

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OF BALTIMORE
111 E. CHESAPEAKE ST.
TOWSON, MARYLAND 21204

OLIVER L. MYERS,
CHAIRMAN

MEMBER

MEMBER

DEPARTMENT OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

DEVELOPMENT

James H. Cook, Esq.,
409 Washington Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclass. to B.L.
Location: W/S Goucher Blvd., Int. Loch
Raven Blvd.
Petitioner: Security Mortgage Corp.
9th District
Item 6

Dear Sir:

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 located on the west side of Loch Raven Blvd. and Goucher Blvd. It is currently an undeveloped tract of land that lies just to the east of the existing Glenmont Apartments and the Glendale Community. There is a small stream that flows through the western edge of this property. It appears that a good portion of this property is a result of a filling operation. To the south of the subject site there is a Baltimore County Fire Department and Community Recreation Area. To the east of the subject site is a commercial complex known as the Loch Raven Plaza Shopping Center.

BUREAU OF ENGINEERING:

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

Highways:

Loch Raven Boulevard is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Goucher Boulevard cutoff is an existing curbed divided roadway of which no additional improvements are required at this time.

James H. Cook, Esq.,
Page 2
Item 6

Colbury Road is an existing 48 foot curbed street intersecting Goucher Boulevard cutoff as a channelized intersection. No additional improvements are required at this time.

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.

Loch Raven Boulevard is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

A study will be required at the time this site is developed to determine the drainage easements and structures necessary.

Sediment Control:

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

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water and Sanitary Sewers:

Public water and sanitary sewer services are available to serve this site.

PROJECT PLANNING DIVISION:

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

This office has been unable to determine if this developer has made application to the Department of Water Resources for a permit to relocate this stream.

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

James H. Cook, Esq.,
Page 3
Item 6

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.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition was reviewed as Item 239 before the ZAC, April 22, 1970, at which time the following comment was made.

The subject petition is requesting a change from R5 to B1 of 10.4 acres. This should change trip density from 520 trips to 7800 trips. All traffic to the subject site from Loch Raven Boulevard must make a left turn from Goucher Boulevard cut off into Colbury Road and a left turn into the center. For the expected traffic volume, this should create some capacity problems.

The entrance to Goucher Boulevard cut off must be redesigned so that all entering traffic will be via a free right turn lane and all exiting traffic will be via a free right turn in a southerly direction. No additional median openings on Goucher Boulevard cut off will be allowed.

The following is supplemental comments to Bureau of Engineering of October 21, 1971:

Storm Drains:

Due to the flooding conditions experienced downstream from this property, as a result of increased storm water flows received from the upstream drainage area; and since it does not appear to be economically feasible to provide adequate storm drainage improvements downstream, this office is investigating the feasibility of constructing a retention pond upon the public land adjacent to this property.

Preliminary studies indicate that a portion of the subject property would be required to afford sufficient capacity to retard storm water run-off. Therefore, a storm drainage reservation of considerable size may be required in connection with the proposed development of this site.

STATE HIGHWAY ADMINISTRATION:

The subject plan indicates that there should be no adverse effects to the State Highway.

James H. Cook, Esq.,
Page 4
Item 6

HEALTH DEPARTMENT:

Metropolitan water and sewer must be extended to the site before building permit is approved.

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

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

ZONING ADMINISTRATION DIVISION:

The plot does not indicate the homes that front on Queens Ferry Road and back up to the proposed shopping center area. This property was also a subject of the Planning Board and County Council in the map adoption process.

This petition is acceptable for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

JJDjr, JJD
Enc.

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

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

a Special Exception for a..... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... day of..... 197..... that the herein described property or area should be and the same is hereby reclassified; from a..... zone to a..... zone, and/or a Special Exception for a..... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of..... April..... 197..... that the above Re-classification 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..... D.R. 5.5..... line and on the Special Exception for.....

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION from D.R. 5.5 to D.L. zone SW corner Goucher Boulevard cutoff and Colbury Road - 2nd District
Security Mortgage Corp., Petitioner
Zoning File No. 72-200-R
Henry C. Butcher, IV, et al,
Protestants-Appellants

March 13, 1973

Before: HONORABLE JOHN GRASON TURNBULL, Judge

APPEARANCES:

James H. Cook, Esquire and Richard G. Murray, Esquire, on behalf of the Petitioner.

Martin M. Krosinski, Esquire, on behalf of the Protestants-Appellants.

Reported by:
Paul G. Griffin
Official Court Reporter
In the Circuit Court for Baltimore County

(Counsel made argument to the court.)

THE COURT: On statement of counsel I will sign an order dismissing the appeal insofar as Townson Loch Raven Community Council, Inc. is concerned.

I am not going to overrule the Court of Appeals. I will let the Court of Appeals overrule itself. I will sign an order dismissing the appeal insofar as the Appellants Ayer, Sturgeon, Butler, Mucha and Terver are concerned.

Gentlemen, it is perfectly obvious that if any increase in runoff is caused by the fact that this classification is changed, if indeed it is changed, it means that everyone downstream from the property will be affected by it, and that is, as I see it, the chief and only reason for Mr. Butcher's protest; to wit, that he fears that the runoff will increase and do damage to his property.

Actually there is no evidence that I can find in the record, which I have read, that the property of the Protestants, Mr. and Mrs. Butcher, would be depreciated in value by the proposed rezoning, or that the Protestants could even see the subject property from their property.

Now, the sentence which I just announced is read from the per curiam opinion of the Court of Appeals in White vs. Major Realty, Inc., 251 Md. 63 exactly as the Court of Appeals wrote it, with the exception that I deleted the words Central Avenue, which is where the White property was located. If indeed the flow is increased Mr. Butcher, being four blocks away, and everybody in between who borders on this stream will be affected; and certainly they constitute the public generally. The Court of Appeals, again in White vs. Major Realty, Inc., says that, "Upon a timely motion, the Circuit Court (Raine, J.) dismissed the appeal on the ground that the Protestants and Appellants were not parties aggrieved by the Board's decision as required by Section 604 of the Baltimore County Charter. In our opinion Judge Raine's order dismissing the appeal was correct. Our decision in Loughborough Development Corp. v. Rivaux Corp., 213 Md. 239, 131 A.2d 461 (1957) and Gray v. Gense, 240 Md. 180, 213 A.2d 487 (1965) indicate that the Appellants did not establish the necessary special damage to their property (an adverse effect different than that suffered by the public generally) to make them 'aggrieved' by the

HENRY C. BUTCHER, IV, et al
Protestants-Appellants
SECURITY MORTGAGE CORPORATION
a body corporate
Intervenor

Docket 9 Folio 269
File 4283

ORDER OF COURT

The above entitled case having come on for hearing upon the motion of Security Mortgage Corporation to dismiss the appeal in the above case taken by Henry C. Butcher, IV and Elizabeth H. Butcher, the Court having reviewed the file and read the transcript of testimony before the County Board of Appeals, Counsel having been heard, it is this 14th day of March, 1973 for reasons set forth in this Court's oral opinion,

ORDERED that said motion to dismiss be, and the same is hereby, granted and the appeal on behalf of Henry C. Butcher, IV and Elizabeth H. Butcher, is hereby dismissed.

John Grason Turnbull
Judge

HENRY C. BUTCHER, IV, et al
Protestants-Appellants
SECURITY MORTGAGE CORPORATION
a body corporate
Intervenor

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
AT LAW
Docket 9 Folio 269
File 4283

ORDER OF COURT

The above entitled case having come on for hearing upon the motion of Security Mortgage Corporation to dismiss the appeal in the above case by Richard S. Ayer, Phyllis C. Ayer, Frances W. Sturgeon, John M. Butler, Jr., Charlotte S. Butler, Ronald M. Mucha, Margaret C. Mucha, Frank B. Terveer, and Maxine E. Terveer, the Court having reviewed the file and read the transcript of testimony before the County Board of Appeals, Counsel having been heard and it appearing that none of said persons were parties to the proceeding before the County Board of Appeals it is therefore this 14th day of March, 1973,

ORDERED that the motion to dismiss be, and the same is hereby, granted and the appeal filed on behalf of Richard S. Ayer, Phyllis C. Ayer, Frances W. Sturgeon, John M. Butler, Jr., Charlotte S. Butler, Ronald M. Mucha, Margaret C. Mucha, Frank B. Terveer, and Maxine E. Terveer, is hereby dismissed.

John Grason Turnbull
Judge

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 66228, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Reclassification from D.R. 5.5 to D.L.

September 23, 1971

Beginning for the same at a point on the southeast side of Colbury Road, said point being distant 111 feet more or less as measured southwesterly from the centerline of Goucher Boulevard Cutoff, thence binding along the southeastern side of said Colbury Road South 60° 16' 22" West 87.86 feet, running thence leaving said Colbury Road the six following courses viz: first South 6° 48' 00" East 225.72 feet, second South 13° 55' 40" West 272.61 feet, third North 73° 50' 20" West 10.01 feet, fourth South 1° 55' 40" West 139.91 feet, fifth South 27° 55' 40" West 386.69 feet, and sixth South 62° 29' 23" East 591.23 feet to the west side of Loch Raven Boulevard, thence binding on the west side of said Boulevard by a line curving to the right with a radius of 2591.48 feet and having an arc of 111.43 feet, said curve being subtended by a chord bearing of North 15° 25' 40" East for 111.43 feet, running thence leaving said Loch Raven Boulevard, the three following courses, viz: first North 73° 20' 16" West 55.00 feet, second North 17° 06' 35" East 41.57 feet, and third South 72° 36' 18" East 47.46 feet to the west side of Goucher Boulevard Cutoff, thence binding on the west side of said Cutoff the three following courses, viz: first by a line curving to the left having a radius of 1675.08 feet and an arc of 685.48 feet said curve being subtended by a chord bearing of North 4° 02' 27" East for 680.70 feet, second by a line curving to the left having a radius of 830.88 feet and an arc of 327.04 feet said curve being subtended by a chord bearing of North 18° 57' 31" West for 324.93 feet, and third North 30° 14' 04" West 73.28 feet, thence leaving the west side of said Goucher Boulevard Cutoff and running for lines of division the two following courses, viz: first North 62° 38' 52" West 131.37 feet, and second by a line curving to the left having a radius of 960.00 feet and an arc of 22.55 feet said curve being subtended by a chord bearing of North 20° 45' 26" West for 22.55 feet to the place of beginning.

Containing 10.432 Acres of land more or less.

HENRY C. BUTCHER, IV et al. * In The
* Court of Appeals
v. * of Maryland
* No. 61
SECURITY MORTGAGE CORPORATION * September Term, 1973
et al. *

ORDER

Upon consideration of the motion for dismissal of appeal and the answer thereto, it is this 11th day of September, 1973

ORDERED by the Court of Appeals of Maryland that the motion for dismissal of appeal be, and it is hereby, granted and appeal dismissed.

/s/ Robert C. Murphy
Chief Judge

HENRY C. BUTCHER, IV, et al. * IN THE CIRCUIT COURT
Protestants-Appellants * FOR BALTIMORE COUNTY
SECURITY MORTGAGE CORPORATION * AT LAW
a body corporate *
Intervenor * Docket # Folio 269
File 4983

ORDER OF COURT

The above entitled case having come on for hearing upon the motion of Security Mortgage Corporation to dismiss the appeal in the above case taken by Henry C. Butcher, IV and Elizabeth H. Butcher, the Court having reviewed the file and read the transcript of testimony before the County Board of Appeals, Counsel having been heard, it is this 16th day of March, 1973 for reasons set forth in this Court's oral opinion.

ORDERED that said motion to dismiss be, and the same is hereby, granted and the appeal on behalf of Henry C. Butcher, IV and Elizabeth H. Butcher, is hereby dismissed.

John Crason Turnbull
John Crason Turnbull
Judge

True Copy Test
ELMER H. KAPLAN, JR., Clerk
Per *J. P. Fisher*
Deputy Clerk

HENRY C. BUTCHER, IV, et al. * IN THE CIRCUIT COURT
Protestants-Appellants * FOR BALTIMORE COUNTY
SECURITY MORTGAGE CORPORATION * AT LAW
a body corporate *
Intervenor * Docket # Folio 269
File 4983

ORDER OF COURT

The above entitled case having come on for hearing upon the motion of Security Mortgage Corporation to dismiss the appeal in the above case by Richard S. Myer, Phyllis C. Myer, Frances W. Sturgeon, John M. Butler, Jr., Charlotte S. Butler, Ronald M. Mucha, Margaret C. Mucha, Frank B. Terveer, and Maxine E. Terveer, the Court having reviewed the file and read the transcript of testimony before the County Board of Appeals, Counsel having been heard and it appearing that none of said persons were parties to the proceeding before the County Board of Appeals it is therefore this 16th day of March, 1973.

ORDERED that the motion to dismiss be, and the same is hereby, granted and the appeal filed on behalf of Richard S. Myer, Phyllis C. Myer, Frances W. Sturgeon, John M. Butler, Jr., Charlotte S. Butler, Ronald M. Mucha, Margaret C. Mucha, Frank B. Terveer, and Maxine E. Terveer, is hereby dismissed.

John Crason Turnbull
John Crason Turnbull
Judge

True Copy Test
ELMER H. KAPLAN, JR., Clerk
Per *J. P. Fisher*
Deputy Clerk

HENRY C. BUTCHER, IV, et al. * IN THE CIRCUIT COURT
Protestants-Appellants * FOR BALTIMORE COUNTY
SECURITY MORTGAGE CORPORATION * AT LAW
a body corporate *
Intervenor * Docket # Folio 269
File 4983

ORDER OF COURT

The above entitled case having come on for hearing upon the motion of Security Mortgage Corporation to dismiss the appeal in the above case by Towson Loch Haven Community Council, Inc., the Court having reviewed the file and read the transcript of testimony before the County Board of Appeals, Counsel having been heard and it appearing to the Court that the said Towson Loch Haven Community Council, Inc. is not a taxpayer, owner of real estate or an aggrieved party within the meaning section 604 of the Baltimore County Charter it is therefore this 16th day of March, 1973.

ORDERED that said motion be, and the same is hereby, granted and the appeal on behalf of Towson Loch Haven Community Council, Inc. is hereby dismissed.

John Crason Turnbull
John Crason Turnbull
Judge

True Copy Test
ELMER H. KAPLAN, JR., Clerk
Per *J. P. Fisher*
Deputy Clerk

RE: PETITION FOR RECLASSIFICATION * IN THE
from D.R. 5.5 to S.L. zone * CIRCUIT COURT
SW corner Goucher Boulevard *
outoff and Colbury Road *
9th District *
Security Mortgage Corp., *
Petitioner * FOR
Zoning File No. 72-200-R * BALTIMORE COUNTY
AT LAW
Henry C. Butcher, IV, et al. *
Protestants-Appellants * Misc. Docket No. 9
Folio No. 269
File No. 4983

NOTICE OF APPEAL

Mr. Clerk:
Please enter up an Appeal to the Maryland Court of Appeals on behalf of the Protestants-Appellants in the above captioned case from the decision of Judge Turnbull dated March 16, 1973.

Martin M. Krosinski
Martin M. Krosinski

Francis J. Meagher
Francis J. Meagher
Goodman, Meagher & Enoch
111 N. Charles Street, 7th Fl.
Baltimore, Maryland 21201
752-3666
Attorneys for Protestants-Appellants

I HEREBY CERTIFY that on this 16th day of April, 1973, a copy of the foregoing Notice of Appeal was mailed to James H. Cook, Esquire and Richard C. Murray, Esquire, 409 Washington Avenue, Towson, Maryland 21204. Attorneys for the Petitioner; Michael J. Dausch, III, 6741 Glenkirk Road, Baltimore, Maryland

21239, Co-Attorney for Protestants-Appellants;
County Board of Appeals, County Office Building, Baltimore
Avenue, Towson, Maryland 21204.

Martin M. Krosinski
Martin M. Krosinski

RE: PETITION FOR RECLASSIFICATION * IN THE
from D.R. 5.5 to S.L. zone * CIRCUIT COURT
SW corner Goucher Boulevard *
outoff and Colbury Road *
9th District *
Security Mortgage Corp., *
Petitioner * FOR
Zoning File No. 72-200-R * BALTIMORE COUNTY
AT LAW
Henry C. Butcher, IV, et al. *
Protestants-Appellants * Misc. Docket No. 9
Folio No. 269
File No. 4983

NOTICE OF APPEAL

Mr. Clerk:
Please enter up an Appeal to the Maryland Court of Appeals on behalf of the Protestants-Appellants in the above captioned case from the decision of Judge Turnbull dated March 16, 1973.

Martin M. Krosinski
Martin M. Krosinski

Francis J. Meagher
Francis J. Meagher
Goodman, Meagher & Enoch
111 N. Charles Street, 7th Fl.
Baltimore, Maryland 21201
752-3666
Attorneys for Protestants-Appellants

I HEREBY CERTIFY that on this 16th day of April, 1973, a copy of the foregoing Notice of Appeal was mailed to James H. Cook, Esquire and Richard C. Murray, Esquire, 409 Washington Avenue, Towson, Maryland 21204. Attorneys for the Petitioner; Michael J. Dausch, III, 6741 Glenkirk Road, Baltimore, Maryland

21239, Co-Attorney for Protestants-Appellants; and to Baltimore County Board of Appeals, County Office Building, Chesapeake Avenue, Towson, Maryland 21204.

Martin M. Krosinski
Martin M. Krosinski

HENRY C. BUTCHER, IV, et al * IN THE
Protestants-Appellants * CIRCUIT COURT FOR
SECURITY MORTGAGE CORPORATION, * BALTIMORE COUNTY
a body corporate * AT LAW
Intervenor * Docket 9 Folio 269
File 4983

ANSWER TO MOTION TO DISMISS APPEAL

The Protestants-Appellants, Towson Loch Raven Community Council, Inc., and William G. Wood, President, by their attorneys Martin M. Mrozinski and Francis J. Meagher and Goodman, Meagher & Enoch, for answer to the Motion to Dismiss Appeal say:

1. That the Towson Loch Raven Community Council, Inc. by William G. Wood, President, is a "party to the proceeding" before the County Board of Appeals within the meaning of Section 604 of the Baltimore County Charter as to confer on it the right to maintain the within appeal.

2. The Protestant-Appellant, Towson Loch Raven Community Council, Inc. admit that it is not a taxpayer, owner of real estate or an aggrieved party within the meaning of Section 604 of the Baltimore County Charter.

And for such other reasons that will be shown at any hearing hereon.

WHEREFORE, having fully answered the Motion to Dismiss Appeal, the Protestants-Appellants pray that the said Motion be denied.

Martin M. Mrozinski

Francis J. Meagher
Goodman, Meagher & Enoch
111 N. Charles Street, 7th Fl.
Baltimore, Maryland 21201
752-3666

GOODMAN, MEAGHER
& ENOCH
ATTORNEYS AT LAW
111 N. CHARLES STREET
BALTIMORE, MD. 21201

HENRY C. BUTCHER, IV, et al * IN THE
Protestants-Appellants * CIRCUIT COURT FOR
SECURITY MORTGAGE CORPORATION, * BALTIMORE COUNTY
a body corporate * AT LAW
Intervenor * Docket 9 Folio 269
File 4983

ANSWER TO MOTION TO DISMISS APPEAL

The Protestants-Appellants Richard S. Myer, Phyllis C. Myer, Frances W. Sturgeon, John M. Butler, Jr., Charlotte S. Butler, Ronald M. Machs, Margaret C. Machs, Frank B. Terveer and Maxine E. Terveer, by their attorneys Martin M. Mrozinski and Francis J. Meagher and Goodman, Meagher and Enoch, for answer to the Motion to Dismiss Appeal say:

1. That the Protestants-Appellants are aggrieved parties within the meaning of the Baltimore County Charter, Article VI, Section 604 and Article 66 B, Section 7 (j) of the Maryland Code.

2. That the Protestants-Appellants are abutting and adjacent property owners whose legal rights have been infringed.

3. Ample testimony is a matter of record regarding the aesthetic, audial, visual, etc. damage which will be suffered by the above captioned Protestants-Appellants in a way special and different from that of the public generally and are parties to the proceedings who are aggrieved thereby under Section 604, Article VI of the Baltimore County Charter.

And for such other reasons that will be shown at any hearing hereon.

I HEREBY CERTIFY that on this 7th day of March, 1973 a copy of the foregoing Answer to Motion to Dismiss Appeal was mailed to James H. Cook, Esquire and Richard C. Murray, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorneys for the Appellees; Michael J. Dausch, III, 6741 Glenkirk Road, Baltimore, Maryland 21239, Co-Attorney for Protestants-Appellants; and to Baltimore County Board of Appeals, County Office Building, Chesapeake Avenue, Towson, Maryland 21204.

Martin M. Mrozinski

GOODMAN, MEAGHER
& ENOCH
ATTORNEYS AT LAW
111 N. CHARLES STREET
BALTIMORE, MD. 21201

WHEREFORE, having fully answered the Motion to Dismiss Appeal, the Protestants-Appellants pray that the said Motion be denied.

Martin M. Mrozinski

Francis J. Meagher
Goodman, Meagher & Enoch
111 N. Charles Street, 7th Fl.
Baltimore, Maryland 21201
752-3666
Attorneys for Protestants-Appellants

I HEREBY CERTIFY that on this 7th day of March, 1973 a copy of the foregoing Answer to Motion to Dismiss Appeal was mailed to James H. Cook, Esquire and Richard C. Murray, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorneys for the Appellees; Michael J. Dausch, III, 6741 Glenkirk Road, Baltimore, Maryland 21239, Co-Attorney for Protestants-Appellants; and to Baltimore County Board of Appeals, County Office Building, Chesapeake Avenue, Towson, Maryland 21204.

Martin M. Mrozinski

GOODMAN, MEAGHER
& ENOCH
ATTORNEYS AT LAW
111 N. CHARLES STREET
BALTIMORE, MD. 21201

HENRY C. BUTCHER, IV, et al * IN THE
Protestants-Appellants * CIRCUIT COURT FOR
SECURITY MORTGAGE CORPORATION, * BALTIMORE COUNTY
a body corporate * AT LAW
Intervenor * Docket 9 Folio 269
File 4983

ANSWER TO MOTION TO DISMISS APPEAL

The Protestants-Appellants, Henry C. Butcher, IV and Elizabeth H. Butcher, his wife, by their attorneys Martin M. Mrozinski and Francis J. Meagher and Goodman, Meagher and Enoch, for answer to the Motion to Dismiss Appeal say:

1. That the Protestants-Appellants are aggrieved parties within the meaning of the Baltimore County Charter, Article VI, Section 604 and Article 66 B, Section 7 (j) of the Maryland Code.

2. That the Protestants-Appellants admit that they are not abutting property owners but allege that they are aggrieved, adjacent property owners whose legal rights have been infringed.

3. Exception is taken to the Intervenor's interpretation of what may or may not constitute a specific interest or property right or what conduct may or may not affect the Protestants-Appellants in a way special or different from that suffered by the public generally since the issue is resolvable on a case by case basis.

4. Testimony, contrary to the interpretation placed on it by the Intervenor, has established that the Protestants-Appellants personal and/or property rights are specifically and adversely affected by the Board's action in acquiescing in the proposed new zoning classification.

RE: PETITION FOR RECLASSIFICATION : IN THE
from D.R. 3.5 to R.1. zone : CIRCUIT COURT
SW corner Goucher Boulevard :
cutoff and Colbury Road : FOR
9th District : BALTIMORE COUNTY
Security Mortgage Corp., :
Petitioner : AT LAW
Zoning File No. 72-200-R : Misc. Docket No. 9
Henry C. Butcher, IV, et al., : Folio No. 269
Protestants-Appellants : File No. 4983

NOTICE OF APPEARANCE

EX. CLERK:

Please enter the appearance of MICHAEL J. DAUSCH, III, as co-counsel for the Protestants-Appellants in the above entitled case.

MICHAEL J. DAUSCH, III
Co-Attorney for Protestants-Appellants
6741 Glenkirk Road
Baltimore, Maryland 21239
Phone: 828-0923

I HEREBY CERTIFY that a copy of the foregoing NOTICE OF APPEARANCE was mailed on 20th day of February, 1973 to James H. Cook, Esquire and Richard C. Murray, Esquire, Mercantile-Towson Building, Towson, Maryland 21204, Attorneys for the Petitioner; Martin M. Mrozinski, Esquire and Francis J. Meagher Esquire, 111 N. Charles Street, Baltimore, Maryland 21201; AND TO Baltimore County Board of Appeals, County Office Building, Chesapeake Avenue, Towson, Maryland 21204.

Michael J. Dausch, III
Co-Attorney for Protestants-Appellants

And for such other reasons that will be shown at any hearing hereon.

WHEREFORE, having fully answered the Motion to Dismiss Appeal, the Protestants-Appellants pray that the said Motion be denied.

Martin M. Mrozinski

Francis J. Meagher
Goodman, Meagher & Enoch
111 N. Charles Street, 7th Fl.
Baltimore, Maryland 21201
752-3666
Attorneys for Protestants-Appellants

I HEREBY CERTIFY that on this 7th day of March, 1973 a copy of the foregoing Answer to Motion to Dismiss Appeal was mailed to James H. Cook, Esquire and Richard C. Murray, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorneys for the Appellees; Michael J. Dausch, III, 6741 Glenkirk Road, Baltimore, Maryland 21239, Co-Attorney for Protestants-Appellants; and to Baltimore County Board of Appeals, County Office Building, Chesapeake Avenue, Towson, Maryland 21204.

Martin M. Mrozinski

GOODMAN, MEAGHER
& ENOCH
ATTORNEYS AT LAW
111 N. CHARLES STREET
BALTIMORE, MD. 21201

LAW OFFICES
WHITEFORD, FLORES, PRESTON, TRIMBLE & JOHNSTON

"ON LIFE BUILDING"
CHARLES CENTER
BALTIMORE, MARYLAND 21201

905 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 425-5312

REPLY TO TOWSON OFFICE

June 8, 1972

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

Re: File No. 72-200-R
Security Mortgage Corporation

Dear Mr. Slowik:

Please strike my appearance as attorney for the Glenmont Improvement Association in the above captioned matter. I am advised that Michael J. Dausch, Attorney for the Glenmont Improvement Association, will continue to represent the protestants in this case.

May I request that future notices on behalf of Glenmont Improvement Association be directed to Mr. H. N. Aviles, President, Glenmont Improvement Association, 1238 Knightswood Road, Baltimore, Maryland 21239.

Thanking you for your assistance in this matter, I am,

Very truly yours,
Ernest C. Trimble

ect'mb

RE: PETITION FOR RECLASSIFICATION IN THE
from D.R. 5.5 to S.L. same CIRCUIT COURT
SW corner Goucher Boulevard
cutoff and Calbury Road FOR
9th District BALTIMORE COUNTY
Security Mortgage Corp., AT LAW
Petitioner
Zoning File No. 72-200-R Misc. Docket No. 7
Henry C. Butcher, IV, et al, Folio No. 269
Protestants-Appellants File No. 4983

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 1101-3 (4) of the Maryland Rules of Procedure, John A. Slouff, Walter A. Balter, Jr. and John A. Miller, 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, James H. Cook, Esquire and Richard C. Murray, Esquire, Mercantile-Towson Building, Towson, Maryland 21204, Attorneys for the Petitioner, and Martin M. Mrozinski, Esquire and Francis J. Mcagher, Esquire, 111 N. Charles Street, Baltimore, Maryland 21201, and Michael J. Dausch, Esquire, 6741 Glenkirk Road, Baltimore, Maryland 21239, Attorneys for the Protestants, and Mr. Joseph L. Johnson, Vice President, The Fellowship Community Association, Inc., 503 Forest Lane, Towson, Maryland 21204, and Mr. H. N. Aviles, President, Glenmount Improvement Association, 1238 Knightswood Road, Baltimore, Maryland 21239, and Mr. Roland C. Wackenfus, 6832 Queens Ferry Road, Baltimore, Maryland 21239, Protestants, a copy of which notice is attached hereto and prayed that it may be made a part thereof.

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

I hereby certify that a copy of the foregoing Certificate of Notice has been mailed to James H. Cook, Esquire and Richard C. Murray, Esquire, Mercantile-Towson

Building, Towson, Maryland 21204, Attorneys for the Petitioner, and Martin M. Mrozinski, Esquire and Francis J. Mcagher, Esquire, 111 N. Charles Street, Baltimore, Maryland 21201, and Michael J. Dausch, Esquire, 6741 Glenkirk Road, Baltimore, Maryland 21239, Attorneys for the Protestants, and Mr. Joseph L. Johnson, Vice President, The Fellowship Community Association, Inc., 503 Forest Lane, Towson, Maryland 21204, and Mr. H. N. Aviles, President, Glenmount Improvement Association, 1238 Knightswood Road, Baltimore, Maryland 21239, and Mr. Roland C. Wackenfus, 6832 Queens Ferry Road, Baltimore, Maryland 21239, Protestants, on this 22nd day of January, 1973.

Edith T. Elenhart, Administrative Secretary
County Board of Appeals of Baltimore County

cc: Zoning
Planning - Mr. Ogle

PETITION FOR RECLASSIFICATION BEFORE THE ZONING
SW corner of Goucher Boulevard & Calbury Road - 9th District COMMISSIONER OF
Security Mortgage Corporation - BALTIMORE COUNTY
Petitioner No. 72-200-R (Item No. 6)

ORDER FOR APPEAL

MR. CLERK:

Please enter an appeal in the above matter to the County Board of Appeals on behalf of Security Mortgage Corporation, 805 Lannertown Road, Baltimore, Maryland 21220.



James H. Cook
James H. Cook
Attorney for Petitioner

I HEREBY CERTIFY, that on this 19th day of May, 1972, a copy of the foregoing Order for Appeal was mailed to Ernest C. Trimble, Esquire, 305 W. Pennsylvania Ave., Towson, Maryland 21204; Michael J. Dausch, Esquire, 407 W. Pennsylvania Ave., Towson, Maryland 21204; and Mr. Joseph L. Johnson, Vice-President of The Fellowship Community Association, Inc., 503 Forest Lane, Towson, Maryland 21204.

James H. Cook
James H. Cook

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 8, 1971

COUNTY OFFICE BUILDING
111 N. CHARLES STREET
BALTIMORE, MARYLAND 21201

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRANSPORTATION
STATE ROAD COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
SOLID WASTE DEPARTMENT
PLANNING DEPARTMENT
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

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

RE: Property Owners Security Mortgage Corp.
Location: W/S Goucher Blvd., Int. Loch
Raven Blvd.
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. to S.L.
9th District Sectors Central
No. Acres: 10.4
Item 6

The following comments were compiled after a field investigation and an in-office review which will provide the Planning Board and/or the petitioner with pertinent information of possible development problems.

The subject property is located on the west side of Loch Raven Blvd. and Goucher Blvd. It is currently an undeveloped tract of land that lies just to the east of the existing Glenmont Apartments and the Glenmont Community. There is a small stream that flows through the western edge of this property. It appears that a good portion of this property is a result of a filling operation. To the south of the subject site there is a Baltimore County Fire Department and Community Recreation Area. To the east of the subject site is a commercial complex known as the Loch Raven Plaza Shopping Center.

The plat does not indicate the homes that front on Queens Ferry Road and back up to the proposed shopping center area. This property was also a subject of the Planning Board and County Council in the map adoption process.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JJOJr:JD

RE: PETITION FOR RECLASSIFICATION IN THE
from D.R. 5.5 to S.L. same CIRCUIT COURT
SW corner Goucher Boulevard
cutoff and Calbury Road FOR
9th District BALTIMORE COUNTY
Security Mortgage Corp., AT LAW
Petitioner
Zoning File No. 72-200-R Misc. Docket #9
Henry C. Butcher, IV, et al, Folio No. 269
Protestants-Appellants File No. 4983

March 16, 1973

Before: HONORABLE JOHN CHASON TURNBULL, Judge

APPEARANCES:

James H. Cook, Esquire and
Richard C. Murray, Esquire,
on behalf of the Petitioner.
Martin M. Mrozinski, Esquire,
on behalf of the Protestants-Appellants.

Reported by:
Paul G. Griffin
Official Court Reporter
In the Circuit Court for Baltimore County

(Counsel made argument to the court.)

THE COURT: On statement of counsel I will sign an order dismissing the appeal insofar as Towson Loch Raven Community Counsel, Inc. is concerned.

I am not going to overrule the Court of Appeals. I will let the Court of Appeals overrule itself. I will sign an order dismissing the appeal insofar as the Appellants Myer, Sturgeon, Butler, Mucha and Tervar are concerned.

Gentlemen, it is perfectly obvious that if any increase in runoff is caused by the fact that this classification is changed, if indeed it is changed, it means that everyone downstream from the property will be affected by it, and that is, as I see it, the chief and only reason for Mr. Butcher's protest; to wit, that he fears that the runoff will increase and do damage to his property.

Actually there is no evidence that I can find in the record, which I have read, that the property of the Protestants, Mr. and Mrs. Butcher, would be depreciated in value by the proposed rezoning, or that the Protestants could even see the subject property from their property.

Now, the sentence which I just enunciated is read from the per curiam opinion of the Court of Appeals in White vs. Major Realty, Inc., 251 Md. 63 exactly as the Court of Appeals wrote it, with the exception that I deleted the words Central Avenue, which is where the White property was located. If indeed the flow is increased Mr. Butcher, being four blocks away, and everybody in between who borders on this stream will be affected; and certainly they constitute the public generally. The Court of Appeals, again in White vs. Major Realty, Inc., says that, "Upon a timely motion, the Circuit Court (Raine, J.) dismissed the appeal on the ground that the Protestants and Appellants were not parties aggrieved by the Board's decision as required by Section 604 of the Baltimore County Charter. In our opinion Judge Maine's order dismissing the appeal was correct. Our decision in Loughborough Development Corp. v. Rivermar Corp., 213 Md. 239, 131 A.2d 461 (1957) and Edway v. Crane, 240 Md. 180, 213 A.2d 487 (1965) indicate that the Appellants did not establish the necessary special damage to their property (an adverse effect different than that suffered by the public generally) to make them 'aggrieved' by the

Board's order and these decisions are dispositive of the present case." In my opinion they are also dispositive of this case, because Mr. Butcher has shown no special damage other than that which might accrue by reason of increased runoff to the public in general downstream from the subject property.

For those brief reasons, gentlemen, the court feels compelled to follow the decision of the Court of Appeals. The court not only feels compelled to but the court is compelled to follow the decision of the Court of Appeals, and grant the motion to dismiss the appeal filed by Henry C. Butcher, IV, and Elizabeth H. Butcher, his wife. I will sign an order to that effect.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: October 22, 1971
 FROM: Hoyt V. Bonner
 SUBJECT: Item 6 - Zoning Advisory Committee Meeting, October 21, 1971

6. Property Owner: Security Mortgage Corp.
 Location: W/S Goucher Blvd., Int. Loch Raven Boulevard
 Present Zoning: D.R. 5.5
 Proposed Zoning: Reclass. to B.L.
 District: 9
 Sector: Central
 No. Acres: 10.4

Metropolitan water and sewer must be extended to the site before building permit is approved.

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

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

Hoyt V. Bonner
 Sanitarian II
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

HYB/kir



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
 BALTIMORE, MD 21201

November 2, 1971

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

ITEM 6

Re: Baltimore County Reclass. cycle for the period of October '71 to April '72, Central Section
 Property Owner: Security Mortgage Corp.
 Location: W/S Goucher Blvd. Int. Loch Raven Blvd.
 Present Zoning: D.R. 5.5
 Proposed Zoning: Reclass. to B.L.
 District: 9th Section
 Central --- No. Acres: 10.4

Attn: Mr. O. L. Myers

Dear Mr. DiNenna:

The subject plan indicates that there should be no adverse effects to the State Highway.

Very truly yours,

Charles Lee, Chief
 Development Engineering

CLJ:MDK

by: John E. Meyers
 Asst. Development Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: December 7, 1971
 ATTN: Oliver L. Myers
 FROM: Edmund N. Diver, P.E.

SUBJECT: Item #6 (Cycle October 1971 - April 1972)
 Property Owner: Security Mortgage Corp.
 Location: W/S Goucher Blvd., Int. Loch Raven Blvd.
 Present Zoning: D.R. 5.5
 Proposed Zoning: Reclass. to B.L.
 District: 9th Sector: Central
 No. Acres: 10.4

The following comments are supplemental to the comments, dated October 21, 1971 and transmitted to your office in regard to the subject zoning item.

Storm Drains:

Due to the flooding conditions experienced downstream from this property, as a result of increased storm water flows received from the upstream drainage area; and since it does not appear to be economically feasible to provide adequate storm drainage improvements downstream, this office is investigating the feasibility of constructing a retention pond upon the public land adjacent to this property.

Preliminary studies indicate that a portion of the subject property would be required to afford sufficient capacity to retard storm water run-off. Therefore, a storm drainage reservation of considerable size may be required in connection with the proposed development of this site.

Edmund N. Diver
 Edmund N. Diver, P.E.
 Chief, Bureau of Engineering

END:HAM:RMD:as

cc: Dorwin Grise

BALTIMORE COUNTY, MARYLAND

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

TO: S. Eric DiNenna Date: November 2, 1971
 FROM: Richard Moore
 SUBJECT: Item 6 - Cycle Zoning II
 Property Owner: Security Mortgage Corp.
 Goucher Blvd. Int. Loch Raven Blvd.
 Reclass. to B.L.

The subject petition was reviewed as Item 239 before the ZAC, April 22, 1970, at which time the following comment was made.

The subject petition is requesting a change from R6 to B1 of 10.4 acres. This would change trip density from 520 trips to 7800 trips. All traffic to the subject site from Loch Raven Boulevard must make a left turn from Goucher Boulevard cutoff into Colbury Road and a left turn into the center. For the expected traffic volume, this should create some capacity problems.

The entrance to Goucher Boulevard cutoff must be redesigned so that all entering traffic will be via a free right turn lane and all exiting traffic will be via a free right turn in a southerly direction. No additional median openings on Goucher Boulevard cut off will be allowed.

Richard Moore
 Assistant Traffic Engineer

CRM:ar

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 26, 1971
 Attention: Mr. Myers
 FROM: Fire Prevention Bureau
 Fire Department
 SUBJECT: Property Owner: Security Mortgage Corp.

LOCATION: W/S Goucher Blvd., Int. Loch Raven Blvd.

ITEM # 6 zoning Agenda: Cycle of October '71

- (1) 1. 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.
- () 2. A second means of access is required for the site.
- () 3. The dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.
- (x) 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.
- () 6. The Fire Department has no comment on the proposed site.

H. J. Hill
 Planning Division
 Fire Prevention Bureau

Note: Above comments indicated with a check apply.

mb

Baltimore County Reclassification Cycle for the Period of October '71 to April '72
 Security Mortgage Corp.
 W/S Goucher Blvd., Int. Loch Raven Blvd.

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

This office has been unable to determine if this developer has made application to the Department of Water Resources for a permit to relocate this stream.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: October 21, 1971
 ATTN: Oliver L. Myers
 FROM: Edmund N. Diver, P.E.

SUBJECT: Item #6 (Cycle October 1971 - April 1972)
 Property Owner: Security Mortgage Corp.
 Location: W/S Goucher Blvd., Int. Loch Raven Blvd.
 Present Zoning: D.R. 5.5
 Proposed Zoning: Reclass. to B.L.
 District: 9th Sector: Central
 No. Acres: 10.4

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:

Loch Raven Boulevard is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Goucher Boulevard Cut-off is an existing curbed divided roadway of which no additional improvements are required at this time.

Colbury Road is an existing 18-foot curbed street intersecting Goucher Boulevard Cut-off as a channelized intersection. No additional improvements are required at this time.

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.

Loch Raven Boulevard is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

A study will be required at the time this site is developed to determine the drainage easements and structures necessary.

Item #6 (Cycle October 1971 - April 1972)
 Property Owner: Security Mortgage Corp.
 Page 2
 October 21, 1971

Sediment Control:

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

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water and Sanitary Sewers:

Public water and sanitary sewer services are available to serve this site.

Edmund N. Diver
 Edmund N. Diver, P.E.
 Chief, Bureau of Engineering

END:HAM:ROP:as

N-W Key Sheet
 31 & 32 NE 7 Position Sheet
 NE R-B Topo

Det. E#1

Ref Ex 42

GLENNMONT PLAZA July 13, 1972
T.S.L. LAYOUT
(75,150 SQ. FT. FLOOR AREA)

DEVELOPMENT COST ESTIMATE

1. FROST MASTON STORM DRAINAGE RELOC.	250,000
2. FROST RELOC. ETC. SANITARY SEWER	30,000
3. CROWNED ELEVATION	300,000
4. CLEANING & GOODING	4,000
5. FROST FOUNDATION COSTS	100,000
6. MACHINERY RENTING & CLOS. & GUTTER	84,000
7. CROWN STORM DRAIN	24,000
8. CROWN SANITARY SEWER	10,400
9. CROWN WATER	12,000
10. ROAD IMPROVEMENTS TO GROUNDWATER CUT-OFF	5,000
11. WATER SYSTEMS CONVO. CHARGE	15,000
12. SEWER SYSTEMS CONVO. CHARGE	10,000
13. ENG. WFE RISK	20,000
TOTAL	831,800

Lab Ex #3

Appeal

CERTIFICATE OF POSTING
ZONING DEPARTMENT / OF BALTIMORE COUNTY
Towson, Maryland

#72-200 K

2 Signs

District 9th

Posted for _____

Petitioner: Security Mortgage Corp.

Location of property: 141/2 Ave. South Blvd. Catoff and
Callery Road

Location of signs: 2 Sign 1 on South Blvd 1 on Callery Rd.

Remarks: _____

Posted by: Mark H. Hane Signature _____

Date of return: June - 5 - 72

[illegible]

DUPLICATE

OFFICE OF

 THE TOWSON TIMES

TOWSON, MD. 21204

February 21 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of

S. Wrie Eisman
Acting Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~two~~ ~~three~~ ~~four~~ ~~five~~ ~~six~~ ~~seven~~ ~~eight~~ ~~nine~~ ~~ten~~ ~~eleven~~ ~~twelve~~ ~~thirteen~~ ~~fourteen~~ ~~fifteen~~ ~~sixteen~~ ~~seventeen~~ ~~eighteen~~ ~~nineteen~~ ~~twenty~~ ~~twenty one~~ ~~twenty two~~ ~~twenty three~~ ~~twenty four~~ ~~twenty five~~ ~~twenty six~~ ~~twenty seven~~ ~~twenty eight~~ ~~twenty nine~~ ~~thirty~~ ~~thirty one~~ ~~thirty two~~ ~~thirty three~~ ~~thirty four~~ ~~thirty five~~ ~~thirty six~~ ~~thirty seven~~ ~~thirty eight~~ ~~thirty nine~~ ~~forty~~ ~~forty one~~ ~~forty two~~ ~~forty three~~ ~~forty four~~ ~~forty five~~ ~~forty six~~ ~~forty seven~~ ~~forty eight~~ ~~forty nine~~ ~~fifty~~ ~~fifty one~~ ~~fifty two~~ ~~fifty three~~ ~~fifty four~~ ~~fifty five~~ ~~fifty six~~ ~~fifty seven~~ ~~fifty eight~~ ~~fifty nine~~ ~~sixty~~ ~~sixty one~~ ~~sixty two~~ ~~sixty three~~ ~~sixty four~~ ~~sixty five~~ ~~sixty six~~ ~~sixty seven~~ ~~sixty eight~~ ~~sixty nine~~ ~~seventy~~ ~~seventy one~~ ~~seventy two~~ ~~seventy three~~ ~~seventy four~~ ~~seventy five~~ ~~seventy six~~ ~~seventy seven~~ ~~seventy eight~~ ~~seventy nine~~ ~~eighty~~ ~~eighty one~~ ~~eighty two~~ ~~eighty three~~ ~~eighty four~~ ~~eighty five~~ ~~eighty six~~ ~~eighty seven~~ ~~eighty eight~~ ~~eighty nine~~ ~~ninety~~ ~~ninety one~~ ~~ninety two~~ ~~ninety three~~ ~~ninety four~~ ~~ninety five~~ ~~ninety six~~ ~~ninety seven~~ ~~ninety eight~~ ~~ninety nine~~ ~~one hundred~~ ~~one hundred one~~ ~~one hundred two~~ ~~one hundred three~~ ~~one hundred four~~ ~~one hundred five~~ ~~one hundred six~~ ~~one hundred seven~~ ~~one hundred eight~~ ~~one hundred nine~~ ~~one hundred ten~~ ~~one hundred eleven~~ ~~one hundred twelve~~ ~~one hundred thirteen~~ ~~one hundred fourteen~~ ~~one hundred fifteen~~ ~~one hundred sixteen~~ ~~one hundred seventeen~~ ~~one hundred eighteen~~ ~~one hundred nineteen~~ ~~one hundred twenty~~ ~~one hundred twenty one~~ ~~one hundred twenty two~~ ~~one hundred twenty three~~ ~~one hundred twenty four~~ ~~one hundred twenty five~~ ~~one hundred twenty six~~ ~~one hundred twenty seven~~ ~~one hundred twenty eight~~ ~~one hundred twenty nine~~ ~~one hundred thirty~~ ~~one hundred thirty one~~ ~~one hundred thirty two~~ ~~one hundred thirty three~~ ~~one hundred thirty four~~ ~~one hundred thirty five~~ ~~one hundred thirty six~~ ~~one hundred thirty seven~~ ~~one hundred thirty eight~~ ~~one hundred thirty nine~~ ~~one hundred forty~~ ~~one hundred forty one~~ ~~one hundred forty two~~ ~~one hundred forty three~~ ~~one hundred forty four~~ ~~one hundred forty five~~ ~~one hundred forty six~~ ~~one hundred forty seven~~ ~~one hundred forty eight~~ ~~one hundred forty nine~~ ~~one hundred fifty~~ ~~one hundred fifty one~~ ~~one hundred fifty two~~ ~~one hundred fifty three~~ ~~one hundred fifty four~~ ~~one hundred fifty five~~ ~~one hundred fifty six~~ ~~one hundred fifty seven~~ ~~one hundred fifty eight~~ ~~one hundred fifty nine~~ ~~one hundred sixty~~ ~~one hundred sixty one~~ ~~one hundred sixty two~~ ~~one hundred sixty three~~ ~~one hundred sixty four~~ ~~one hundred sixty five~~ ~~one hundred sixty six~~ ~~one hundred sixty seven~~ ~~one hundred sixty eight~~ ~~one hundred sixty nine~~ ~~one hundred seventy~~ ~~one hundred seventy one~~ ~~one hundred seventy two~~ ~~one hundred seventy three~~ ~~one hundred seventy four~~ ~~one hundred seventy five~~ ~~one hundred seventy six~~ ~~one hundred seventy seven~~ ~~one hundred seventy eight~~ ~~one hundred seventy nine~~ ~~one hundred eighty~~ ~~one hundred eighty one~~ ~~one hundred eighty two~~ ~~one hundred eighty three~~ ~~one hundred eighty four~~ ~~one hundred eighty five~~ ~~one hundred eighty six~~ ~~one hundred eighty seven~~ ~~one hundred eighty eight~~ ~~one hundred eighty nine~~ ~~one hundred ninety~~ ~~one hundred ninety one~~ ~~one hundred ninety two~~ ~~one hundred ninety three~~ ~~one hundred ninety four~~ ~~one hundred ninety five~~ ~~one hundred ninety six~~ ~~one hundred ninety seven~~ ~~one hundred ninety eight~~ ~~one hundred ninety nine~~ ~~two hundred~~ ~~two hundred one~~ ~~two hundred two~~ ~~two hundred three~~ ~~two hundred four~~ ~~two hundred five~~ ~~two hundred six~~ ~~two hundred seven~~ ~~two hundred eight~~ ~~two hundred nine~~ ~~two hundred ten~~ ~~two hundred eleven~~ ~~two hundred twelve~~ ~~two hundred thirteen~~ ~~two hundred fourteen~~ ~~two hundred fifteen~~ ~~two hundred sixteen~~ ~~two hundred seventeen~~ ~~two hundred eighteen~~ ~~two hundred nineteen~~ ~~two hundred twenty~~ ~~two hundred twenty one~~ ~~two hundred twenty two~~ ~~two hundred twenty three~~ ~~two hundred twenty four~~ ~~two hundred twenty five~~ ~~two hundred twenty six~~ ~~two hundred twenty seven~~ ~~two hundred twenty eight~~ ~~two hundred twenty nine~~ ~~two hundred thirty~~ ~~two hundred thirty one~~ ~~two hundred thirty two~~ ~~two hundred thirty three~~ ~~two hundred thirty four~~ ~~two hundred thirty five~~ ~~two hundred thirty six~~ ~~two hundred thirty seven~~ ~~two hundred thirty eight~~ ~~two hundred thirty nine~~ ~~two hundred forty~~ ~~two hundred forty one~~ ~~two hundred forty two~~ ~~two hundred forty three~~ ~~two hundred forty four~~ ~~two hundred forty five~~ ~~two hundred forty six~~ ~~two hundred forty seven~~ ~~two hundred forty eight~~ ~~two hundred forty nine~~ ~~two hundred fifty~~ ~~two hundred fifty one~~ ~~two hundred fifty two~~ ~~two hundred fifty three~~ ~~two hundred fifty four~~ ~~two hundred fifty five~~ ~~two hundred fifty six~~ ~~two hundred fifty seven~~ ~~two hundred fifty eight~~ ~~two hundred fifty nine~~ ~~two hundred sixty~~ ~~two hundred sixty one~~ ~~two hundred sixty two~~ ~~two hundred sixty three~~ ~~two hundred sixty four~~ ~~two hundred sixty five~~ ~~two hundred sixty six~~ ~~two hundred sixty seven~~ ~~two hundred sixty eight~~ ~~two hundred sixty nine~~ ~~two hundred seventy~~ ~~two hundred seventy one~~ ~~two hundred seventy two~~ ~~two hundred seventy three~~ ~~two hundred seventy four~~ ~~two hundred seventy five~~ ~~two hundred seventy six~~ ~~two hundred seventy seven~~ ~~two hundred seventy eight~~ ~~two hundred seventy nine~~ ~~two hundred eighty~~ ~~two hundred eighty one~~ ~~two hundred eighty two~~ ~~two hundred eighty three~~ ~~two hundred eighty four~~ ~~two hundred eighty five~~ ~~two hundred eighty six~~ ~~two hundred eighty seven~~ ~~two hundred eighty eight~~ ~~two hundred eighty nine~~ ~~two hundred ninety~~ ~~two hundred ninety one~~ ~~two hundred ninety two~~ ~~two hundred ninety three~~ ~~two hundred ninety four~~ ~~two hundred ninety five~~ ~~two hundred ninety six~~ ~~two hundred ninety seven~~ ~~two hundred ninety eight~~ ~~two hundred ninety nine~~ ~~three hundred~~ ~~three hundred one~~ ~~three hundred two~~ ~~three hundred three~~ ~~three hundred four~~ ~~three hundred five~~ ~~three hundred six~~ ~~three hundred seven~~ ~~three hundred eight~~ ~~three hundred nine~~ ~~three hundred ten~~ ~~three hundred eleven~~ ~~three hundred twelve~~ ~~three hundred thirteen~~ ~~three hundred fourteen~~ ~~three hundred fifteen~~ ~~three hundred sixteen~~ ~~three hundred seventeen~~ ~~three hundred eighteen~~ ~~three hundred nineteen~~ ~~three hundred twenty~~ ~~three hundred twenty one~~ ~~three hundred twenty two~~ ~~three hundred twenty three~~ ~~three hundred twenty four~~ ~~three hundred twenty five~~ ~~three hundred twenty six~~ ~~three hundred twenty seven~~ ~~three hundred twenty eight~~ ~~three hundred twenty nine~~ ~~three hundred thirty~~ ~~three hundred thirty one~~ ~~three hundred thirty two~~ ~~three hundred thirty three~~ ~~three hundred thirty four~~ ~~three hundred thirty five~~ ~~three hundred thirty six~~ ~~three hundred thirty seven~~ ~~three hundred thirty eight~~ ~~three hundred thirty nine~~ ~~three hundred forty~~ ~~three hundred forty one~~ ~~three hundred forty two~~ ~~three hundred forty three~~ ~~three hundred forty four~~ ~~three hundred forty five~~ ~~three hundred forty six~~ ~~three hundred forty seven~~ ~~three hundred forty eight~~ ~~three hundred forty nine~~ ~~three hundred fifty~~ ~~three hundred fifty one~~ ~~three hundred fifty two~~ ~~three hundred fifty three~~ ~~three hundred fifty four~~ ~~three hundred fifty five~~ ~~three hundred fifty six~~ ~~three hundred fifty seven~~ ~~three hundred fifty eight~~ ~~three hundred fifty nine~~ ~~three hundred sixty~~ ~~three hundred sixty one~~ ~~three hundred sixty two~~ ~~three hundred sixty three~~ ~~three hundred sixty four~~ ~~three hundred sixty five~~ ~~three hundred sixty six~~ ~~three hundred sixty seven~~ ~~three hundred sixty eight~~ ~~three hundred sixty nine~~ ~~three hundred seventy~~ ~~three hundred seventy one~~ ~~three hundred seventy two~~ ~~three hundred seventy three~~ ~~three hundred seventy four~~ ~~three hundred seventy five~~ ~~three hundred seventy six~~ ~~three hundred seventy seven~~ ~~three hundred seventy eight~~ ~~three hundred seventy nine~~ ~~three hundred eighty~~ ~~three hundred eighty one~~ ~~three hundred eighty two~~ ~~three hundred eighty three~~ ~~three hundred eighty four~~ ~~three hundred eighty five~~ ~~three hundred eighty six~~ ~~three hundred eighty seven~~ ~~three hundred eighty eight~~ ~~three hundred eighty nine~~ ~~three hundred ninety~~ ~~three hundred ninety one~~ ~~three hundred ninety two~~ ~~three hundred ninety three~~ ~~three hundred ninety four~~ ~~three hundred ninety five~~ ~~three hundred ninety six~~ ~~three hundred ninety seven~~ ~~three hundred ninety eight~~ ~~three hundred ninety nine~~ ~~four hundred~~ ~~four hundred one~~ ~~four hundred two~~ ~~four hundred three~~ ~~four hundred four~~ ~~four hundred five~~ ~~four hundred six~~ ~~four hundred seven~~ ~~four hundred eight~~ ~~four hundred nine~~ ~~four hundred ten~~ ~~four hundred eleven~~ ~~four hundred twelve~~ ~~four hundred thirteen~~ ~~four hundred fourteen~~ ~~four hundred fifteen~~ ~~four hundred sixteen~~ ~~four hundred seventeen~~ ~~four hundred eighteen~~ ~~four hundred nineteen~~ ~~four hundred twenty~~ ~~four~~

STROMBERG PUBLICATIONS, Inc.

By Ruth Margenau

CERTIFICATE OF POSTING
IZING DEPARTMENT OF BALTIMORE COUNTY #72-200-R
Towson, Maryland

3 Signs

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-200-R

Distric 9th Date of Posting 2-12-72

Posted for Heavy Wood Much B 1972 C. 10:00 A.M.

Petitioner: Security Mortgage Corp.

Location of property: SW corner of Saatchi Blvd. Cuttuff and
Calvary Rd.

Location of Sign: Sign Post on Calvary Rd. 2 Post on House
Blvd. Cuttuff

Remarks:

Posted by Paul N. Hess Date of return: 2-24-72

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall 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>JBH</i>					Revised Plans: Change in outline or description _____ Yes _____ No					
Previous case: _____					Map # _____					

W
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *7A* Date of Posting: *July 6 - 72*

Posted for: *Security Mortgage Corp.*

Petitioner: *IN Cor. Sanchez Blvd Carl Off & Callery Rd*

Location of property: *2 Signs 1 Sanchez Blvd Callery Rd Replaced*

Location of Signs: *2 Signs 1 Sanchez Blvd Callery Rd Replaced*

Remarks:

Posted by: *Paul V. Nees* Date of return: *7/23/72*

TELEPHONE
484-2413

INVOICE
BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE

No. 74047

DATE 1/24/73

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

County Board of Appeals
(Zoning)

TO: Goodman, Margher and Enach
111 N. Charles Street
Baltimore, Md. 21201

QUANTITY	DEBIT TO ACCOUNT NO. 01.712	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$11.00 COST
1	Cost of certified copies of documents filed in Case No. 72-200-R		\$11.00
	Security Mortgage Corp. SW cor. Goucher Blvd. Cutoff and Colbury Road 9th District		

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

TELEPHONE
484-2413

INVOICE
BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE

No. 74048

DATE 12/27/72

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

County Board of Appeals
(Zoning)

TO: Mr. William Wood, President
Towson-Lock Raven Community Council, Inc.
930 Park Avenue
Baltimore, Md. 21201

QUANTITY	DEBIT TO ACCOUNT NO. 01.712	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$ 3.50 COST
1	Copies of documents - 7 pages @ 50¢/page Xerox 2400		\$ 3.50
	File No. 72-200-R SW cor. Goucher Blvd. Cutoff and Colbury Road 9th District Security Mortgage Corp., Petitioner		

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

TELEPHONE
484-2413

INVOICE
BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE

No. 74046

DATE 1/24/73

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

County Board of Appeals
(Zoning)

TO: Goodman, Margher and Enach
111 N. Charles Street
Baltimore, Md. 21201

QUANTITY	DEBIT TO ACCOUNT NO. 01.712	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$5.50 COST
1	Cost of copies of documents from file - Case No. 72-200-R		\$5.50
	Security Mortgage Corporation SW cor. Goucher Blvd. Cutoff and Colbury Road 9th District		

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

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

No. 242

DATE Oct. 27, 1971 ACCOUNT 01-662
AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs./ Cook, Mudd, Murray & Howard
409 Washington Ave.
Towson, Md. 21204
Petitioner for Reclassification for Security Mortgage Corp.
(Colby Road)

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

No. 1569

DATE March 9, 1972 ACCOUNT 01-662
AMOUNT \$147.75

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs./ Cook, Mudd, Murray & Howard
409 Washington Ave.
Towson, Md. 21204
Petitioner for Reclassification for Security Mortgage Corp.
(Colby Road)

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

No. 3667

DATE May 19, 1972 ACCOUNT 01-662
AMOUNT 70.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

No. 72-200 -R - Appeal costs - Property of Security
Mortgage Co.,
Richard C. Murray, Esq.

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

No. 3684

DATE June 12, 1972 ACCOUNT 01-662
AMOUNT \$10.00

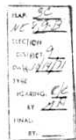
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs./ Cook, Mudd, Murray & Howard
409 Washington Ave.
Towson, Md. 21204
Petitioner for Appeal for Security Mortgage Corp.
(Colby Road)

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300

PARKING TABULATION
 SUPERMARKET 1 SPACE PER 200 SQ FT = 109
 DRUGSTORE 1 SPACE PER 200 SQ FT = 81
 RETAIL STORE 1 SPACE PER 200 SQ FT = 162
 TOTAL REQUIRED = 352
 TOTAL PROVIDED = 339

PUBLIC LAND
 FIRE DEPT.



EX ZONING DR.55
 EX USE SEMI-DETACHED

EX ZONING D.R. 16
 EX USE-APTS

EX ZONING DR.55

EX ZONING: B.L.
 EX USE: STORES

NOTE:
 LIGHTS SHOWN THUS ARE TO BE DIRECTED
 AWAY FROM RESIDENTIAL PROPERTIES

Total Acreage: 10.432±

PLAT TO ACCOMPANY ZONING PETITION
 RECLASSIFICATION FROM DR.55 TO B.L.
 GLENMONT PLAZA

BALTO. Co. MD
 SCALE: 1" = 50'

ELECT. DIST. #9
 APRIL 2, 1970.
 Recd. August 5, 1970

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 303 ALLEGANY AVE.
 TOWSON, MARYLAND
 Rev. Sept. 25, 1971 to show new zoning designations.

PN 2052

