc.
8012 Caradoe Drive
Baltimore, Maryland 21237

Mrs. Billy Corbett, President
Holland Hill Improvement Association, Inc.
5670 Arden Road
Baltimore, Maryland 21206

ORDER RECEIVED FOR FILING
DATE 1/14/72

Baltimore County Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

December 22, 1967

Pat, Child & Assoc., Inc.
1000 Grosvenor Drive
Towson, Maryland 21204

Attn: Paul Lee, P.E.

Re: Cedar Shopping Center
Cedar Shopping Center
1150 Ruxton Ave., City Line
District 14

Comments:

The preliminary plan for the proposed shopping center has been reviewed and the comments are as follows:

COMMENTS ON PRELIMINARY PLAN:

1. Parking area must be a minimum of 24 ft from any street property line and 4 ft high concrete curb must be provided in accordance with section 20 of the zoning regulations.
2. A special exception is required for the proposed entrance.
3. The entrance parking must be provided at a rate of 1 parking space for each 6 units.
4. Traffic office concurs with the comments of the Bureau of Engineering and Traffic Department as to relocating the drive on Radabaugh Avenue and the widening of Radabaugh Avenue.

COMMENTS ON PRELIMINARY PLAN:

Access to this site shall be from Radabaugh Avenue, an existing road which shall ultimately be improved with combination curb and gutter and macadam paving cross-section on a 70-foot right-of-way. The paving cross-section within the 70-foot right-of-way shall be as follows:

- a. A 15-foot curb and gutter cross-section at the city line widening to a 20-foot curb and gutter cross-section at the entrance to the shopping center as located by the Traffic Division.
- b. A 15-foot curb and gutter cross-section for widening of two 20-foot traffic lanes from the entrance curb and gutter to the entrance to the shopping center.

Radabaugh Avenue shall be a 70-foot wide roadway section and a 15-foot wide median for left turn storage lanes.

Cedar Shopping Center Page 2

Highway Comments: (Contd.)

Improvements in connection with this site shall consist of the construction of combination curb and gutter and a minimum of 40 feet of macadam paving along the frontage of the property. The developer shall be financially responsible for the following and the work shall be accomplished under a County contract:

- a. The submission of detailed construction drawings to extend a minimum of 200 feet each side of the site. Construction drawings covering this area are on file with the Highway Design Group of the Bureau of Engineering and may be used as a guide to establish line and grade.
- b. The submission of cross-sections where deemed necessary for design or construction purposes.
- c. The preparation of a right-of-way plat for, and the dedication of, the widening at no cost to the County.
- d. If off-site road rights-of-way are required to make the necessary improvements, the Developer's engineer shall furnish the right-of-way plats and the County will attempt to acquire the right-of-way.
- e. The grading of the widening to the proposed cross-section based on the grade of the existing road.
- f. The construction of combination curb and gutter in its ultimate location and a minimum of 100 feet of macadam paving adjacent thereto along the frontage of the property.
- g. Where existing utilities or poles must be relocated due to road improvements, the Developer shall be financially responsible for this work.

Radabaugh Avenue on existing road which shall ultimately be improved with a 70-foot curb and gutter and macadam paving cross-section on a 70-foot right-of-way. The Developer's responsibilities shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet each side of the subdivision or as may be required to establish line and grade.
- b. The submission of cross-sections.
- c. The dedication of the widening at no cost to the County.
- d. If off-site road rights-of-way are required to make the necessary improvements, the Developer's engineer shall furnish the right-of-way plats and the County will attempt to acquire the right-of-way.
- e. The grading of the widening to the proposed cross-section based on the grade of the existing road.
- f. The construction of combination curb and gutter in its ultimate location and a minimum of 100 feet of macadam paving adjacent thereto along the frontage of the property.
- g. Where existing utilities or poles must be relocated due to road improvements, the Developer shall be financially responsible for this work.

The entrance location is subject to approval by the Traffic Division.

Cedar Shopping Center Page 2

Highway Comments: (Contd.)

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 25 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrances.

Entrance entrances shall consist of two 20-foot lanes divided by a 6-foot median with a minimum 20-foot radius curb returns and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrances.

The Developer shall be responsible for construction set-out of all highway improvements required in connection with this site and all setbacks shall be in accordance with Baltimore County Standards.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The Developer is charged with the grading of the site so as to prevent problems in drainage or access involving the present and future grade and alignment of the County roads involved.

Sidewalks are required for the road frontages of the site. The sidewalks shall be 4 feet wide and installed to conform with Baltimore County Standards which places the walk one foot off the property line.

This plat has been referred to the State Roads Commission for their comments and approval. If they have any comments, they will be forwarded.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both on-site and off-site - including the grading in fact to the County of the right-of-way. Preparation of all construction, right-of-way and easement drawings including engineering and surveys and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Construction drawings are required for off-site drainage facilities and any easements facilities serving off-site areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

On-site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, showing all facilities and drainage areas involved, shall be submitted as required construction plans.

Cedar Shopping Center Page 4

Storm Drain Comments: (Contd.)

The Developer must provide necessary drainage facilities (temporary or otherwise) 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 other drainage facilities, would be the full responsibility of the Developer.

The Developer is to be responsible for the cost of temporary structures and measures required in the event of sectional development.

Water Comments:

A preliminary print of this property has been referred to Baltimore City, Bureau of Water Supply, for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Permission to obtain a watered connection from the existing 12-inch water main in Hamilton Avenue may be obtained from the Department of Permits and Licenses.

Public water will also be made available to serve this property by construct as a public water main extension, approximately 900 feet in length, from the existing 16-inch water main in Radabaugh Avenue, within Baltimore City to the existing 12-inch water in Hamilton Avenue.

The Developer is responsible for any deficits to be incurred by the construction, under County contract and inspection, of public water main extension required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying the required right-of-way to Baltimore County at no cost to the County.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his entire water service system.

This property is located in the Eastern 2nd Zone of Water Service and Area 15-01, subject to a Water Area Connection Charge of \$155.00 per equivalent dwelling unit.

The total Water Area Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and joint charges.

Sanitary Sewer Comments:

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of all sewerage required to serve the proposed shopping center. Such sewerage is to be constructed under a County contract, and not within a public road, right-of-way, or easement, except for construction to public sanitary sewerage located thereon. All private sanitary sewerage shall 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 Planning Board, as applicable.

This property is not subject to a Sanitary Sewer Area Connection Charge at this time. However, any charge in effect at the time of connection to public sanitary sewerage will apply.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, after which a Building Permit may be approved.

Cedar Shopping Center Page 5

TRAFFIC ENGINEERING COMMENTS:

This shopping center complex, comprising an area of about 19 acres, should be expected to generate from 15,000 to 20,000 trips daily.

In accordance with the proposed layout, the shopping center will be served almost exclusively by Radabaugh Avenue. Therefore, it will be necessary to increase the capacity of this road substantially beyond what has previously been contemplated in the planning and design of the road.

A revision and upgrading of the plans for Radabaugh Avenue, from the City Line to the dual section north of Hamilton Avenue, is necessary. It appears that a minimum right-of-way width of 100 feet is required. This will allow two 20-foot wide roadway sections and a 15-foot wide median for left turn storage lanes.

Representatives for Baltimore City have been called upon for this proposal. However, the preliminary plan, showing the planned upgrading of Radabaugh Avenue within Baltimore County, should be submitted to Baltimore City to obtain the necessary cooperation in the planning of the road along the frontage of this site.

The proposed roundabout entrance should be moved easterly in order to create a better loop road off Radabaugh Avenue. Also, the curb and the median should be extended well into the site in order to increase the capacity of the entrance and to get the widest off the public road by eliminating any conflicts at the entrance. Copies of a sketch showing a possible solution for this roundabout entrance are attached. The median length shown on the sketch is about 100 feet. This should be considered a minimum.

The suggested layout of the entrance will require relocation of some of the proposed buildings in order to provide access to the service drive behind the buildings. Furthermore, the layout of some of the buildings will have to be changed to allow a reasonably wide service drive.

The proximity of the planned food market and the department store to the main traffic generators - as well as the desirable for the best utilization of the parking area, and for distribution of traffic and parking within the site.

FINAL RECOMMENDATIONS:

It is recommended that the site plan be revised to show the location of onsite approved fire hydrants. They shall be located not less than 50 feet from the buildings and 100 feet distance apart as required along an improved road.

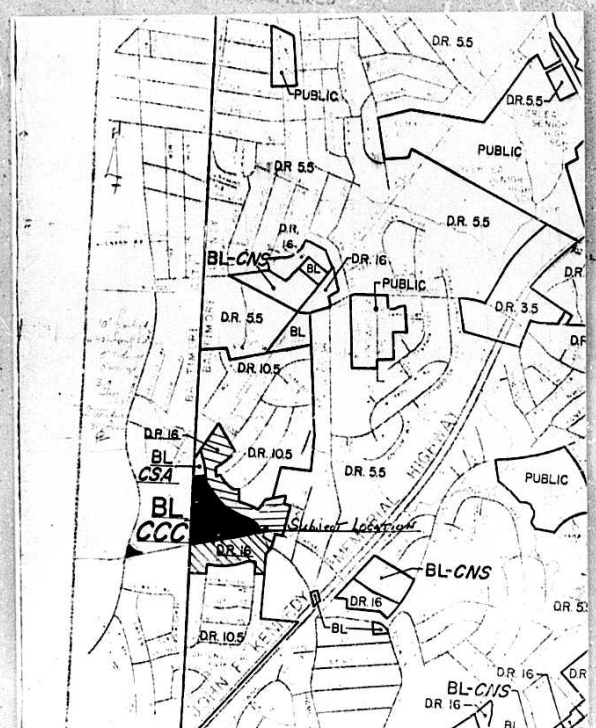
The 8 inch water main installed on the Baltimore City portion of the plot plan is adequate to supply fire hydrants, however, the Baltimore County side is a blank, for it shows no utilities.

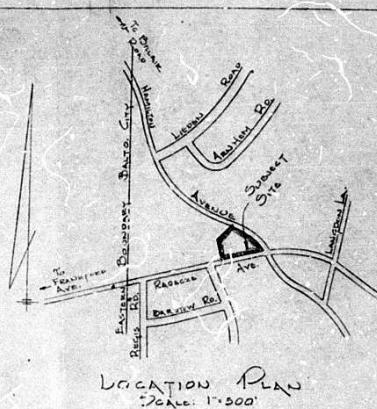
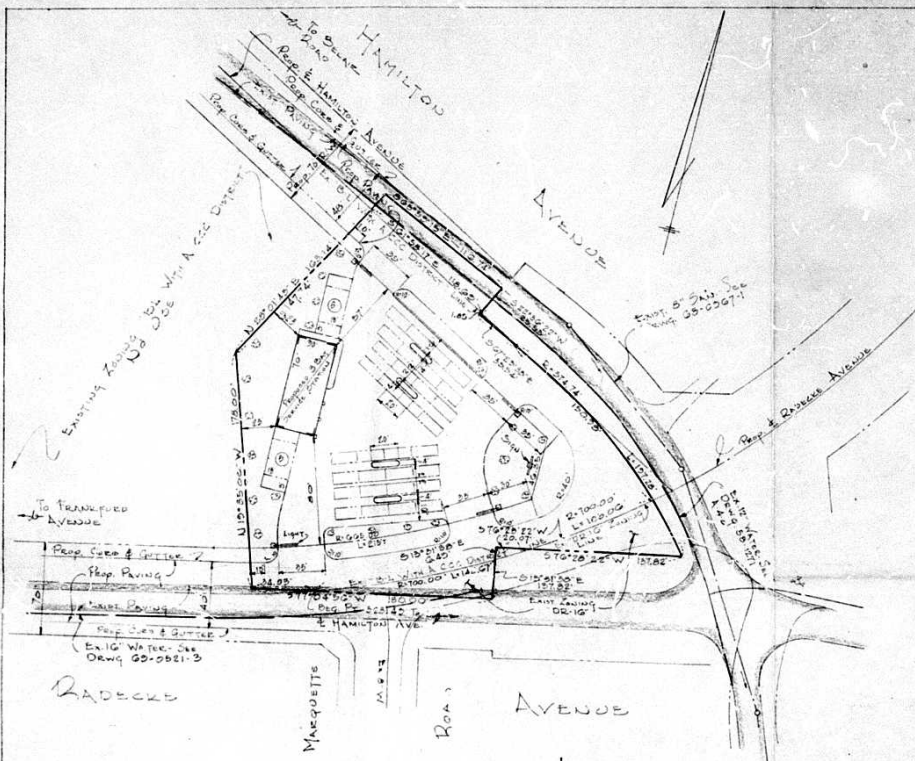
Under Application No. 13,10 A,B,C,D and E, fire hydrants on private property shall be located by this Bureau. Please contact Captain Paul H. Radabaugh at Valley 5-2210 for additional information.

Very truly yours,

George A. Defer, Chief
Bureau of Public Services

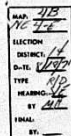
cc: Baltimore City
Bureau of Public Services
Bureau of Engineering
Bureau of Planning and Zoning





GENERAL NOTES

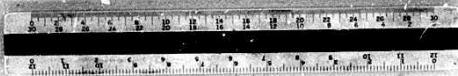
1. Total Area of Parcel Equals 1.41 Acres
2. Existing Building of Parcel "BL" With A "CSA District" & "DR-16"
3. Existing Use of Parcel "No Use"
4. Proposed Building of Parcel "BL" With A "CSA District" & "DR-16"
5. Area of Parcel Requesting "CSA District" Equals 1.41 Acres
6. Proposed Use of Parcel "Automotive Service Station"
7. Area Requested for Site Equals 22,500 Sq. Ft. (1.21500)
8. Net Area of Site Equals 24,475 Sq. Ft.
9. Required Unimproved Area Equals 1724 Sq. Ft. (1/4 of 24,475)
10. Proposed Unimproved Area Equals 2893 Sq. Ft.
11. -- Indicates Existing Road Paving

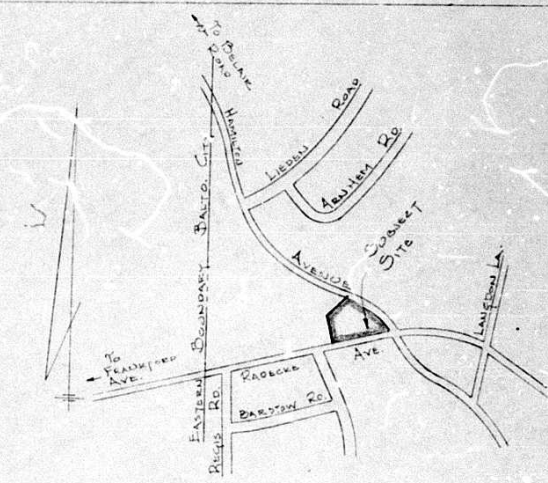
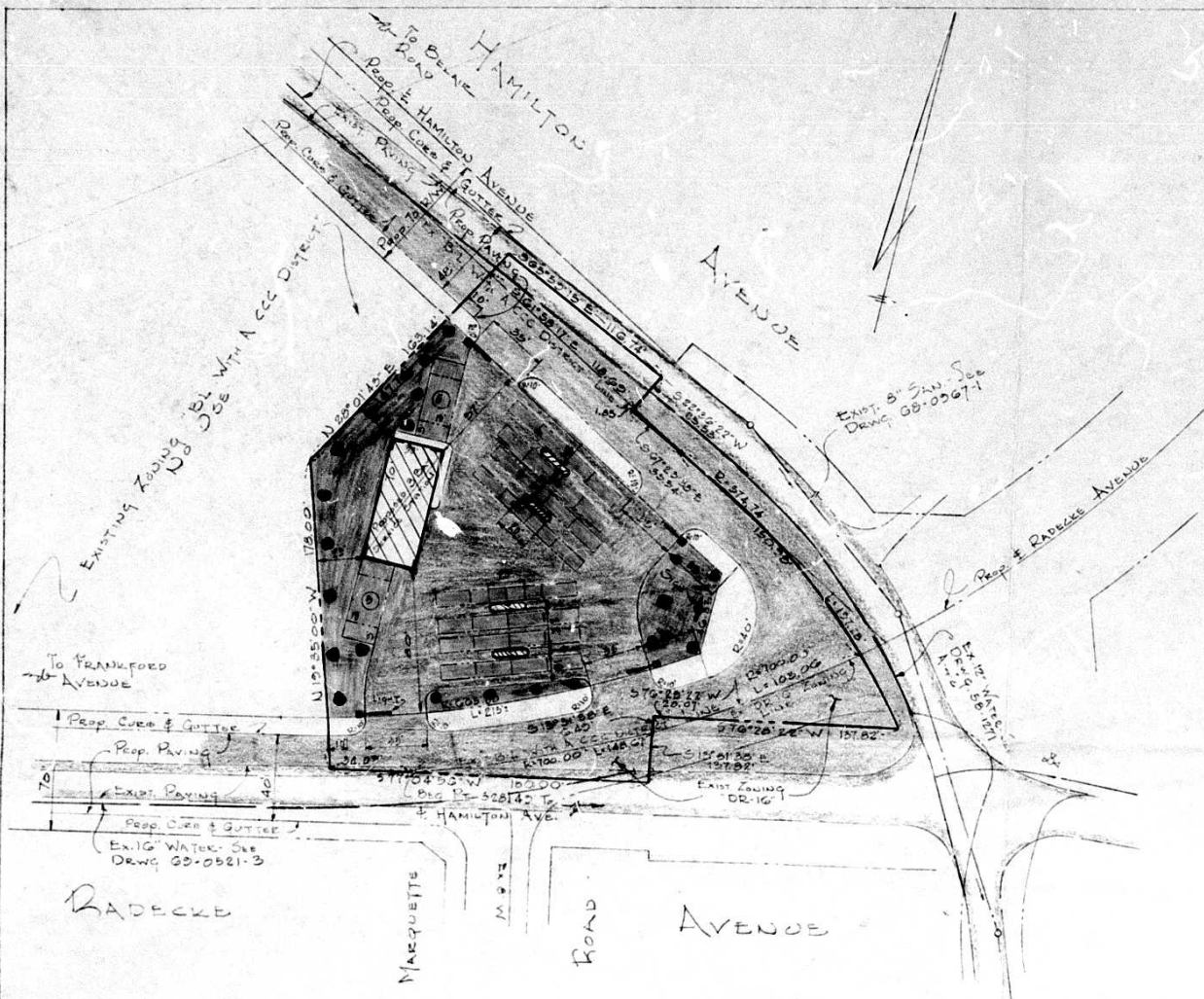


PLAN TO ACCOMPANY PETITION
FOR
A "CSA" DISTRICT
VICINITY
HAMILTON AVENUE & RADECKE AVE.
ELECTION DISTRICT 14
BALTIMORE CO., MD.
Aug. 12, 1971
SCALE: 1" = 50'



MATZ, CHILDS & ASSOCIATES
1070 CUMMINGS BRIDGE ROAD
BALTIMORE, MARYLAND 21204
JOB NO. 100001 DRAWN BY: TRACED BY: CHECKED BY:
GILLES: RLS: JPL





LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. TOTAL AREA OF PARCEL EQUALS 1.41 ACRES
2. EXISTING ZONING OF PARCEL "BL" WITH A "CSA" DISTRICT & "DR-1G"
3. EXISTING USE OF PARCEL "No Use"
4. PROPOSED ZONING OF PARCEL "BL" WITH A "CSA" DISTRICT & "DR-1G"
5. AREA OF PARCEL REQUESTING "CSA" DISTRICT EQUALS 1.2345 ACRES
6. PROPOSED USE OF PARCEL "Automotive Service Station"
7. AREA REQUIRED FOR SITE EQUALS 26,500 SQ. FT. (1.21 ACRES)
8. NET AREA OF SITE EQUALS 24,475 SQ. FT.
9. REQUIRED LANDSCAPE AREA EQUALS 1724 SQ. FT. (5% OF 24,475)
10. PROPOSED LANDSCAPE AREA EQUALS 2533 SQ. FT.
11. INDICATES EXISTING ROAD PAVING

PETITIONERS EXHIBIT No 2

PLAN TO ACCOMPANY PETITION
FOR
A "CSA" DISTRICT
VICINITY
HAMILTON AVENUE & RADECKE AVE.
ELECTION DISTRICT 14
SCALE: 1"=50'

DAT MORE CO., MD.
Aug. 12, 1971

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

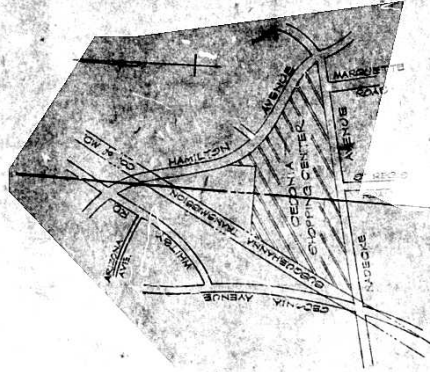
JOB NO.	DRAWN BY	TRACED BY	CHECKED BY
61103	ELS		PL



FINAL DEVELOPMENT PLAN

CEDONIA SHOPPING CENTER

November 12, 1967



LOCATION PLAN NO. 8046

HAMILTON AVENUE

AVENUE

GENERAL NOTES

1. AREA OF 70 AC.
2. AREA OF 10 AC. IS 10,000 SQ. FT.
3. NUMBER OF STORES 11
4. NUMBER OF PARKING SPACES 248
5. NUMBER OF BUILDINGS 2
6. NUMBER OF BUILDING FLOORS 2
7. TOTAL FLOOR AREA 100,000 SQ. FT.
8. TOTAL BUILDING VOLUME 1,000,000 CU. FT.
9. BASED ON 15 SHOWN
10. EXCLUDING RESTAURANT THEATRE & BANK ANNEX

COUNTY

10,000 AC.

10,000 AC.

10,000 AC.

10,000 AC.

10,000 AC.

10,000 AC.

10,000 AC.

10,000 AC.

10,000 AC.

10,000 AC.

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10,000 AC.

PETITIONED
EXHIBIT 1

HAMILTON

AVENUE

GENERAL NOTES:

AREA OF TRACT
AREA OF STORES
NUMBER OF STORES
NUMBER OF "ACROSS" PARKING SPACES
NUMBER OF "ACROSS" COMMERCIAL SPACES
PERCENTAGE OF COMMERCE
PERCENTAGE OF RESIDENTIAL

DEPARTMENT STORE
FF 106.50

FF 102.80

FF 104.70

FF 104.70

FF 104.70

FF 104.70

USE ALL DEEDS FILED HEREIN

RADCLIFFE

Site Data:
Area of Site: 20.000 sq. ft.
Area of Stores: 8.000 sq. ft.
Area of "Across" Parking: 11.000 sq. ft.
Area of "Across" Commercial: 1.000 sq. ft.
Percentage of Commerce: 40.00%
Percentage of Residential: 60.00%

Gas Station Site Data:
 1. Gas Station Area of Site: 25,000 Sq. Ft.
 2. Gas Station Area of Site: 25,000 Sq. Ft.
 3. Gas Station Area of Site: 25,000 Sq. Ft.
 4. Gas Station Area of Site: 25,000 Sq. Ft.
 5. Gas Station Area of Site: 25,000 Sq. Ft.
 6. Gas Station Area of Site: 25,000 Sq. Ft.

