Error in original zoning.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

Property is to be posted and advertised as prescribed by Zoning Regulatio L or we, agree to pay expenses of above re-classification and/or Special Exception advertising poling, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

> mande F. Danker Maude F. Danker Annette D. Mendelson Legal Owners

Address 306 West Joppa Road Towson, Maryland 21204

922 Frederica Ld 21218 ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 197 ... 2 that the subject matter of this petition be advertised, as

equin . It is Zoning Law of Baltimore County, in two newspapers of general circulation throughnty, that property be posted, and that the public hearing be had before the Zoning er of Baltimore County in Room 106, County Office Building in Towson, Baltimore ..day of .. March ... 197 2 at 1:00 o'clock

MCA HOD

Rd., Baltimore, Md. 21204, Tel. 301 823-0900

DESCRIPTION

1.04 ACRE PARCEL

MORE OR LESS

SOUTHEAST CORNER OF ROLLING ROAD AND JOHNNYCAKE ROAD

FIRST ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

This Description is for "B-L" Zoning

Beginning for the same at a point on the southeast side of Rolling Road 80 feet wide, and at the southwest end of the gusset line connecting the southeast side of said Rolling Road with the southwest side of Johnnycake Road, 90 feet wide, running thence binding on said gusset line and binding on the southwest side of said Johnnycake Road two courses: (1) N 62* 29' 45" E 75.02 feet, and (2) southeasterly, by a curve to the right with a radius of 748.00 feet, the distance of 175 feet, more or less, thence (3) S 20° 59' 32" W 220 feet, more or less, thence (4) N 79° 00' 28" W 225 feet, more point on the southeast side of Rolling Road as widened to 80 feet, thence running along said southeast side of Rolling Road (5) N 200 37 42" E 147 feet, more or less, to the place of beginning,

Containing 1.04 acres of land, mor RLS:mpl

RE: PETITION FOR RECLASSIFICATION : from D.R. 3.5 to B.L. zone SE corner of Rolling Road and Johnnycake Road 1st District

2

Maude F. Danker, et al Petitioners

BALTIMORE COUNTY No. 72-225-R

REFORE

COUNTY BOARD OF APPEALS

. OPINION

This case comes before the Board on an appeal by the Petitioners from an Order of the Zoning Commissioner denying a reclassification of the subject property. The Petitioners' property contains a total area of 15.01 acres, and is located at the southea corner of Rolling and Johnnycake Roads, in the First Election District of Baltimore County. All of this tract is now zoned D.R. 3.5. The petition seeks the reclassification of the corner of this tract (approximately 1.04 acres) to B.L. from the existing D.R. 3.5. This specific subject property may be distinguished as set out on the plat of the tract marked into evidence of Petitioners' Exhibit No. 1.

The neighborh and to the south and east of the subject property is residential. A large church complex adjains this tract to the south. Interstate highway 1-70 is immediately across Johnnycake Road from the subject property. This roadbed is situate atop a high fill. The resulting embankment opposite the subject property is about 20 feet The newly completed Security Square Mall is located on the other side of this highway embankment from the subject property. On the northwest corner of the subject intersection is an old frame house which is used as a small tovern. This use has existed at the site for some time and the site was zoned B.L. at the same time the County Council zoned all of the subject property D.R. 3.5 (i.e. March 24, 1971)

The Petitioners presented two witnesses, an engineer and a real estate There seems to be no question concerning the availability and adequacy of public this corner was zoned for commercial use, but that much of this area had been acquired through condemnation for road use. Frankly, this factor seems unimportant, especially considering that the sole question before the Board is whether or not the County Council erred when it zoned this ontire tract D.R. 3.5 on March 24, 1971. The Board feels

Muude F. Danker, et al - No. 72-225-k

that the property owner should have received just compensation for the B.L. taking, and also should have received equitable sums for any damages to the remaining land. In any

A real estate expert, a County planner and several neighbors testified for the Protestants. Carl Heinmuller, the real estate expert, told the Board that the area of the subject property is residential and that same is effectively divided from the commercial Security Square Shopping Center to the north by the 1-70 embankment. Mr. Heinmuller went over the zoning and use history of the four corners at that intersection. It was his feeling that the B.L. area at the small tayern was created solely to benefit this old existing A photo of this tavern may be examined. See Petitioners' Exhibit No. 6-B). In the judgment of this expert, the zoning of this tovern in no way affects the zoning of the subject property

Norman Gerber, a County planner, set out the thoughts of the Planning Staff and Board. They recommended D.R. 3.5. (See comments - Protestants' Exhibit A). Mr. Gerber sees 1-70 as an effective buffer between commercial uses to the north and resi dential uses at the subject property and further south of this 1-70 embankment. The Board On examination, Mr. Gerber reasonably explained the change of thinking in the County Planning section for the uses at these four corners. Time changes many things Condemnation took one of the four corners: the old tayern remains on another, while high esidential development will surround the corner across Rolling Road from the subject The Board agrees that time has allowed a strong commitment to commercial uses away from these four corners. The effect of this movement away from the subject property is cause for planning changes. The reclassification of the subject property to B.L. would be an infringement on a solidly developing high quality residential neighborhood. The Boar will not extend B.L. zoning into such an area

One of the protesting neighbors presented a rather interesting exhibit (see nts' Exhibits D-1 and D-2). Same shows eleven major shopping centers and four hundred twenty stores within a two mile radius of the subject property. Traffic on Rolling Road was described as an ever worsening problem, particularly since the opening of the

Moude F. Danker, et al. - No. 72-225-9

State. The description of traffic problems was uncontradicted. A summary of the Traffic Engineering Department's comments is detailed in Protestants' Exhibit A.

Without further reviewing in this Opinion the testimony and evidence resented, the Board shall find that the Petitioners have not proven error by the County Council. Frankly, to lace B.L. zoning on this small corner would appear to this Board to be about as far from comprehensive planning as one could get. The Board feels to zon this piece B.L. would constitute illegal spot zoning. The County Council, in zoning the subject property residential, could have relied on any one or all of the reasons set out by the Protestants; i.e. the adverse traffic patterns, the apparent lack of need, the 1-70 buffer, the Lipining church use, and/or the surrounding high quality residential neighbor hood. This Board shall affirm the Order of the Zoning Commissioner and deny this petition

For the reasons set forth in the aforegoing Opinion, the Board affirms the Order of the Zoning Commissioner dated September 27, 1972, and it is this 2nd da of Acgust , 1973, by the County Board of Appeals ORDERED, that the reclassification from D.R. 3.5 to B.L. petitioned for be and the same is hereby DENIED.

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

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

CONTRACTOR STORY

BEFORE THE

OF BALTIMORE COUNTY

KE: PETITION FOR RECLASSIFI-SE/Corner of Rolling Road and Johnnycake Road - 1st Die Maude F. Danker, et al -Petitioners NO. 72-225-R (Item No. 28)

....

BEFORE THE

BALTIMORE COUNTY

B. L. Zone for a parcel of property located on the southeast corner of Rolling Road and Johnnycake Road in the First District of Baltimore County, containing 1.04 acres of land, more or less

Evidence on behalf of the Putitioner indicated that the subject property was zoned B. L. in 1964, but by a prior taking by the State Highway Administration, for the construction of Interstate 70, a part of the subject tract was taken for the realignment of Rolling Road. It was further indicated that Interstate 70, which borders the property to the north, is approximately fifteen (15) to twenty (20) feet above the grade of the subject property.

Frederick P. Klaus, a qualified realtor, appraiser and consultant testified on behalf of the Petitioner. He felt that the Comprehensive Zoning ror in classifying this property D. R. 3. 5. He states that if the Baltimore Council knew of the taking of part of the property for the widening and ty of the property to Interstate 70, stating that it would be incon neone to build a private home in the D. R. 3. 5 Zone. He furthe stated that B. L. zoning exists on the northwest corner of the said intersection,

Several residents, in protest of the subject Petition, cited the lack of need and indicated that within one and one half (1 1/2) miles of the subjec-

heavy traffic along Rolling Road, and felt that if the subject Petition was granted a domino effect would take place. It was their contention that Interstate 70 served as a buffer between the mainly residential area to the south and the more intense use. (for example, M. L., M. L. R., and D. R. 16) north of the

the evidence presented at the hearing, in the judgment of the Zoning Commissioner of Baltimore County, the Comprehensive Zoning Map as adopted by the Baltimore County Council, was not in error in classifying the subject property intended the majority of the property to the south of the Baltimore County Beltway rear Rolling Road to be residential in nature. The reason that the B. L. Zone was placed on the northwest corner of said intersection of Rolling Road and Johnnycake Road was probably due to the fact that the property had been used for many years as a restaurant and/or bar and should enjoy the proper zoning. It is true that the Petitioners' reasons have merit with relation to the taking by the state, with reference to the expansion or the widening and

The Comprehensive Zoning Man of Baltimore County, as adopted the Baltimore County Council on March 24, 1971, is presumed to be correrticular case, this burden has not bee i met.

Therefore, IT IS ORDERED by the Zoning Commissioner of altimore County, this 27th day of September, 1972, for the aforegoing easons the subject Petition is hereby DENIED.

Zoning Commissioner

DATE

Now come Annette D. Mendelson and Mauda F. Danker, legal wners of the above captioned property, by W. Lee Harrison, their attorney, and in accordance with Bill 72, Section 22, 22 (b) states that the classification requested should be granted and for reasons say

portion of this property from B-L (Business-Local) to DR-3, 5

reximinity of the property to the intersection of Johnnycake Road and the reconstruction of that intersection. Therefore, we respectfully request that the error committed by the County Council be rectified and the property

A clear error was committed when consideration is given to the

MEMORANDUM

be reclassified B-L.

Re: Petition for Reclassification DR 20 or DR 3, 5 to B-L Zone Johnnycake and Rolling Roads

Maude F. Danker and Annette D. Mendelson, Petit mers

W LEE HARRISON 306 West Joppa Road Towson, Maryland 21204 823-1200 Attorney for Petitione

DANKER

TO Mr. John A. Slowik, Chairman County Board of Appeals

Date May 30', 1973

FROM Norman E. Gerber, Chief Land Use Master Plans Division SUBJECT Zoning history of the four corners of Rolling Road and Johnnycake Road.

Here is the zoning history of the four corners of Rolling Road and Johnnycake Road requested by the Appeals Board.

- January 2, 1945 Official Zoning Map of Baltimore County adopted by the County Commissioners, designated all four corners of Rolling Road and Johnnycake Road as "E" Commer-cial Zoning (B.L.). Note: there was no Planning Board i. at that time.
- August 9, 1962 S.E. for service station was granted on S.M. corner of Johnnycake and Rolling Roads. (Wolfel Tract) by the County Board of Appeals, see Petition #53-32XA*.
- February 28, 1961 Planning Board adopted Western Area Raster Plan and Proposed Zoning Map which recommended retention of the B.L. zoning classification on all four corners.
- November 15, 1962 The Western Area Zoning Map was adopted by the County Council retaining all four corners in B.L. zoning.
- November 24, 1970 The Planning Board's recommended Zoning Map transmitted to the County Council recommended downshifting the southwest corner and the southeast corner from B.L. zoning

At this time the only viable commercial use was an existing tavern located on the northwest corner. The northeast corner of Johnnycake Road and Rolling Road had previously been acquired by the State Road Commission for I-70-N.

December 1970 - Property owners of the southwest corner and the southeast corner were notified by registered letter of the Planning Board's recommended downshifts.

"The S.E.(#53-32XA) has never been utilized and according to Section 502.3 of the Baltimore County Zoning Regulations (Interin Edition Soptember 1971) states as follows: a special exception which has not been utilized within a period of two years from the date of the final order granting same, or such longer period on texceeding 5 years, as may have been established therein, shall thereafter

7. January 1971 - The legal representative for the Danker interests, owners of the S.E. corner requested the County Council to adopt B.L. zoning for the entire 15.6 acre tract.

March 24, 1971 - The County Council adopted D.R. 3.5 zoning for three of the four corners leaving the northwest corner of Johnny-cake and Rolling Road in the B.L. zoning classification.

May 29, 1973

NEG-F.1-P

- * John A. Slowik

W. Lee Harrison, Attorney at Law 306 W. Joppa Road Towson, Md. 21204

106.00

W. LEE HARRISON

306 WEST JOPPA ROAD TOWNON, MARKET AND SUBAL

October 5 1972

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

> Petition for Reclassification SE/corner of Rolling Road and Johnnycake Road, 1st District, Maude F. Danker, et al.

Dear Mr. DiNenna

Please note an appeal to the County Board of Appeals from the decision and order dated September 27, 1972 denying the requested Petition on behalf of the Petitioners

I enclose berewith check in the amount of \$75,00 to cover the

Very truly yours,

1 Lu Stanion W. Lee Harrison

b/enc.

14: 10 /2 W

cc: C. Victor McFarland, Attorney at Law 922 Frederick Avenue Catonsville, Md. 21228

BAL MORE COUNTY, MARYL .D

INTER-OFFICE CORRESPONDENCE

TO. S. Bris Rivers

FROM Ellsworth F. Diver, F.E.

SUBJECT. Item [08] (Spale catabor 1921 - 4 rt 1972)

December 1 at 2/40 dehengrade 14. 1/78 Helling Rd.

Present Config. 18. 3/40 dehengrade 14. 1/78 Helling Rd.

Proposed Config. Beclass. to Ri.

Edstricts 1st Gesters Southwestern

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

This site has frontage on Rolling Road and Johnnycake Road.

Rolling Road is an existing County Road, which shall ultimately be improved to major collector standards. Typically a 50-foot curb to curb road section on an 80-foot right-of-way.

Johnnycake Road is an existing County Road, which shall ultimately be improved to local collector standards. Typically a 10-foot curb to curb road settlen on a 60-foot right-of-way.

Highway Laprovements to this site including paving, curb and gutter, sidewalks and entraces in accordance with the standards of the Seltimore County Department of Public Works will be required in conjunction with any omsite improvements permitted.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary The Petitioner must provide macesary durinage facilities (temporary or personent) to prevent creating any missences or disagree to ediscent properties, especially by the concentration of surface vaters. Correction of any problem width any renult, due to improper grading or insproper installation of drainage facilities, would be the full responsibility of the Petitioner.

Provisions for accommodating storm drainage have not been indicated on

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

Item #28 (Cycle Oct 1971 - april 1972) Property Owner: Maude . Danke:, et al Page 2 October 27, 1971

Storm Drains: (Cont'd)

Consider designate Considerate securing only areas within the site do not under ordinate localitate servingony areas within the site do not require construction under a County contract. Such facilities are con-"Greed private and therefore must conform to the County Plumbing and Alding Codes.

Sedirant Control:

Development of this or merty through stripping, grading and stabilization could result in a sediment pollution robbe, fraging private and public belodings below bids properly. Sediment control is required by State law. A grading pormit 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 recording of any record plat or the issuence of any grading and building permits.

Public water facilities are available in Rolling Road.

The proposed private improvement must be reviewed for adequacy of

Supplementary public mains and fire hydrants may be required for adequate service or supply. All improvements to the public system will be made in accordance with the publicate and standards of the Tepurisant of Public works.

Service within the proposed conserval site from the public system must be in accordance with the Raltimore County Ralidite, Plumbing and Fire Prevention Codes. The service connection through the meter shall be in accordance with the standards of the Saltimore County Department of Public

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer astension, approximately 1,500 feet in length from the existing sanitary sewer in denawariew Root.

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

The Estitionar is estimaly responsible for the construction of all The Fattitioner in entirely responsible for the construction of all additional assuring required to serve the account of the additional assuring required to serve the account of the additional server of the account of the additional server of the account of the additional rights-of-way, or ensement, except for connection to public santary sewerge located therein all private endow on the sewerge must conform with the Baltimore County Plumbing Code and/or the Joint Interia Policy of the Baltimore County Plumbing Code, as Tiem #28 (Dycle Oct | 1971 - April 1972) Property Cumer: Uni . Danker, et al Cotober 27, 1971

Smitary Sower: (Cont's)

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

END: EAN : ONE: 55

L-SE Wey Sheet In NW 26 Position Sheet NW 1 G Topo 9h Tax Map

RE: Property Corner: Moude F. Donker, et al. Property Currer: Moude F. Danker, et al Location: Int. S/W/S Johnnycale Pd., S/E/S Rolling Rd. Present Zoning: D.R. 3.5., D.R. 2 Proposed Zoning: Reclass. to B.L. Ist District Secto. Southwestern No. Acres: 1.04

Item No. 28

November 8, 1971

STATE ROADS COMM BUREAU OF The following comments were compiled after a field investigation and an in-office review which will provide the Planning Board and/or the petitione HEALTH DEPARTMENT PROJECT PLANNING with pertinent information of possible development problems. -2005/SGCARMINISTERATIO

MEMBERS

Mr. George E. Gavrelis, Director Office of Planning & Zoning Room 301, Jefferson Building

Towson, Maryland 21204

The property is located on the southeast corner of Johnnycake Road and Rolling Road. It is an undeveloped tract. This property was the subject of a previous petition heard during the first cycle, Case No. 72-90-R.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

The petitioner's plat appears to meet the Zoning Commissioner's rules of procedure.

Very truly yours,

Oliver L. Myers OLIVER L. MYERS, Chairman

HDIr mel

BALT. ORE COUNTY, MARYLA...

INTER-OFFICE CORRESPONDENCE

Date October 22, 1971 TO Mr. Oliver Myers

Hoyt V. Bonner FROM

SUBJECT Item 28 - Zoning Advisory Committee Neeting, October 21, 1971

Metropolitan water is available to the site. Metropolitan sewer must be extended to the building site before prior to the approval of a building permit.

site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional Aforements and compliance with the Maryland tion may be obtained from the Division of Air Pollution, Baltimor. County Department of Health.

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

> Hogt V. Banon Water and Sewer Section BUREAU OF ENVIRONMENTAL MEALTH

HVB/klr

S. Eric DiNenna, Zoning Commiss: Attention: Mr. Myers

DATE: October 27, 1971

ITEH # 28

(x) 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

() 2. A second means of access is required for the site.

() 3. The dead-end condition shown at _

exceeds the maximum allowed by the Pire Department.

h. The site shall be made to comply with all applicable requirements of the Mational Fire Protection Association Standard
No. 101, "The Life Safety Code", 1967 Edition, and the Fire
Prevention Code prior to occupancy or commencement of operations.

(I 5. The ow. r 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.

Above comments indicated with a check apply.

11.20.000

ZONTENG ADVISSANCE OF FEBRUARY OF PERSON OF COL 71 - 10:1- 72

Petitioner: Misse F Duces, or al

Location: we shall demove cee Ro, stels Remove Ro

Present Zoning: Da 1.5, Da 2

Proposed Zoning: 3c .

No. of Acros: 1 c +

Comments: Acheste the smile to Mile and effect on STUDBLE PERCETTION.

CRM: mr

BALLIMOPE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEER JEFFERSON BUILDING TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPO

Date November 4, 1971

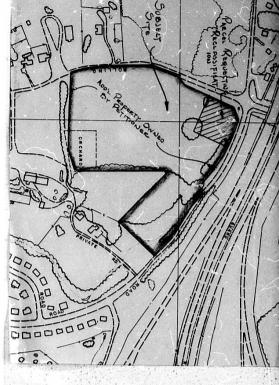
FROM: C. Richard Moore

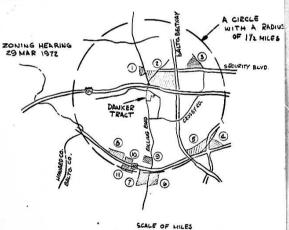
SUBJECT: Item 28 - Cycle Zoning II Property Owner: Maude F. Danker, et al Johnnycake Road 3/E/S Rolling Moad Reclass, to B.L.

The subject petition will be expected to increase the trip density from 35 trips to 500 trips per day. This can only compound existing problems along 2011ing Road. Even with the improvements proposed to Rolling Road, no improvement to capacity is espected.

The construction of the Security Square Shopping Center is expected to get most of the capacity being built into Rolling Road.

C. Richard Moore Assistant Traffic Engine





LEGEUD

() CHADWICK LIST OF

3 SECURITY SQUARE MAJOR 3 SECURITY

SHOPPING CENTERS & INGLESIDE WITHIN 6 WEST VIEW

A 1 1/2 MILE RADIUS MONTGOHERY PLAZA

DANKER TRACT

€ 40 WEST & TOYS A' US

9 ROLLING PLAZA M Thees

(I) G.E.H.

ITEM NO. 28

PROPERTY OWNER: Moude F. Donker, et al LOCATION 3/5 corner of Rolling and Johnnycoke Sta., S. of 17/IN ACREAGE: 1.04 FUNCTIONAL CATEGORY: D

GEOGRAPHICAL GROUP: II

RECOMMENDED DATE OF HEARING: Week of March 1, 1972

ZONING PRIOR TO 3/24/71: B.L. EXISTING ZONING: D.R. 3.5 REQUESTED ZONING: B.L.

PLANNING BOARD RECOMMENDATION: Rainin Existing Zoning (D.R. 3.5)

With the exception of the northwest side, this vecan tract is adjacent to land zoned D.R. 3.5. Single-family deallings exist along the appoint side of Salling Road and to the southerst and east of the subject property; a church objust the anties submixed side of the next. To the northwest lide of the result is photographical Road, limentate Road 70-N, and the Security Square Shopping Center, currently under construction.

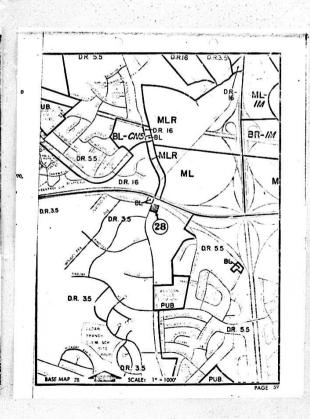
Zoning of the trect prior to the adoption of the new consequence where a consequence consists of 8-20, 8-10, and 8.1. (approximents) 1/2 Acres). The Florating Board, on November 24, 11 reconnected 0.1. 3.2 scening for the appropriate prior in sendle are compatible with setting the sendle are compatible with setting the sendle representation required that Council closes 8.1. coning for the entire 15.4 corn text. On Advance 24, 1191, 119. The Council closes 0.1. 3.2 soning for the preparate, these optimizes of Florating Board's recommodation. Now the partitioner is requested 8.1. society for 1.04 coess (prepared on a proposalistic 15.05) soprementation 1.70 soprements 15.1. acres 15.

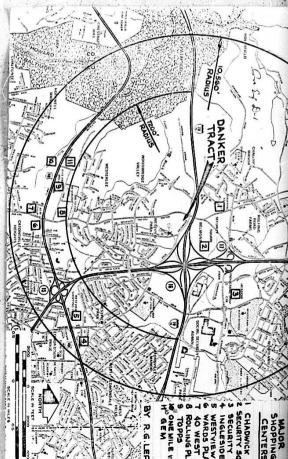
The partitions, claiming error in adoption by Council of D.R. 3.5 zoning for the property, class, in part, the close presimity of his property to the interrection of Johnsyche Ecod and Interrate Route 70-Nt. It should as noted that it is location of Interrate Route 70-Nt to the north of this fract provides on effective burnist wherein it is made under additional to the south and the consertation and higher

Within a two-mile radius of this property there exists on abundance of early connected centers, e.g., Memberry Word, Route 40 West, G. E. M., Topps, Westview, and Secutive, All present constructions of the second security of the second second security of the second second security of the second security of the second second

"The publics partition will be appared to increase the trip density from 35 high to 500 high part day. This can only compact askins problem along falling float. Even with the imprevention propose in falling float, on improvement propose in falling float, on improvement propose; in Eventual the construction of the Security Separe Shopping Center is expected to get more of the capacity being built into falling float."

e area for the most part is one that has developed at a density of 3.5 units per acre, and the avelopment would not be in keeping with the character of the neighborhood and the Southwest per Plan. Hence, the Planning Board believes that D.R. 3.5 zoning for the treat is correct.





3

SECURITY SOUARE SHOPPING CENTER

- 3 Kovice's Restaurant
- 4 Baltimore Federal Siv go and Loan Assn. 5. General Mutulian Esider
- 6 DE Young Shoes
- 7 Top of Ties
- 8 Carousel Snack Bar
- 9 Zepp Photo Center
- 10 Regal Shore
- 11 Basken Robbus Ice Cream
- 12 Mar anne Clothes
- 15 Spenser Gifts
- 14 Hahonal Shurt Shop
- 15 L. Frank
- 16 Merry-Go-Round Clothes
- 17 Hot Sams
- 18 Hanover Shoes
- 19 Cheese Villa
- 20 Miles Shoes
- 21 Karmel Korn
- 22 Bendix Uniforms
- 23 B. Dalton Books
- 24 Fabre Tree
- 25 Melant Jewelers

Sunoco Servee Station

The RRS Office Building

Maryland Cooperative Milk Producers, Inc

State Farm Insurance

Cityo Service Station

Exxon Service Station

Colf Lanes

Maryland Vational Bank

Junior White Coffee Pot

WEbster Men's Wear

Acme Business Systems

Texaco Service Station

Plain and Fancy Donnte

American Service Station

Mzadows Industrial Park *

Olivetti - Underwood

26 Bernard Wigs

- 27 Orange Junce
- 28 Chess King Clothes
- 29 Gordons Sewelers
- io Thom McA. Shoes
- Fachen Buz

- Male Carnals 34 Franklin Sman
- Sears
- 36 Supt & Sound
- 37 Woolworth's
- Enger
- Harmony Hut
- Florsheum Bloss
- Kinderfolo
- Russell Stover Candy Morrows Hut House
- Chandlers Shoes
- Brooks Clothes
- Ormand's Clothes
- Jo-Ann Fatrics
- Read's Drugs
- Reflections Clothes
- Walden Books
- House of Lamps
- 52 Wilhar's Shoes
- 53 Hoch schild/Kohn

54 'Tall and Big Facture for Men 55 Hickory Farms

- 56 World Razaan Clothes
- Dockfor Pet Center
- Purple Bone Clothes
- The Jean Jack Clother
- Lynn's Hallmark Shop
- Robert Hall
- Cosmopoldan Health Spa
- Haban Restaurant
- Many Jame Shoce
- Formor Carnels
- Stem 'n Wick Gifts D. P Paul Jewelers
- Card Cage Gifts
- 03 Flagg Bros. Shoes
- Maternity
- Combrade Coffee, Tea & Spice Co.
- Jean's West Clothes
- 73 Mother Goose Shoes
- 74 Friendly Ice Cream & Restaurant
- 75 Olan Mills Portrait Studios
- 76 Security Optical
- 77 Equitable Trust

0

CHADWICK MANOR SHOPPING CENTER

Cityo Service Station Maryland Wational Bank A & P Food Stors Drug Faur Pebbles Beef & Beer Shell Service Station Robert's Ice Cream & Bakery Hallmark Conds Chadwick Liquors Chadwick Cleaners Carnelle Beauty Salon

Chadwick Barber Shop

Windsor Electrical Co., Inc. Waldrof Federal Savings & Loan Assn Meushaw's Restaurant & Lounge Hilltop Motor Inn atgo Service Station Guio Hamburgers Life of Virginia Kalus Construction Company Grempler- West Realators Addressograph - Multigraph Corporation Fox Cherrolet Kelly Springfield Tires

SECURITY SHOPPING CENTER

Shell Service Stateou Pantry Pride Food Store Silbers Bakeny Securely Beauty Salon Betty Britz Cleanurs Equitable Trust Astro Frankacy Security Barber Shop Glen Finance Company Security Liques Mart Security Earings and Loan Assu Fashion in Things RIVIERA HEalth Spa Hallmark Cards Vie's Sandwick Jouit Grants

BOLLING ROAD PLAZA Wawa Food Market Professional Offices W.5 St Cyr, D.D.S J.S Ardinger, M.D Group Planning, Inc J. N Mckay, M.D Manufronix Corp. Ernies Barber and Styling Shop Veda's Beauty Salon Rolling Road Cleaners & Com Laurdry Drink me Pop Stop Ridgeway Federal Savings and Loan Assn La Fayette Rasio Electronics Furn-a - Ket (ready to Luish furniture) Chopstick Imperial Carry-Out Stretch and Sew Fabrics Fair Lanes - Bowling

Snack Bar Charing Cross Handware - West Firestone - Car Service Carpet Fair 7-11 Store Service Center

Pier 1 Imports Panelrama

Area Service Station Double T Diner Sunoco Service Station Unclaimed Freight Co., lac New Deal Optical General Tire Service - Complete Carcars Hardse's Hamburgers International Car Brokers MES Concrete Construction Co. George's Cockfail Lounge Calvert Rug Tiles and Carpets Shell Service Station

TOPPS SHOPPING CENTER LITES BEauty School The Associates - Financeal Services Company Dominick's Barber Shop Peke Villa Lounge and Restourant Castro Convertibles Dales Food Center Topps Department Store Hollywood Palace Lounge Patapseo Inn Metro Resort - Health Studio

OCT 23 1973

American National Bank Pollack - Blums Home Furnishings Toy "A" Us Marvin's Sports City Lamp World Seventh Heaven Salon of Bearing, line Modern Formal Wear Shop Lastings Paint Center Future Mommy's Maternity and Infact Appeal Ply-Gem - Pinching Cinter Beauty and Barber Supplies , loc Short and Tie Boutigue Radio Stack American Handicrafts The House of Clean - Laundry & Dry Cleaning Pasiore's West Meat Center Nu-Way Enterprises, Inc Shalinar Gifts, Inc Discount Auto Parts Household Finance (HFC) Blue Jay Cue Club

Grand Rapids Furniture Garm's West - Furniture 3 f.H Green Stomps 40 West Volkswagen 6630 Medical Confer West
Westmen Leady, me
Caronsel Confirmed Ham Stylesto
Togsta West
Sumoco Service Station
Henry Animal Hospital
Preza Hut
Mazer Zose Anto Parts # Egimpment
Mides Mutitors
Geo. J. Marchall & Sons. Mo. Importants

GEM SHOPPING CENTER

3

CAEM Stores
Pantry Pride Food Store
Part - Patt Golf Courses
GEM Service State

Arundal Concrete
Smalteer Novaries
Rent All Conter
Koren Furniture
Vicent Florists
Schreiber & Jones Sporting Goods
Saumening & Co. Stationary & Office Supplies
Irish Imports
M. Sharita Furniture
Hollowy Inn - West
Gino's Hamburgers

Gulf Service Station INGS - Worses Parto Wash Wax Confer

40 WEST SHOPPING CENTER

Shell Same Cruter Entan Sange Bank Vermont Federal Savings and Loan Kesn Commercial Great Sherman - William : Paints Howard & Morris Pharmacists Christine's Dresses Patro Subs High's Store Jo-Ann Fabric's Edmandson Dry Cleaners 40 West Barber Shop Aphroclutes Hair Stylists Baskun - Robbins les Cream Schumann's Bakery A&P Food Store Union Trust Yarn's LEVENSON & Klein Furniture

MONTONE RY WARDS SHOPPING CENTER

Suburoan Trust Rank
The Card Game - cants
Discount Liquore
Gant Food Store & Pharmacy
Bacharacia Rasin Co., Inc Sporting Goods
Lamp and Shade Center
Himshfarb's Discount Appliances
Ward's Department Store
Ward's Dubmotive Center & Service Station

Exxon Survice Station

Areo

Savon " "

BP " "

American " "

Quality Imn

Butter and Neale, Inc. Realter

Walter Hart Insurance

House of Sound

Plan and Fancy Donnts

Don Flan's Westerew Dodge

He ward John sin's Motor Lodge & Restaurant

Ingleside Courtains

Gold Pintung and Gapy Center

Ingleside Courtains

Ingleside Barber Stop

Sunoto Saries Station Westween Lounge Westween Car Wash Faur Lane Bowl

Harley's Sandwiches Auto Glass Trim Shop

Goodyear Anto Service Center Gulf Service Station

Rutland Beand Florists GE Electrines Supplies Yorkshire Carpet House

Colony Credit Loans Super Cut Rate Liquors

Meat Center Home Discount Tile

Varsity Cleaners Varsity Auto Repair

Rom's Barber Shop Betty and Jake's Bar

Pierre Beauty Salon Maryland Tile Distributors

Champion Ford
Kimmel Tires
Monarch Mexicury Lincoln

Thom WAn Shoe Center

Gino Hamburgers Lombardi Barber Shop ASP Food Store Edmend on Federal Savings & Loan Assn Spiegel Catalog Shopping Conter HiR Block Tax Ridgeway Barber Shop Ridgeway Cleaners Mr Joseph Hair Stylist Exxon Service Station Chrysler Plymouth West Catgo Service Station Professional Porto Building Professional Arts Pharmacy Mr "G's Homburgers International House of Pancakes Suburban Building - Business & Professional Offices Junior Hot Shoppe Ezrine Tire Co American Service Station

INGLESIDE SHOPPING CENTER

Grant Food Store

State Finance Corp. - Loans

Umon-Imperial Paints

First National Bank

Ingleside Lignors

Read's Drug Store

Woodhurth Co.

Stereoland

Young's Men Store

Hew Vogue Beauty Academy

5\$ N Katz - Jewelers

Zepp Photo Center

Supper Saver Food Store

Pappy's Beef & Beer

Knapp Stores.

WESTVIEW SHOPPING CENTER

1

Eguitable Trust Hamburgers Streff Co Fader's Parklans Jamie's Spice Box HESS Shoes House of Nine Malcolmis Charisma. Kavanaugh's Sachs Jr. Shies Stewarts Hutzlers Mill End Shop Adolph Beauty Shop Houseinold Finance Holiday Travel Bureau Irwin H. Moss, M.D. LEOnard Tavors Lane Bryant Hahn Shors Singer Girdm's Book Sellers

Allstate Insurance Pants Phis Carole Ann Shaw's Diamond Center Monumental Life ins. Dr R.B. Glangrandi Dr Valderas Dr Rathit Dr Bryson Dr Frey Patricia Stevens Dr Sarubin, D. D.S. Dr Sambin, D.D.3 L.B. One Hour Cleaners Silbers Babery Westview Pharmacy Panty Pride Marry - Go-Round Westview Barber Stop Gmak Rete Camera Gallery G. The ET CEtera Shop The Tre Establishment Continental Jews/s Merle Horman

0

Shell Service Station Edmondson Drive - In Theatre Mandeli West - Catering WESTVIEW CINEMAS I Hubson Service Station Crumer Enterprises, Inc Professional Building RPS Ando Parts HESS SEVERE Station Sorrento West Sub Shop TEXACO SErvice Status Exxon Dorman Lighthouse High Fidelity House Universal Vision Center Interior Systems Bicycles - Cycle Import Co Robert Hall Clothes

Mobil Service Station Chung Wah Chimese - American Restaurant Wash 'N Dry Clean - comperated laundry Hogh's Store BP Service Station Haye's Tavern Uptown Federal Soungs Association Exxon Sounce Station Westview Federal Savings and Loan Association Areo Service Station Professional Offices - 1002 Ingleside Ave. Dr La Borwit - Optometrist County Loans Charles Sheehan - Tax Consultant John Kirby - State Farm Insurance Ballentine & Shub - Medicial Laborates T.B. Hamilton - Real Estate & Insurance Westerew Beauty Salon Wester Animal Hospital Caton Manor Liquors

Caton Manor Barber Shop

CATONSVILLE TIMES CATONSVILLE, MD. 21228 Harch 13 - 19 72 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zening Cormissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Varyland, once a week for one socrandor week before the 13 day of Harch 1972, that is to say the same was inserted in the issue of Harch . , 1972. STROMBERG PUBLICATIONS, Inc. 11 Ruth morgan

CRIGINAL

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 9th day of Barch

Cost of Advertisement. S.

2 5,000

72-225-R

CERTIFICATE OF POSTING

IG DEPARTMENT OF SALTIMORE COUNTY

Date of Posting HAREH 11- 1977 Posted for RECLASSIFICATION Petitioner MANDE E DANKES. Location of Signar P. J. S. C. C. ROLLING Rd. 35 FT. S. C.F. SCHONYSHKERD.

Posted by Charles 12 17 1912 Date of return HIREH 37 1972

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA Revised Plans: Change in outline or description___Yes Previous case: Map # W-2B

2516NS 72-225-R CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting CET. 30 -1972 Posted for APPEAL Pattoner MAUDE F DANKER Location of property: S.F./EDRNER AF RELEWIG Rd AND NOTHING PARE Rd. O Js. of Softway CANE BL. 100 Ft. t. E. Ot. Bolden Bl.

Location of Signe O L. f. at. Bolden G. B.J. 50 Ft. t. - S. ot. SOHANY CAKE Rd. Proceed by Charles M. Med Date of return 100 6-1975

County Office Building 111 W. Chesapeake Avenue Touson, Maryland 21204

RE COUNTY, MARYLA OFFICE MANCE - REVENUE DIVISION . DATE October 20, 1972 ACCOUNT 01-662 d Posting of One (1) Sign on SE/corner of Rolling Road and Johnnycake Road 1st District 48Fc. 20 7 5.0 Onto Maude F. Danker, et al - Petitioners

M. 111185 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE JULY 19, 1973 ACCOUNT 01-662 WITT COMMENT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF MANUEL F. Danker, et al. for An appeal hearing SE/corner of Rolling Road and Johnnycake Road - 185 District Case No. 72-225-R

SALTIMORE COUNTY, MARY IND PFICE OF FINANCE - REVENUE RVISION RISCELLANEOUS CASH RECEIPT	Ma. 302
ATE Nov. 19, 1971 ACCOUNT_	01-662
AMOUNT_\$	50.00
W. Lee Harrison, Esq. 306 W. Joppa Rd.	VELLOW - CUSTOMES
Townen, Md. 2120h Petition for Reclassification f	for Haude F. Danker

Ma 3630 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE May 12,1872 ACCOUNT 01-662 AMOUNT \$121.00 ---Advertising and posting of property for 21.00 sc



