

#75-225-E

DATE September 27, 1992
Dr. A. D. Harvey, Jr.

(over)

OPINION

The neighborhood to the south and east of the subject property is residential

The Petitioners presented two witnesses, an engineer and a real estate expert. There seems to be no question concerning the availability and adequacy of public utilities. The real estate expert's prime reasoning centered on the fact that some time ago 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 sale question before the Board is whether or not the County Council erred when it zoned this entire tract D.R. 3.5 on March 24, 1971. The Board feels

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 subject

One of the protesting neighbors presented a rather interesting exhibit (see Protestants' 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 Rilling Road was described as an ever worsening problem, particularly since the opening of the

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

John A. Slowik, Chairman
Walter A. Ketter, Jr.
John A. Miller

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

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

Lester Matz
John C. Childs
Associates
Ronald W. Broyles
George W. Bushby
Robert W. Czaban
Leonard M. Glass
Edmund F. Haile
Norman F. Heermann
Paul Lue
Fred F. Mirmiran
Wilson F. Outen
Paul S. Smoter

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

RLS:mpl J.O. #64176 October 14, 1971

ORDER RECEIVED FOR FILMING

DATE_

BY Lalla R. Lovelace

ORDER RECEIVED FOR FILING

DATE: 7/

BY *Ed. D. L. ...*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John A. Slowik, Chairman
County Board of Appeals
FROM: Norman E. Gerber, Chief
Land Use Master Plans Division
SUBJECT: Zoning history of the four corners of Rolling Road and Johnnycake Road.

Date: May 30, 1973

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" Commercial Zoning (B.L.). Note: there was no Planning Board in existence at that time.
- August 9, 1962 - S.E. for service station was granted on S.W. corner of Johnnycake and Rolling Roads. (Wolfe Tract) by the County Board of Appeals, see Petition #53-321A.
- February 28, 1961 - Planning Board adopted Western Area Master 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 to S.E. zoning.

At this time the only viable commercial use was an existing tavern located on the northeast 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. (#53-321A) has never been utilized and according to Section 502.3 of the Baltimore County Zoning Regulations (Interim Edition September 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 not exceeding 5 years, as may have been established therein, shall thereafter be void."

John A. Slowik

- 2 -

May 29, 1973

- 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 Johnnycake and Rolling Road in the B.L. zoning classification.

Norman E. Gerber
Norman E. Gerber, Chief
Land Use Master Plans Division

NEG:ED:rv

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

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

TIME
1:00 PM

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

AREA CODE 410
REX 2100

October 5, 1972

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

Re: Petition for Reclassification SE corner of Rolling Road and Johnnycake Road, 1st District, Maude F. Danker, et al
Petitioners No. 72-225-R (Item No. 28)

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

Very truly yours,

W. Lee Harrison
W. Lee Harrison

b/enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 8, 1971

COUNTY OFFICE BLDG.
111 N. CALVERT ST.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS:

BUREAU OF

ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

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

RE: Property Owner: Maude F. Danker, et al
Location: Int. S/W/S Johnnycake Rd.,
S/E/S Rolling Rd.
Present Zoning: D.R. 3.5., D.R. 2
Proposed Zoning: Recl. to B.L.
1st District Sector: Southwestern
No. Acres: 1.04
Item No. 28

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 property is located on the southwest 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.

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

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JJDjr:msh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
FROM: Oliver L. Myers
SUBJECT: Item #28 (Cycle October 1971 - April 1972)
Property Owner: Maude F. Danker, et al
Location: Int. S/W/S Johnnycake Rd., S/E/S Rolling Rd.
Present Zoning: D.R. 3.5, D.R. 2
Proposed Zoning: Recl. to B.L.
District: 1st District Sector: Southwestern
No. Acres: 1.04

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

Highways:

This site has frontage on Rolling Road and Johnnycake Road.

Rolling Road is an existing County Road, which shall ultimately be improved to major collector standards. Typically a 60-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 60-foot curb to curb road section on a 60-foot right-of-way.

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

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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

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

Item #28 (Cycle October 1971 - April 1972)
Property Owner: Maude F. Danker, et al
Page 2
October 27, 1971

Storm Drains: (Cont'd)

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

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property. Sediment control is required by State law. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

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

Water:

Public water facilities are available in Rolling Road.

The proposed private improvement must be reviewed for adequacy of water supply.

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 policies and standards of the Department of Public Works.

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

Sanitary Sewer:

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

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

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

Item #28 (Cycle October 1971 - April 1972)
Property Owner: Maude F. Danker, et al
Page 3
October 27, 1971

Sanitary Sewer: (Cont'd)

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.

ENCLOSURES:

1-CE Key Sheet
1-WW 26 Position Sheet
NW 1 G Topo
SW Tax Map

Oliver L. Myers
OLIVER L. MYERS, P.E.
Chief, Bureau of Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers

Date: October 22, 1971

FROM: Hoyt V. Bonner

SUBJECT: Item 28 - Zoning Advisory Committee Meeting, October 21, 1971

28. Property Owner: Maude F. Danker, et al
Location: Int. S/W/S Johnnycake Road,
S/E/S Rolling Road
Present Zoning: D.R. 3.5., D.R. 2
Proposed Zoning: Recl. to B.L.
District: 1
Sector: Southwestern
No. Acres: 1.04

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.

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.

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

Hoyt V. Bonner
Sanitarian (I)
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

HVB/kir

TO: S. Eric DiNenna, Zoning Commissioner
Attention: Mr. Myers
FROM: Fire Prevention Bureau
Fire Department
SUBJECT: Property Owner: Maude F. Danker, et al

DATE: October 27, 1971

LOCATION: S/A/S Johnnycake Road, S/E/S Rolling Road
ITEM # 28
giving Agenda: Cycle for 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) 2. A second means of access is required for the site.
- (3) 3. The dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- (4) 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.
- (5) 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) 6. The Fire Department has no comment on the proposed site.

H. J. H.
Planning Division
Fire Prevention Bureau

Note: Above comments indicated with a check apply.

nb

BALTIMORE COUNTY, MARYLAND
ZONING ADVISORY COMMITTEE
OF BALTIMORE COUNTY, MARYLAND

Petitioner: Maude F. Danker, et al
Location: S/A/S Johnnycake Road, S/E/S Rolling Road
District: 1
Present Zoning: D.R. 3.5, D.R. 2
Proposed Zoning: B.L.
No. of Acres: 1.04

Comments: MAUDE F. DANKER TO HAVE AN EFFECT ON
SUBJECT PROPOSITION.

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

TO: S. Eric DiNenna
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 28 - Cycle Zoning II
Property Owner: Maude F. Danker, et al
Johnnycake Road S/E/S Rolling Road
Reclass. to B.L.

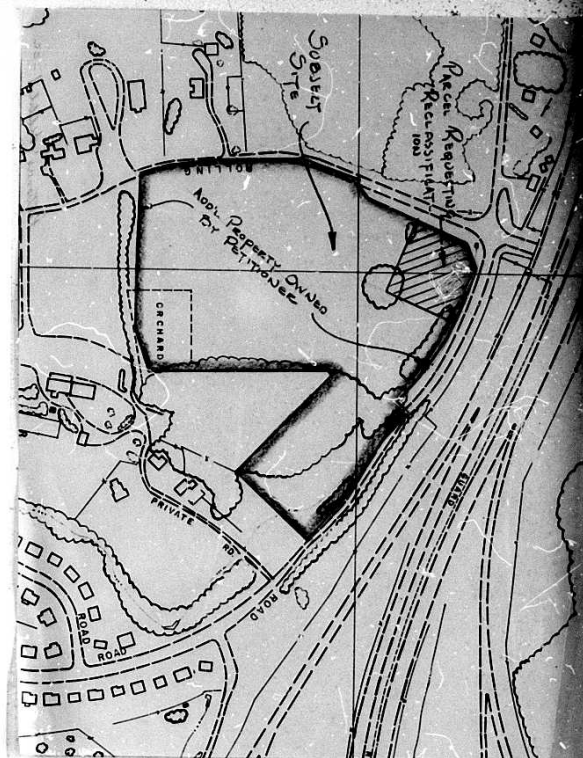
Date: November 4, 1971

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 Rolling Road. Even with the improvements proposed to Rolling Road, no improvement to capacity is expected.

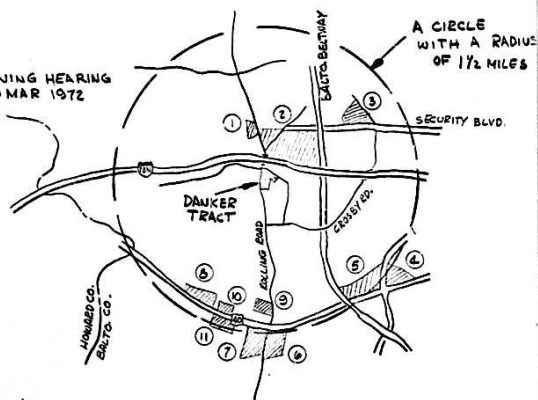
The construction of the Security Square Shopping Center is expected to get most of the capacity being built into Rolling Road.

C. R. M.
C. Richard Moore
Assistant Traffic Engineer

CRH:ar



ZONING HEARING
29 MAR 1972



SCALE OF MILES
0 1/2 1 1/2

LEGEND

- 1 CHADWICK
- 2 SECURITY SQUARE
- 3 SECURITY
- 4 INGLESIDE
- 5 WESTVIEW
- 6 MONTGOMERY PLAZA
- 7 40 WEST
- 8 TOYS 'A' US
- 9 ROLLING PLAZA
- 10 TOPPS
- 11 G.E.M.

*Print
Sketch*

ITEM NO. 28
PROPERTY OWNER: Maude F. Danker, et al
LOCATION: S.E. corner of Rolling and Johnnycake Rds., S. of 170N
FUNCTIONAL CATEGORY: D
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: Retain Existing Zoning (D.R. 3.5)
With the exception of the northwest side, this vacant tract is adjacent to land zoned D.R. 3.5. Single-family dwellings exist along the opposite side of Rolling Road and to the southeast and east of the subject property; a church exists along the entire southwest side of the tract. To the northwest lies Johnnycake Road, Interstate Route 70-N, and the Security Square Shopping Center, currently under construction.

Zoning of the tract prior to the adoption of the new comprehensive zoning map by the County Council consisted of D.R. 3.5, B.L., and B.L. (approximately 1/3 Acres). The Planning Board, on November 24, 1970, recommended D.R. 3.5 zoning for the property, recognizing this would be more compatible with existing uses in the area. The property owner was duly notified by mail of said recommendation. Subsequently, the owner's representatives requested that Council adopt B.L. zoning for the entire 15.61 acre tract. On March 24, 1971, the Council adopted D.R. 3.5 zoning for the property, thereby affirming the Planning Board's recommendation. Now the petitioner is requesting B.L. zoning for 1.04 acres (proposed use - approximately 7,500 square feet of retail floor use).

The petitioner, claiming error in adoption by Council of D.R. 3.5 zoning for the property, cites, in part, the close proximity of his property to the intersection of Johnnycake Road and Interstate Route 70-N. It should be noted that the location of Interstate Route 70-N to the north of this tract provides an effective barrier between the medium residential density to the south and the commercial and higher residential densities to the north.

Within a two-mile radius of this property there exists an abundance of major commercial centers e.g., Montgomery Ward, Route 40 West, G.E.M., Topps, Westview, and Security. At present, construction of two more shopping centers has begun or has been completed; i.e., Security Square Shopping Center, to contain 100,000 square feet of retail floor area and located just 600' north of the subject property, and Rolling Plaza Center, containing 80,000 square feet of retail floor area, just recently opened, located to the south of the subject tract.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee states:

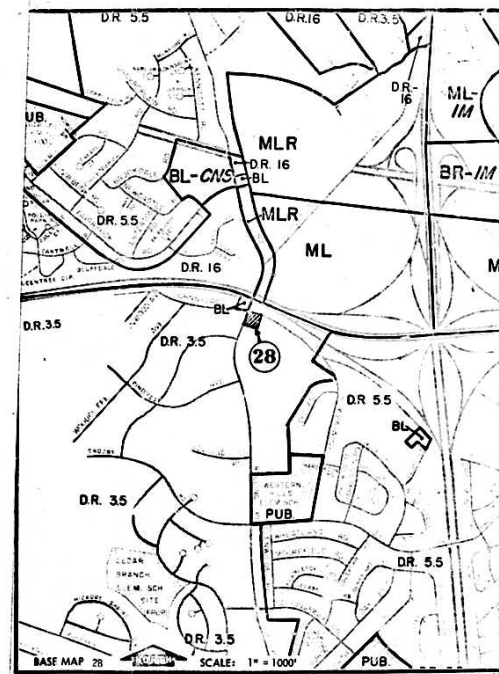
"The subject petition will be expected to increase the trip density from 35 trips to 500 trips per day. This can only compound existing problems along Rolling Road. Even with the improvements proposed to Rolling Road, no improvement to capacity is expected. The construction of the Security Square Shopping Center is expected to get most of the capacity being built into Rolling Road."

Existing commercial uses in the area have already seriously impacted traffic conditions on this portion of Rolling Road, and the opening of the two aforementioned new shopping centers will certainly worsen these conditions.

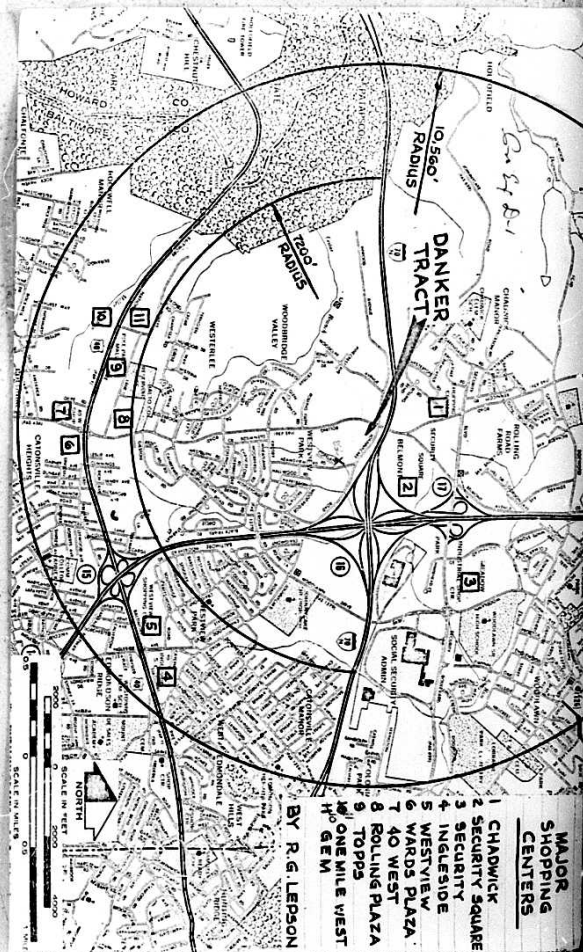
Finally, the use for the most part is one that has developed at a density of 7.5 units per acre, and the proposed development would not be in keeping with the character of the neighborhood and the Southwest Sector Master Plan. Hence, the Planning Board believes that D.R. 3.5 zoning for the tract is correct.

It is therefore recommended that the existing zoning, D.R. 3.5, be retained.

PAGE 58



BASE MAP 28 SCALE: 1" = 1000' PAGE 59



- 1 CHADWICK
- 2 SECURITY SQUARE
- 3 SECURITY
- 4 INGLESIDE
- 5 WESTVIEW
- 6 MONTGOMERY PLAZA
- 7 40 WEST
- 8 TOYS 'A' US
- 9 ROLLING PLAZA
- 10 TOPPS
- 11 G.E.M.

OCT 23 1971

SECURITY SQUARE SHOPPING CENTER

- 1 Cinema II
- 2 Cinema III
- 3 Kowals Restaurant
- 4 Baltimore Federal Sav. & Loan Assn.
- 5 General Nutrition Center
- 6 De Young Shoes
- 7 Top of Ties
- 8 Carousel Snack Bar
- 9 Zepp Photo Center
- 10 Regal Shoes
- 11 Baskin-Robbins Ice Cream
- 12 Maryanne Clothes
- 13 Spencer Gifts
- 14 National Shirt Shop
- 15 L. Fraule
- 16 Merry-Go-Round Clothes
- 17 Hot Saus
- 18 Hanover Shoes
- 19 Cheese Villa
- 20 Miles Shoes
- 21 Kammel Korn
- 22 Boudex Uniforms
- 23 B. Dalton Books
- 24 Fabne Tree
- 25 Melani Jewelers
- 26 Bernard Wigs

- 27 Orange Juice
- 28 Chess King Clothes
- 29 Garden Jewelers
- 30 Thom McAn Shoes
- 31 Fashion Bug
- 32 Tops
- 33 Male Casuals
- 34 Franklin Simon
- 35 Sears
- 36 Sight & Sound
- 37 Woolworths
- 38 Slinger
- 39 Harmony Hut
- 40 Florenceum Shoes
- 41 Kinderfats
- 42 Russell Silver Candy
- 43 Morris Nut House
- 44 Chandlers Shoes
- 45 Brooks Clothes
- 46 Ormonds Clothes
- 47 Jo-Ann Fabrics
- 48 Read's Drugs
- 49 Reflections Clothes
- 50 Walden Books
- 51 House of Lamps
- 52 Wilham's Shoes
- 53 Hochschild/Kohn

- 54 Tall and Big Fashion for Men
- 55 Hickory Farms
- 56 World Bazaar Clothes
- 57 Dealer Pet Center
- 58 Purple Bone Clothes
- 59 The Loan Jack Clothes
- 60 Lynn's Hattmark Shop
- 61 Robert Hall
- 62 Cosmopolitan Health Spa
- 63 Italian Restaurant
- 64 Mary Jane Shoes
- 65 Foremost Casuals
- 66 Stem 'n Wick Gifts
- 67 D.P. Paul Jewels
- 68 Card Cogs Gifts
- 69 Flagg Bros. Shoes
- 70 Maternity
- 71 Camlongde Coffee, Tea & Spice Co.
- 72 Jean's West Clothes
- 73 Mother Goose Shoes
- 74 Friendly Ice Cream & Restaurant
- 75 Olan Mills Portrait Studios
- 76 Security Optical
- 77 Equitable Trust

CHADWICK MANOR SHOPPING CENTER

- Citgo Service Station
- Maryland National Bank
- A & P Food Store
- Drug Fair
- Pedders Best & Beer
- Shell Service Station
- Roberts Ice Cream & Bakery
- Hallmark Cards
- Chadwick Liquors
- Chadwick Cleaners
- Carmelle Beauty Salon
- Chadwick Barber Shop

- Windsor Electrical Co., Inc.
- Waldorf Federal Savings & Loan Assn.
- Meushaw's Restaurant & Lounge
- Hilltop Motor Inn
- Citgo Service Station
- Gino Hamburgers
- Life of Virginia
- Kalus Construction Company
- Grempler-West Realators
- Addressograph - Multigraph Corporation
- Fox Chevrolet
- Kelly Springfield Times

- Sumoco Service Station
- Olive Hill - Underwood
- The RRS Office Building
- State Farm Insurance
- Maryland Cooperative Milk Producers, Inc.
- Citgo Service Station
- Exxon Service Station
- Maryland National Bank
- Colt Lanes
- Junior White Coffee Pot
- Acme Business Systems
- Webster Men's Wear
- Texaco Service Station
- Plain and Fancy Donuts
- American Service Station
- Meadows Industrial Park *

SECURITY SHOPPING CENTER

- Shell Service Station
- Pantry Pride Food Store
- Silbers Bakery
- Security Beauty Salon
- Betty Brice Cleaners
- Equitable Trust
- Astro Pharmacy
- Security Barber Shop
- Glen Finance Company
- Security Liquor Mart
- Security Savings and Loan Assn.
- Fashion 'n Things
- Riviera Health Spa
- Hallmark Cards
- Vic's Sandwich Joint
- Grants

ROLLING ROAD PLAZA

- Wawa Food Market
- Professional Offices
- U.S. St. Gyr, D.D.S.
- J. S. Ardinger, M.D.
- Group Planning, Inc.
- J. N. McKay, M.D.
- Manitoux Corp.
- Ernie Barber and Styling Shop
- Veda's Beauty Salon
- Rolling Road Cleaners & Coin Laundry
- 'Drink me' Pop Shop
- Ridgeway Federal Savings and Loan Assn.
- LaFayette Radio Electronics
- Furn-a-Kit (ready to finish furniture)
- Chopstick Imperial Carry-Out
- Stretch and Sew Fabrics
- Fair Lanes - Bowling
- Billards
- Snack Bar
- Charing Cross Handbags - West
- Firestone - Car Service
- Carpet Fair
- 7-11 Store
- Service Center
- Pier 1 Imports
- Panorama

- Arco Service Station
- Double T Diner
- Sumoco Service Station
- Unclaimed Freight Co., Inc.
- New Deal Optical
- General Tire Service - Complete CarCare
- Hardee's Hamburgers
- International Car Brokers
- M&C Concrete Construction Co.
- George's Cocktail Lounge
- Galvert Rug Tiles and Carpets
- Shell Service Station

TOPPS SHOPPING CENTER

- Miles Beauty School
- The Associates - Financial Services Company
- Dominick's Barber Shop
- Pike Villa Lounge and Restaurant
- Castro Convertibles
- Dales Food Center
- Topps Department Store
- Hollywood Palace Lounge
- Patapsco Inn
- Metro Resort - Health Studio

ONE MILE WEST SHOPPING CENTER

American National Bank
Pollack - Blum's Home Furnishings
Toy "A" Co.
Marvin's Sports City
Lamp World
Seventh Heaven Salon of Beauty, Inc.
Modern Formal Wear Shop
Lashings Paint Center
Future Mommy's Maternity and Infant Apparel
Ply-Gem - Pinstriping Center
Beauty and Barber Supplies, Inc.
Shirt and Tie Boutique
Radio Shack
American Handicrafts
The House of Clean - Laundry & Dry Cleaning
Pastore's West Meat Center
Nu-Way Enterprises, Inc.
Shalimar Gifts, Inc.
Discount Auto Parts
Household Finance (HFC)
Blue Jay Cigar Club

Grand Rapids Furniture
Gann's West - Furniture
3rd Green Slumps
40 West Volkswagen

6630 Medical Center West
Westview Realty, Inc.
Carousel Couture's Hair Stylists
Toyota West
Sunoco Service Station
Honey Animal Hospital
Pizza Hut
Master Bros. Auto Parts & Equipment
Midas Multi-Services
Geo. J. Marshall & Sons, Inc. Imports

GEM SHOPPING CENTER

GEM Stores
Pantry Pride Food Store
Putt-Putt Golf Courses
GEM Service Station
Arundel Concrete
Smeltzer Nurseries
Rent-All Center
Koren Furniture
Victor Florists
Schreiber & Jones Sporting Goods
Saumeng & Co. Stationery & Office Supplies
Irish Imports
M. Sharvit Furniture
Holiday Inn - West
Gino's Hamburgers

Gulf Service Station
J.N. Gips - Motors
Auto Wash Wax Center

40 WEST SHOPPING CENTER

Shell Service Center
Eastern Savings Bank
Vermont Federal Savings and Loan Assoc.
Commercial Credit
Sherman - Williams Paints
Howard & Morris Pharmaceuticals
Christine's Dresses
Pete's Subs
High's Store
Jo-Kin Fabric's
Edmondson Dry Cleaners
40 West Barber Shop
Aphrodite Hair Stylists
Bashin - Robbins Ice Cream
Schumann's Bakery
A & P Food Store
Union Trust
Yarn's
Levenson & Klein Furniture

MONTONE BY INARDS SHOPPING CENTER

Suburban Trust Bank
The Card Game - cards
Discount Liquors
Grant Food Store & Pharmacy
Bacharach Razin Co., Inc. Sporting Goods
Lamp and Shade Center
Himelfarb's Discount Appliances
Ward's Department Store
Ward's Automotive Center & Service Station

Exxon Service Station

Fireco " " "
Savon " " "
BP " " "
American " "
Quality Inn
Butler and Neale, Inc. Realtor
Walter Hart Insurance
House of Sound
Flam and Fancy Donuts
Don Flax's Westview Dodge
Howard Johnson's Motor Lodge & Restaurant
Ingleside Cleaners
Gold Printing and Copy Center
Ingleside's Couture
Ingleside Barber Shop

Sunoco Service Station
Westview Lounge
Westview Car Wash
Four Lane Bowl
Hanley's Sandwiches
Auto Glass Trim Shop
Goodyear Auto Service Center
Gulf Service Station
Rutland Beard Florists
GE Electronics Supplies
Yorkshire Carpet House
Colony Credit Loans
Super Cut Rate Liquors
Meat Center
Home Discount Tile
Varsity Cleaners
Varsity Auto Repair
Rex's Barber Shop
Betty and Jake's Bar
Pisere Beauty Salon
Maryland Tile Distributors
Champion Ford
Kimmel Tires
Morrison's Mercury Lincoln
Gino Steak House
Thom M'An Shoe Center

Gino Hamburgers
Lombardi Barber Shop
A & P Food Store
Edmondson Federal Savings & Loan Assoc.
Spiegel Catalog Shopping Center
H & R Block Tax
Ridgeway Barber Shop
Ridgeway Cleaners
Mr. Joseph Hair Stylist
Exxon Service Station
Chrysler Plymouth West
Gulf Service Station
Professional Auto Building
Professional Auto Pharmacy
Mr. G's Hamburgers
International House of Pancakes
Suburban Building - Business & Professional Offices
Junior Hot Shoppes
Exline Tire Co.
American Service Station

INGLESIDE SHOPPING CENTER

Grant Food Store
State Finance Corp. - Loans
Union - Imperial Paints
First National Bank
Ingleside Liquors
Read's Drug Store
Woolworth's Co.
Sterisland
Young's Men Store
New Vogue Beauty Academy
S & N Katz - Jewelers
Zepp Photo Center
Super Saver Food Store
Pappy's Beet & Beer
Knapp Stores.

WESTVIEW SHOPPING CENTER

Equitable Trust
Hamburgers
Staff Co.
Fader's
Parlane
Jamie's
Spice Box
Hess Shoes
House of Nore
Malcolm's
Charisma
Kavanaugh's
Sachs Jr. Shoes
Stewarts
Hutzlers
Mill End Shop
Adolph Beauty Shop
Household Finance
Holiday Travel Bureau
Irwin H. Moss, M.D.
Leonard Tailors
Lane Bryant
Hahn Shoes
Singer
Grimm's Book Sellers

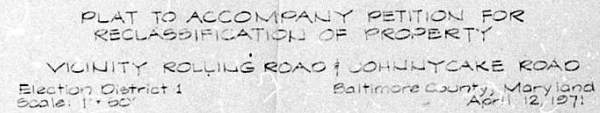
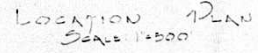
Webster's Men's Wear
 Zales Jewelers
 Berman Optical
 Webster's
 Baker's Shoes
 Casual Corner
 Tazewell
 Miller E. Office
 Baltimore Gas & Electric Co
 Westview Liquors
 Lerner Shops
 Kinnig's Shoes
 Merrill's
 Linda Lynn
 Hardware Fair
 G. C. Murphy Co
 Harold L. Goldberg, D.D.S.
 White Coffee, 3rd
 Brager - Gutman's
 Western Auto
 The Savings Bank of Baltimore
 The Bridal Shop
 Colonial China
 Music House
 American National Building & Loan Assn

Allstate Insurance
 Pault Plus
 Cavole Ann
 Shaw's Diamond Center
 Monumental Life Ins.
 Dr. R.B. Giangrandi
 Dr. Valdes
 Dr. Rathoff
 Dr. Bygson
 Dr. Frey
 Patricia Stevens
 Dr. Sarubon, D.D.S.
 Dr. Sarubon, D.D.S.
 L.B. One Hour Cleaners
 Silbers Bakery
 Westview Pharmacy
 Painting People
 Merry-Go-Round
 Westview Barber Shop
 Grinak
 Rate Camera
 Gallery, Gr.
 The ET Cetera Shop
 The Tie Establishment
 Continental Jewels
 Merle Norman

Shell Service Station
 Edmondson Drive-In Theatre
 Mandel's West - Catering
 Westview Cinemas I
 " " II
 " " III
 " " IV
 Hubson Service Station
 Cromer Enterprises, Inc. Professional Building
 RPS Auto Parts
 Hess Service Station
 Sorrento West Sub Shop
 Texaco Service Station
 Exxon " "
 Dorman Lighthouse
 High Fidelity House
 Universal Vision Center
 Interior Systems
 Bicycles - Cycle Import Co
 Robert Hall Clothes

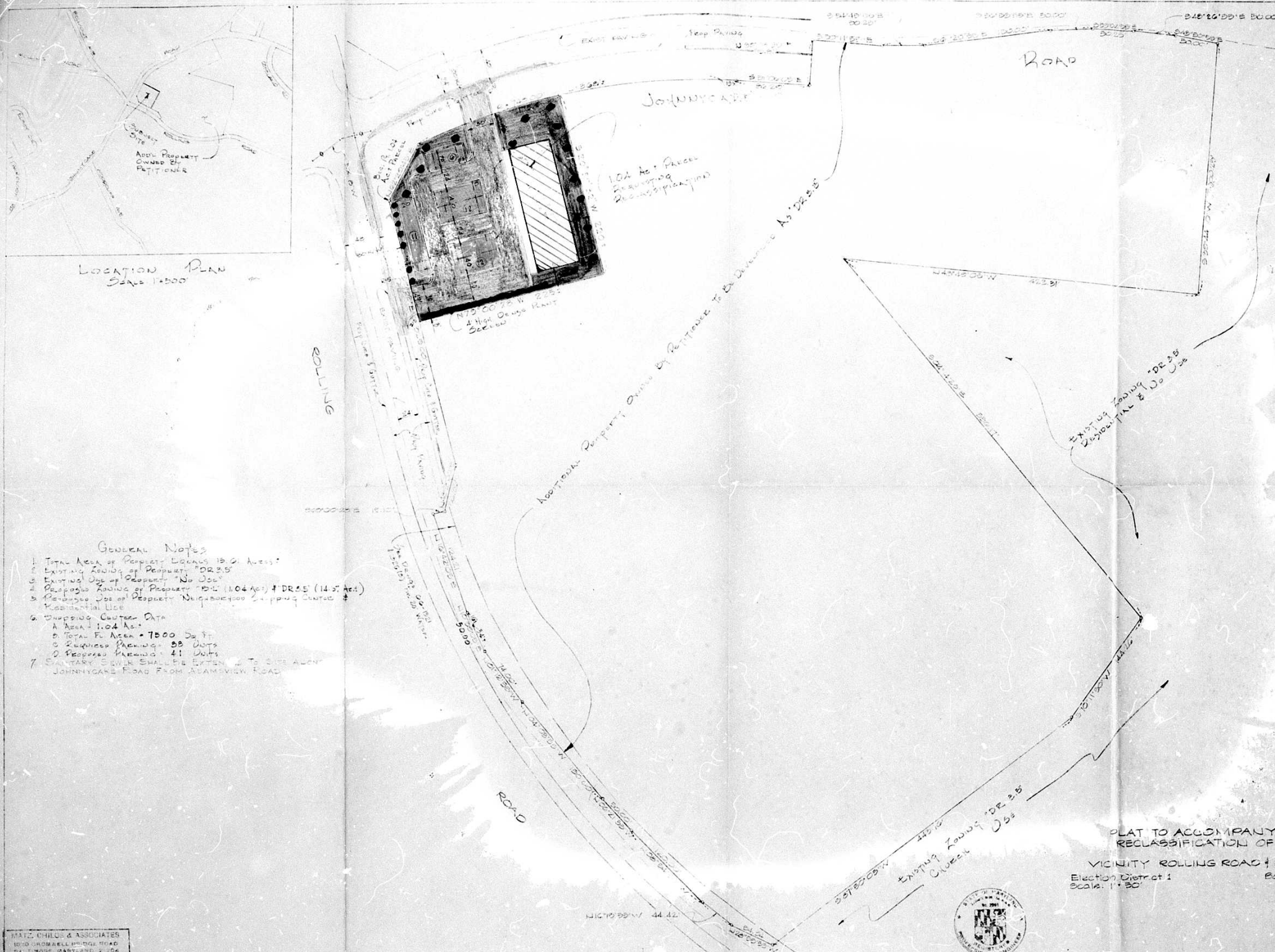
Mobil Service Station
 Shell " "
 Chung Wah Chinese-American Restaurant
 Wash 'n Dry Clean - coin-operated laundry
 High's Store
 T-11 Store
 BP Service Station
 Haye's Tavern
 Uptown Federal Savings Association
 Exxon Service Station
 Westview Federal Savings and Loan Association
 Arco Service Station
 Professional Offices - 1002 Inglewood Ave.
 Dr. LaBorwit - Optometrist
 County Loans
 Charles Sheehan - Tax Consultant
 John Kirby - State Farm Insurance
 Ballentine & Shub - Medical Laboratories
 T.B. Hamilton - Real Estate & Insurance
 Westview Beauty Salon
 Westview Animal Hospital
 Cator Manor Liquors
 Cator Manor Barber Shop





Get Ex #1

Relators'
Exhibit 3
2C

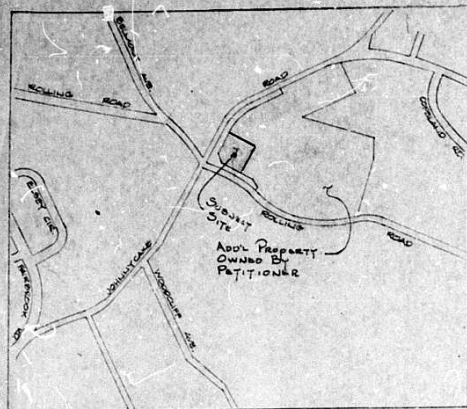
PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY

VICINITY ROLLING ROAD & JOHNNYCAKE ROAD
Election District 1
Scale: 1" = 30'
Baltimore County, Maryland
April 12, 1971

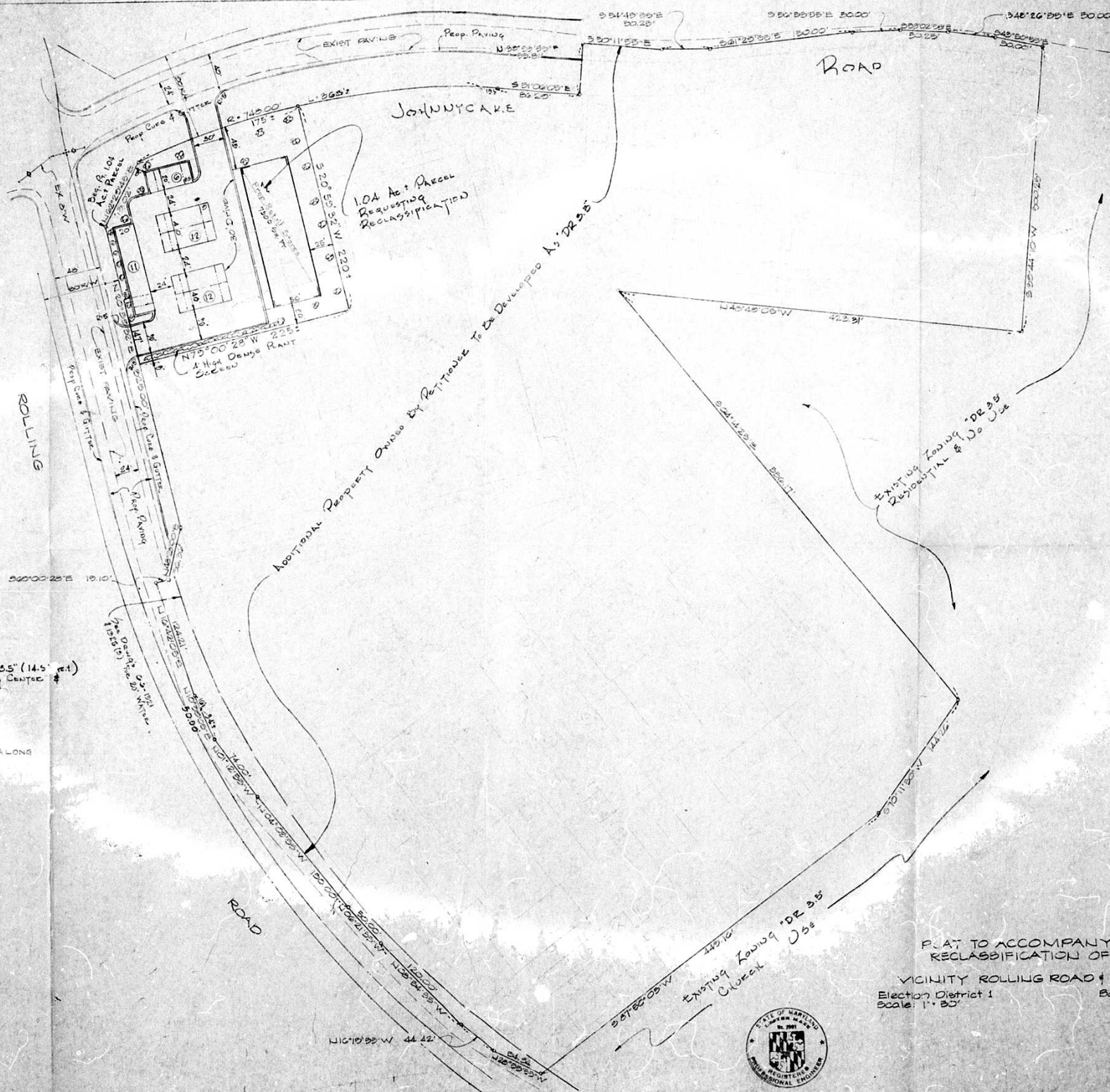


MAIZ, CHILDS & ASSOCIATES
1030 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

DATE	CHARGE BY	PAID BY	CHECK NO.
10/10/66	100		100



LOCATION PLAN
Scale: 1"=500'



GENERAL NOTES

1. TOTAL AREA OF PROPERTY EQUALS 19.61 ACRES.
2. EXISTING ZONING OF PROPERTY "DR 3.5".
3. EXISTING USE OF PROPERTY "NO USE".
4. PROPOSED ZONING OF PROPERTY "DR" (1.04 AC.) + "DR 3.5" (14.5 AC.).
5. PROPOSED USE OF PROPERTY "NEIGHBORHOOD SHOPPING CENTER" & RESIDENTIAL USE.
6. SHOPPING CENTER DATA:
A. AREA 1.04 AC.
B. TOTAL F. AREA = 7500 SQ. FT.
C. REQUIRED PARKING = 58 SPOTS
D. PROPOSED PARKING = 41 SPOTS
7. SANITARY SEWER SHALL BE EXTENDED TO SITE ALONG JOHNNYCAKE ROAD FROM ADAMSVIEW ROAD.

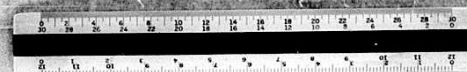
MAP	22
ELECTION	1
DISTRICT	1
D-TA	1/1/77
TYPE	PL
REASON	17
FINAL	17
BY	

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21206



PLAN TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY

VICINITY ROLLING ROAD & JOHNNYCAKE ROAD
Election District 1
Scale: 1"=50'
Baltimore County, Maryland
April 12, 1971



2.C. *Plot #4*
2.C.

