

73-40-R #14 PETITION FOR ZONING RE-CLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, ~~ARCHWAY MOTORS, INC.~~ owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5 zone to an B.R. zone; for the following reasons:

1. Error in the adoption of the zoning map.
2. Changing conditions.

See attached description

Read this notice in connection with the map showing the zoning of the property and the zoning map of Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, ~~ARCHWAY MOTORS, INC.~~ agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By: Richard C. Murray
Secretary-Treasurer, Legal Counsel
Hilton and Edmondson Avenue
Baltimore, Md. 21229

Protestant's Attorney
409 Washington Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of January, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of September, 1972, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION
S/S of Powers Lane, 950' NW of
Rolling Road - 1st District
Archway Motors, Inc. - Petitioner
NO. 73-40-R (Item No. 14)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of January, 1973, that the Order, dated January 3, 1973, passed in this matter, should be and the same is hereby AMENDED on Page 3, Paragraph 3, Line 5 thereof, by deleting eighty (80) feet and inserting sixty (60) feet.

James S. H.
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION
S/S of Powers Lane, 950' NW of
Rolling Road - 1st District
Archway Motors, Inc. - Petitioner
NO. 73-40-R (Item No. 14)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from D.R. 3.5 Zone to B.R. (Business, Roadside) Zone. The property is located on the southside of Powers Lane, nine hundred and fifty (950) feet west of Rolling Road in the First District of Baltimore County.

The following testified in behalf of the Petitioner: secretary-treasurer of Archway Motors, Incorporated, a land planner and developer's consultant, a commercial real estate broker, and a civil engineer.

During the course of testimony, the following Petitioner's Exhibits were offered:

- Exhibit No. 1 The recommended zoning map approved by the Baltimore County Planning Board on March 24, 1973.
- Exhibit No. 2 A log of issues and recommendations of the Baltimore County Council.
- Exhibit No. 3 Baltimore County Council minutes - Legislative Day No. 6, March 24, 1971.
- Exhibit No. 4 Official Zoning Map adopted by the Baltimore County Council, March 4, 1971 by Bill Nos. 28, 27, 39, 31 and 32.

Testimony by the above experts was, in effect, as follows. The commercial zone line that divides the Petitioner's property and/or as was indicated on the Planning Board's recommended zoning maps and later adopted by the Baltimore County Council, was plotted in error as is clearly shown on the Petitioner's Exhibits No. 1 and No. 4.

The parcel in question is part of the Petitioner's overall tract that fronts on both Baltimore National Pike and Powers Lane. The frontage along

Baltimore National Pike is zoned B.R. across its full width and is improved with three (3) buildings: Hardee's Restaurant, Archway Motors Sales and Showroom, and the Frosty Refrigeration Incorporated.

The remaining undeveloped portion of the Petitioner's property has a depth of approximately three hundred (300) feet measured from the center line of Powers Lane and has a frontage thereon of three hundred and seventy (370) feet, of which approximately one hundred and ten (110) feet is zoned commercial for its full depth, and two hundred and sixty (260) feet is zoned residential D.R. 3.5 to the depth of one hundred and fifty-five (155) feet. This residential zoning does not allow the flexibility of design that is required to properly develop the site.

Powers Lane exists as a thirty (30) foot right of way with eighteen (18) feet of paving. However, the Petitioner will be required to provide widening and improvements for sixty (60) foot right of way with forty (40) feet of paving when he develops this remaining portion of his tract.

Powers Lane extends approximately one (1) mile west of Rolling Road. The frontages along the south side are predominantly commercial. The frontages along the north side are zoned for a variety of uses that include commercial, residential single family, public land and apartment zoning. Since the south side of Powers Lane is predominantly commercial, it would appear that any buffer for the residential areas to the north should be established on the properties fronting on that side of Powers Lane and not on the Petitioner's property.

OPINION

Based on the above testimony, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has proven error and that his property should be reclassified in part to a B.R. Zone.

The properties on the north side of Powers Lane are sparsely developed with individual homes some of which have been converted to higher uses, such

as a church and a commercial parking area in a residential zone. Other properties are vacant and/or zoned for apartments, and still others are zoned and improved with commercial uses as is the northeast corner of Powers Lane and Rolling Road. Another property is zoned public land and is improved with a County water station.

In view of the commercial uses that presently exist on the south side of Powers Lane, one would not normally expect to see new homes being built on the vacant properties that front on the north side of said lane.

It would appear that the ultimate plan for this area should be to zone the south side commercial and the north side for higher residential uses that would permit apartments and/or offices to serve as a buffer or transitional area for the residences further to the north. However, residences presently exist opposite the Petitioner's property on the north side of Powers Lane and until such time as these uses have changed or a Comprehensive Zoning Map has been adopted indicating higher densities, at least a portion of the Petitioner's property should remain residential.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 3rd day of January, 1973, that the herein described property or area should be and the same is hereby Reclassified from a D.R. 3.5 Zone to a B.R. Zone, saving and excepting therefrom a buffer area eighty (80) feet from and parallel to the center line of Powers Lane, across the full width of the property herein Petitioned for, subject, however, to an approved site plan by the State Highway Administration, Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

James S. H.
Deputy Zoning Commissioner of
Baltimore County

MEMORANDUM IN SUPPORT OF RECLASSIFICATION FILED BY ARCHWAY MOTORS, INC. AS REQUIRED BY BILL NO. 72

Now comes Archway Motors, Inc., a body corporate, legal owner of the within described property by Richard C. Murray, its attorney, and in accordance with the procedures of Bill No. 72, states that the reclassification should be granted for the following reasons:

1. That Baltimore County Council committed an error in placing the subject parcel in a D, R, 3.5 zone at the time of the adoption of the land use maps.
2. That said zone boundary cuts through the property of your Petitioner, the bulk of said property having been placed in a B, R, zone. That the B, R, zone should have been applied to the entire property since the portion placed in a D, R, 3.5 zone is approximately 185 feet in depth and 320 feet in width and abuts B, R, zones on two sides. Said property is of insufficient size in view of the adjacent business zoning to have any reasonable use for residential purposes. In addition, the zone line cut through the Petitioner's property makes it difficult to prepare proper layout for the B, R, portion. That the map as purportedly enacted is erroneous in that the "notes of the Baltimore County Council purport to show that Issue No. 25 (being the subject property) was "retired", thereby adopting the recommended map proposed by the Planning Board. However, the map as subsequently drawn and enacted fails to follow the recommendations of the Planning Board and denied your Petitioner B, R, zoning which was intended to have been granted.

Richard C. Murray
Attorney for Petitioner.

W. H. G. L.
DATE: 3-7-72

Archway Motors - Powers Lane
Reclassification for Zoning Purposes Only

SHEET 1 OF 1

Beginning for the same in the center line of Powers Lane approximately 950 feet northwesterly from Rolling Road and at the end of the 7th or North 260 East 54.72 feet line of the parcel of land which by a deed dated October 14, 1960 and recorded among the Land Records of Baltimore County in Liber V.J.R., No. 3760, folio 167 was conveyed by Charles L. Spangler and wife to Archway Motors, Inc. (1) and running thence binding on the center of Powers Lane, North 63° 10' West 320 feet more or less to the western limits of the existing D.R. 3.5 Zone or shown on Baltimore County Negro-Indian Area Official Zoning Map (S.V.3-0), thence leaving the center of Powers Lane and binding on the division line between the D.R. 3.5 Zone and the S.R. (71-257 AS78) Zone, (2) South 26° West 155 feet, thence parallel to Powers Lane and on the division line between the D.R. 3.5 Zone and the S.R.-C2A Zone, (3) South 69° 10' East 320 feet more or less to intersect S. 1st Avenue 7th Line thence binding on a part thereof, (4) North 26° East 155 feet to the place of beginning.

Containing 1.11 acres of land more or less and being a part of the parcel of land conveyed to Archway Motors, Inc. by a deed recorded in Liber V.J.R., No. 3760, folio 167.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: Aug. 14, 1972
Posted for: RECLASSIFICATION
Petitioner: ARCHWAY MOTORS, INC.
Location of property: 1/2 Powers Lane, 950' NW of Rolling Rd.
Remarks: 1) Powers Lane, 995' NW of Rolling Rd.
2) Powers Lane, 185' E. NW of Rolling Rd.
Posted by: Charles M. H. Date of return: Aug. 24, 1972

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>J.H.</u>	Revised Plans:				Change in outline or description					
Previous case:	Map #				Yes No					

FEB. 14, 1973

ORIGINAL

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 August 21, 1972

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna, Zoning Commissioner of
Baltimore County
was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-
lished in Baltimore County, Maryland, once a week for One
week before the 21 day of Aug., 1972 that is to say,
the same was inserted in the issue of August 17, 1972.

STROMBERG PUBLICATIONS, Inc.

By *Keith Morgan*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Richard C. Murray, Esquire
409 Washington Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing
this 3rd day of July 1972.

Richard C. Murray
Zoning Commissioner

Petitioner: Archway Motors, Inc.

Petitioner's Attorney: Richard C. Murray, Esquire
Reviewed by *John J. Dillon, Jr.*
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 17, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
on one time, successive weeks before the 17th
day of September, 1972, the said publication
appearing on the 17th day of August.

THE JEFFERSONIAN

L. Frank Strickland
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 17, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once a week

on one time, successive weeks before the 17th

day of September, 1972, the said publication

appearing on the 17th day of August.

THE JEFFERSONIAN

L. Frank Strickland
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Richard C. Murray, Esquire

409 Washington Avenue

Towson, Maryland 21204

County Office Building

111 W. Chesapeake Avenue

Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 3rd day of July 1972.

Richard C. Murray
Zoning Commissioner

Petitioner: Archway Motors, Inc.

Petitioner's Attorney: Richard C. Murray, Esquire

Reviewed by *John J. Dillon, Jr.*

Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Richard C. Murray, Esquire

409 Washington Avenue

Towson, Maryland 21204

County Office Building

111 W. Chesapeake Avenue

Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 3rd day of July 1972.

Richard C. Murray
Zoning Commissioner

Petitioner: Archway Motors, Inc.

Petitioner's Attorney: Richard C. Murray, Esquire

Reviewed by *John J. Dillon, Jr.*

Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

Richard C. Murray, Esquire
409 Washington Avenue
Towson, Maryland 21204

Re: Reclassification Petition
3rd Zoning Cycle
Item 14
Archway Motors, Inc. - Petitioner

Dear Mr. Murray:

The Zoning Advisory Committee has reviewed the plans
submitted with the above referenced petition and has made an
onsite field inspection of the property. The attached comments
are a result of this review and inspection.

The subject property is located on the south side of Powers
Lane, 950 feet west of Rolling Road in the Second Election District
of Baltimore County. The property is part of the Archway Motors
automobile sales agency that fronts on Baltimore National Pike
and was the subject of an earlier Petition (Case No. 71-277 ASPH).
The portion of this property that is the subject of this Petition is
bordered on the east by a wooded unimproved lot. The property
on the west and southwest is part of the Archway Motors property
that has not yet been utilized. The properties on the north side of
Powers Lane are improved with residential dwellings. Powers
Lane is a narrow paved street that is not improved with curb and
gutter.

The site plan must be revised prior to the Hearing to indicate
the existing residential home on the north side of Powers Lane.
This Committee feels that should the Zoning Commissioner grant
this Petition, he should restrict any entrances onto Powers Lane
until such time as it is widened and improved all the way to Rolling
Road.

Very truly yours,

OLIVER L. MYERS, Chairman

JOHN J. DILLON, JR., Zoning Tech. II

OLM:JDD:bbr

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLYDE, P.E.
DIRECTOR

W. T. MILLER
DEPUTY TRAFFIC ENGINEER

April 28, 1972

Mr. Oliver L. Myers
Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning III
Item 14 - ZAC - 4-4-72
Property Owner: Archway Motors, Inc.
Baltimore National Pike V. of Rolling Road
Reclassification to BR - District I

Dear Mr. Myers:

The subject petition is requesting a change from DR 3.5 to BR of
1.14 acres. This can be expected to increase the trip density from 35 to
500 trips a day. This increase is undesirable, since many times throughout
the day, long delays occur at the intersection of Baltimore National Pike
and Rolling Road and any increased trip density can only compound this
problem.

Very truly yours,

Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

Baltimore County, Maryland
Department of Public WorksCOUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Director of Engineering:
ELLSWORTH H. DIVER, P. E. CHIEF

April 26, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #14 (Cycle April - October 1972)
Property Owner: Archway Motors, Inc.
1/3 Baltimore National Pike, 1000' V. of
Rolling Road
Present Zoning: D.M. 3.5
Proposed Zoning: Reclassification to B.M.
District: 1st No. Acres: 1.14 acres

Dear Mr. Myers:

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:

Baltimore National Pike is a State Road; therefore, all improvements,
intersections and entrances on this road will be subject to State Highway
Administration requirements.

Powers Lane is an existing County road which shall ultimately be improved
with a 40-foot bituminous concrete paving cross-section with combination curb
and gutter on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of
Traffic Engineering.

Storm Drains:

In accordance with the drainage policy for this type development, the
Petitioner is responsible for the total actual cost of drainage facilities
required to carry the storm water run-off through the property to be developed
to a suitable outfall.

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

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 26, 1972

Re: Item #14 (Cycle April - October 1972)

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.

Water:

Public water can be made available to serve this property by constructing
a public water main extension from the existing 12-inch water main in Route 40-West,
shown on Drawing #60-581, A-B.

Sanitary Sewer:

Sanitary sewer exists in Route 40-West.

Very truly yours,

Ellsworth H. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:HAM:HMS:es

SW 2 0 Topo Sheet



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

April 11, 1972

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

Dear Mr. DiNenna:

Curbing of the frontage of the State Highway at the subject site must extend to the west property line. The plan should indicate the width of the entrances.

Existing storm drain structures under the highway were designed based on existing land use at the time. If the site is developed as proposed, the structures could be rendered inadequate to accommodate increased runoff.

Access to Baltimore National Pike is subject to State Highway Administration approval and permit.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section

by John E. Meyers
Asst. Development Engineer

CLJ:ENB

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
475-7310

April 17, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATTN: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owner: Archway Motors, Inc.

Location: N/S Baltimore National Pike, 1000' W of Rolling Road

Item No. 14 Zoning Appeals

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plan for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of construction.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code" 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John E. Meyers* J. Planning Group
Approved: *Paul H. Rasmussen* Deputy Chief
Special Inspection Division Fire Prevention Bureau

mb 4/17/72

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 17, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 14, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Archway Motors, Inc.
Location: N/S Baltimore National Pike, 1000' W of Rolling Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclassification to B.R.
District: 1
No. Acres: 1.14

Metropolitan water and sewer are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours,

John E. Meyers
J. Strawhorn
Sanitarian II
Water and Sewer Section
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

JS:mn

GEORGE E. GAYBELIS
Director
Jefferson Building
Suite 801
Towson, Md. 21204
494-3211



S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 N. Chesapeake Ave.
Towson, Md. 21204
494-3211

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 9, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 14, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Archway Motors, Inc.
Location: N/S Baltimore National Pike, 1000' W of Rolling Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclassification to B.R.
District: 1
No. Acres: 1.14 acres

We feel that if the property is rezoned there will be changes in the submitted site plan so we will withhold comments until a revised plan is submitted.

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM #11

TOWSON, MARYLAND - 21204

Property Owner Archway Motors, Inc.

District 1

Present Zoning DR 3.5

Proposed Zoning BR

No. Acres 1.14

No effect on student population

H. EMELIC PARKS, President
EUGENE C. HESS, Vice-President
MR. ROBERT L. BENNEY

MRS. JOHN W. ERIGER
JOSEPH N. MURPHY
ALVIN LORICK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, JR.
WILLIAM RICHARD M. NORTON

EXHIBIT #3

BALTIMORE COUNTY COUNCIL MINUTES

Legislative Day No. 6
March 24, 1971 - 1:00 P.M.

The meeting was called to order at 1:00 P.M. by the Chairman. The Chairman then introduced Father Myles McGowan of St. Ursula's Church, who gave the invocation. There were approximately 125 persons present. The following councilmen were present:

Francis X. Bosale	First District
Gary Huddles	Second District
G. Walter Tyrie, Jr.	Third District
Webster C. Dove	Fourth District
Harry J. Bartenfelder	Fifth District
Francis C. Barrett	Sixth District
Wallace A. Williams	Seventh District

The Chairman then delivered his opening statement and council procedure for this special meeting to adopt Bills 28 through 32 which are the new Comprehensive Zoning Maps for Baltimore County. He explained that the meeting was being held in Court Room No. 1 in the Baltimore County Court House in order to accommodate the anticipated audience of interested citizens.

Call of Bills for Final Reading and Vote:

BILL No. 28 was called. The Chairman then called upon Councilman Bosale to enumerate any issues which he wished to retire at this time. Mr. Bosale recommended retirement of the following issues: SW 19, SW 22, SW 31, SW 32, SW 33. The Chairman then called upon Mr. Huddles to enumerate any issues which he desired to retire and Mr. Huddles recommended retiring the following issues: SW 24, (SW 25) SW 27, SW 35. There being no further issues recommended to be retired under Bill No. 28, motion was made by Councilman Bosale, seconded by Councilman Tyrie, that the aforesaid issues in addition to all other Southwest issues heretofore announced at any other meeting, be accepted as being closed out, i.e., accepted in accordance with the Planning Board's recommendations. The motion was unanimously passed.

The Chairman then entertained a motion to delete Section 4 of Bill No. 28 in its entirety and to renumber Sections 5 and 6 as 4 and 5. Motion was made by Mr. Tyrie to thus amend the bill. The motion was seconded by Mr. Williams and passed by unanimous vote.

The Chairman then called for changes to the new Comprehensive Zoning Maps for the Southwest Sector of Baltimore County. He called upon Mr. Bosale who moved for the following changes:

- SW 1 - From DR 5.5 to BL - Motion seconded by Mr. Tyrie and unanimously passed
- SW 2 - From ML & BL to BM - Motion seconded by Mr. Dove and unanimously passed
- SW 3 - From DR 5.5 to BL - Motion seconded by Mr. Dove and unanimously passed

- SW 4 - From DR 5.5 to MLR - Motion seconded by Mr. Williams and unanimously passed
- SW 5 - From DR 5.5 to DR 16 - Motion seconded by Mr. Tyrie and unanimously passed
- SW 6 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 7 - From DR 16 to ML - Motion seconded by Mr. Dove and unanimously passed
- SW 8 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 9 - From DR 5.5, DR 5.5, DR 16, BL to DR 3.5, DR 5.5, DR 10.5 - Motion seconded by Mr. Williams and unanimously passed
- SW 10 - From DR 16 to DR 10.5 - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 11 - From DR 5.5, DR 16 to DR 5.5 - Motion seconded by Mr. Williams and unanimously passed
- SW 12 - From BL to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 13 - From DR 16, BL to DR 2 - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 14 - From DR 16, DR 5.5 to BL-CCC, RAE-1, DR 16 - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 15 - From DR 5.5 to DR 16 - Motion seconded by Mr. Tyrie and unanimously passed
- SW 16 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 17 - From DR 16 to DR 5.5, DR 16 - Motion seconded by Mr. Williams and unanimously passed
- SW 18 - From DR 5.5 to DR 16 - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 20 - From DR 16 to BR - Motion seconded by Mr. Dove and unanimously passed
- SW 21 - From BR-CSA, DR 16 to BR, BR-CSA - Motion seconded by Mr. Dove and unanimously passed
- SW 30 - From DR 16 to BL - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 37 - From DR 16 to BL - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 38 - From DR 5.5 to ML - Motion seconded by Mr. Dove and unanimously passed

PAGE 2

The Chairman then called upon Councilman Huddles who moved for the following changes in the Southwest Sector Maps:

- SW 23 - From DR 16, DR 5.5 to DR 16 - Motion seconded by Mr. Williams and unanimously passed
- SW 26 - From DR 2 to DR 3.5 - Motion seconded by Mr. Tyrie and unanimously passed
- SW 28 - From DR 5.5, DR 16 to DR 5.5, DR 10.5 - Motion seconded by Mr. Tyrie and unanimously passed
- SW 29 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 34 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed
- SW 35 - From BM to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

There being no further changes to the Southwest Sector Maps, covered by Bill No. 28, upon motion by Mr. Williams, seconded by Mr. Dove, Bill No. 28, as amended, was passed by the following roll call vote:

Aye - Messrs. Bosale, Huddles, Tyrie, Dove, Bartenfelder, Barrett and Williams
Nay - None

BILL No. 29 was called. Motion was made by Mr. Bartenfelder to delete Section 4 of Bill No. 29 in its entirety and to renumber Sections 5 and 6 as 4 and 5. Mr. Dove seconded the motion to amend and it passed by unanimous vote.

The Chairman then called upon Councilman Bosale to enumerate any issues in the Northwest Sector which he wished to retire at this time. Mr. Bosale had some he wished to recommend for retirement. Mr. Huddles was then called upon to enumerate any issues which he wished to retire and he recommended retirement of the following issues: NW 2, NW 6, NW 9, NW 10, NW 11, NW 12, NW 13, NW 14, NW 15, NW 16, NW 17, NW 18, NW 19, NW 20, NW 21, NW 22, NW 23, NW 24, NW 25, NW 26, NW 27, NW 28, NW 29, NW 30, NW 31, NW 32, NW 33, NW 34, NW 35, NW 36, NW 37, NW 38, NW 39, NW 40, NW 41, NW 42, NW 43, NW 44, NW 45, NW 46, NW 47, NW 48, NW 49, NW 50, NW 51, NW 52, NW 53, NW 54, NW 55, NW 56, NW 57, NW 58, NW 59, NW 60, NW 61, NW 62, NW 63, NW 64, NW 65, NW 66, NW 67, NW 68, NW 69, NW 70, NW 71, NW 72, NW 73, NW 74, NW 75, NW 76, NW 77, NW 78, NW 79, NW 80, NW 81, NW 82, NW 83, NW 84, NW 85, NW 86, NW 87, NW 88, NW 89, NW 90, NW 91, NW 92, NW 93, NW 94, NW 95, NW 96, NW 97, NW 98, NW 99, NW 100.

There being no further issues to be recommended to be retired under Bill No. 29, motion was made by Mr. Huddles, seconded by Mr. Tyrie, that the aforesaid issues in address conference as being closed out, i.e., accepted in accordance with the Planning Board's recommendations, be closed out in accordance with the Planning Board's recommendations. The motion was unanimously passed.

The Chairman then called for changes to the new Comprehensive Zoning Maps for the Northwest Sector of Baltimore County. He called upon Councilman Bosale who moved for the following changes:

PAGE 3

NW 52 - From BL to BR - Motion seconded by Mr. Bartenfelder and unanimously passed
NW 53 - From DR 5.5 to DR 16 - Motion seconded by Mr. Bartenfelder and unanimously passed

The Chairman then called upon Councilman Huddles who moved for the following changes in the Northwest Sector Maps:

NW 1 - (Portion in the Second Councilmanic District) - From DR 16, DR 5.5, DR 2, DR 1, BL, BR to DR 1, DR 16 - Mr. Huddles spoke briefly on his reasons for this decision. He said that the enormity of this project was the reason he had had all parties concerned return for the second set of public hearings. He stated that he felt most of the people in the adjacent area were opposed to the proposed development of this land. Mr. Tyrie seconded the motion and it passed by the following roll call vote:

Aye - Messrs. Bossle, Huddles, Tyrie, Bartenfelder and Williams
Nay - Messrs. Dove and Barrett

NW 54 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

NW 55 - From DR 16 to DR 5.5 - Motion seconded by Mr. Tyrie and unanimously passed

NW 56 - From DR 5.5 to BL, DR 16 - Motion seconded by Mr. Tyrie and unanimously passed

NW 59 - From DR 5.5 to DR 16 - Motion seconded by Mr. Tyrie and unanimously passed

NW 60 - From BL-CGC to BL-CSA - Motion seconded by Mr. Tyrie and unanimously passed

NW 61 - From DR 16 to BL - Motion seconded by Mr. Bossle and unanimously passed

NW 62 - From DR 3.5 to DR 16 - Motion seconded by Mr. Bossle and unanimously passed

NW 63 - From DR 3.5 to BL - Motion seconded by Mr. Bossle and unanimously passed

NW 65 - From DR 3.5 to BL - Motion seconded by Mr. Tyrie and unanimously passed

NW 66 - From BM to BM-CNS - Motion seconded by Mr. Bossle and unanimously passed

NW 67 - From DR 1, DR 2 to DR 2, DR 16, DR 1 - Motion seconded by Mr. Tyrie and unanimously passed

NW 68 - From DR 2 to DR 2, DR 16 - Motion seconded by Mr. Dove and unanimously passed

NW 70 - From DR 1, DR 3.5 to DR 16 - Motion seconded by Mr. Bossle and unanimously passed

PAGE 4

NW 71 - From DR 3.5, DR 5.5 to DR 16, DR 3.5, DR 5.5 - Motion seconded by Mr. Tyrie and unanimously passed

NW 72 - From BM, DR 3.5 to BM - Motion seconded by Mr. Bossle and unanimously passed

NW 73 - From RDP, DR 5.5, DR 16 to DR 16 - Motion seconded by Mr. Bossle and unanimously passed

NW 74 - From RDP to BR, RDP - Motion seconded by Mr. Tyrie and unanimously passed

NW 75 - From RDP to DR 16 - Motion seconded by Mr. Tyrie and unanimously passed

NW 76 - From ML-IM to MLR - Motion seconded by Mr. Tyrie - not vote taken as Mr. Huddles was informed that MLR was not legal. Mr. Huddles then moved to change from ML-IM to BL - this motion seconded by Mr. Bossle and unanimously passed

NW 77 - From BL, DR 16 to BL - Motion seconded by Mr. Bartenfelder and passed by the following roll call vote:

Aye - Messrs. Huddles, Tyrie, Dove, Bartenfelder and Barrett
Nay - Messrs. Bossle and Williams

NW 78 - From DR 5.5 to DR 16 - Motion seconded by Mr. Dove and unanimously passed

NW 79 - From DR 16 to BL - Motion seconded by Mr. Dove and unanimously passed

NW 80 - From DR 16, BL to BL, DR 16 - Motion seconded by Mr. Tyrie and unanimously passed

NW 81 - From DR 16 to DR 5.5 - Motion seconded by Mr. Tyrie and passed by the following roll call vote:

Aye - Messrs. Bossle, Huddles, Tyrie, Dove, Bartenfelder and Williams
Nay - Mr. Barrett

NW 82 - From BL, DR 5.5, DR 16 to BM, DR 16 - Motion seconded by Mr. Bossle and unanimously passed

NW 83 - From BL, DR 2 to BL - Motion seconded by Mr. Bossle and unanimously passed

NW 84 - From DR 2 to BL - Motion seconded by Mr. Bossle and unanimously passed

NW 86 - From RDP to BM, RDP - Motion seconded by Mr. Dove and passed by the following roll call vote:

Aye - Messrs. Huddles, Tyrie, Dove, Bartenfelder, Barrett and Williams
Nay - Mr. Bossle

NW 87 - From DR 16 to DR 2 - Motion seconded by Mr. Tyrie and unanimously passed

PAGE 5

NW 88 - From DR 16 to DR 16, DR 2, DR 1 - Motion seconded by Mr. Tyrie and unanimously passed

NW 91 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

NW 92 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

NW 95 - From DR 1 to DR 16 - Motion seconded by Mr. Bossle and unanimously passed

NW 96 - From DR 3.5, DR 5.5 to DR 5.5, DR 3.5 - Motion seconded by Mr. Bossle and unanimously passed

NW 93 - From BL-CSA to BL - Motion seconded by Mr. Bossle and unanimously passed

The Chairman then called upon Councilman Tyrie who moved for the following changes in the Northwest Sector Maps:

NW 1 - (Portion in the Third Councilmanic District) - From DR 16, DR 5.5, DR 2, DR 1, BL, BR to DR 1, DR 16 - Motion seconded by Mr. Bartenfelder and passed by the following roll call vote:

Aye - Messrs. Bossle, Huddles, Tyrie, Bartenfelder and Williams
Nay - Messrs. Dove and Barrett

NW 3 - From MLR to BR - Motion seconded by Mr. Williams and unanimously passed

NW 4 - From DR 16 to BL - Motion seconded by Mr. Dove and unanimously passed

NW 12 - From DR 3.5 to DR 16 - Motion seconded by Mr. Huddles and unanimously passed

NW 15 - From DR 16 to BL - Motion seconded by Mr. Williams and unanimously passed

NW 16 - From DR 16 to BL - Motion seconded by Mr. Huddles and unanimously passed

NW 17 - From DR 16 to BL - Motion seconded by Mr. Bossle and unanimously passed

NW 18 - From BL, DR 3.5 to BL - Motion seconded by Mr. Dove and unanimously passed

NW 19 - From DR 3.5 to BL, DR 3.5 - Motion seconded by Mr. Bossle and unanimously passed

NW 21 - From DR 3.5 to DR 16 - Motion seconded by Mr. Huddles and unanimously passed

NW 22 - From DR 3.5 to BL - Motion seconded by Mr. Bartenfelder and unanimously passed

NW 23 - From DR 3.5 to BL - Motion seconded by Mr. Bartenfelder and unanimously passed

PAGE 6

NW 24 - From DR 3.5 to DR 16 - Motion seconded by Mr. Dove and unanimously passed

NW 27 - From DR 3.5 to MR - Motion seconded by Mr. Bossle and unanimously passed

NW 30 - From DP 3.5, DR 10.5 to DR 3.5 - Motion seconded by Mr. Dove and unanimously passed

NW 31 - From RDP, DR 3.5 to BM - Motion seconded by Mr. Bossle and unanimously passed

NW 32 - From BL-CGC, DR 3.5 to DR 3.5 - Motion seconded by Mr. Bossle and unanimously passed

NW 34 - From DR 16 to BL - Motion seconded by Mr. Bossle and unanimously passed

NW 37 - From RDP to ML, DR 3.5, DR 1 - Motion seconded by Mr. Bartenfelder and unanimously passed

NW 50 - From BM-CGC to DR 16 - Motion seconded by Mr. Bossle and unanimously passed

There being no further changes to the Northwest Sector Maps covered by Bill No. 29, upon motion by Mr. Williams, seconded by Mr. Dove, Bill No. 29, as amended, was passed by the following roll call vote:

Aye - Messrs. Bossle, Huddles, Tyrie, Dove, Bartenfelder, Barrett and Williams
Nay - None

Bill No. 30 was called. Motion was made by Mr. Williams to delete Section 4 of Bill No. 30 in its entirety and to renumber Sections 5 and 6 as 4 and 5. Mr. Bartenfelder seconded the motion to amend and it passed by unanimous vote.

The Chairman then called upon Councilman Huddles to enumerate any issues in the Central Sector which he wished to retire at this time. Mr. Huddles recommended retiring Issue C 1. Mr. Tyrie was called upon to enumerate any issues which he desired to retire and he recommended retirement of the following issues: C 13, C 31, C 32, C 33, C 35, C 37, C 39, C 45, C 50, C 55, C 56, C 58, C 59, C 73, C 77, C 83, C 91, C 95, C 96, C 98. Following Mr. Tyrie, Mr. Dove recommended retiring the following issues: C 22, C 23, C 74, C 85, C 15, C 20, C 81.

There being no further issues to be recommended for retirement in the Central Sector, the Chairman called upon the council for issues to be retired in the Rural Sector. Thereafter, Mr. Tyrie recommended retirement of the following issues: R 4, R 11, R 21, R 24, R 33, R 34, R 35, R 38, R 49, R 58, R 69. Mr. Bartenfelder recommended retirement of Issue R 59.

There being no further issues to be recommended for retirement under Bill No. 30, motion was made by Mr. Williams, seconded by Mr. Dove, that the aforesaid issues in addition to all other Central and Rural issues heretofore announced at any other meeting, hearing or press conference as being closed out, i.e., accepted in accordance with the Planning Board's recommendations, be closed out in accordance with the Planning Board's recommendations. The motion was unanimously passed.

The Chairman then called for changes to the new Comprehensive Zoning Maps for

PAGE 7

the Central Sector of Baltimore County. He called upon Councilman Huddles who moved for the following change:

C 2 - From DR 3.5, MLR to DR 3.5 - Motion seconded by Mr. Bossle and unanimously passed

The Chairman then called upon Councilman Tyrie who moved for the following changes in the Central Sector Maps:

C 5 - From DR 3.5, BL to BL-CNS - Motion seconded by Mr. Williams and unanimously passed

C 14 - From ML-IM to BR - Motion seconded by Mr. Dove and unanimously passed

C 29 - From BR, DR 16, DR 3.5 to BR, DR 16, DR 3.5 - Motion seconded by Mr. Bossle and unanimously passed

C 34 - From DR 5.5 to DR 16, DR 5.5 - Motion seconded by Mr. Huddles and unanimously passed

C 36 - Mr. Tyrie announced that this issue had been withdrawn by the owners

C 38 - From BL to BL, BL-CNS - Motion seconded by Mr. Bossle and unanimously passed

C 40 - From BL, DR 2, DR 1 to DR 2 - Motion seconded by Mr. Dove and unanimously passed

C 41 - From DR 3.5 to DR 2 - Motion seconded by Mr. Bossle and unanimously passed

C 42 - From DR 5.5, BL to DR 3.5 - Motion seconded by Mr. Huddles and unanimously passed

C 46 - From DR 3.5, DR 2, BL to DR 3.5 - Motion seconded by Mr. Bossle and unanimously passed

C 47 - From DR 2, DP 5.5, RDP to DR 1 - Motion seconded by Mr. Bartenfelder and unanimously passed

C 48 - From DR 3.5, DR 2 to DR 1 - Motion seconded by Mr. Bartenfelder and unanimously passed

C 49 - From DR 16, BL to DR 16 - Motion seconded by Mr. Bartenfelder and unanimously passed

C 52 - From RDP to DR 16 - Motion seconded by Mr. Bossle and passed by the following roll call vote:

Aye - Messrs. Bossle, Huddles, Tyrie, Dove, Bartenfelder and Williams
Nay - Mr. Barrett

PAGE 8

C 53 - From DR 16 to BL - Motion seconded by Mr. Huddles and unanimously passed

C 54 - From DR 3.5, DR 16, RAE 1 to BR, DR 3.5 - Motion seconded by Mr. Dove and unanimously passed

C 57 - From DR 16, DR 5.5 to DR 16 - Motion seconded by Mr. Bossle and unanimously passed

C 58 - From DR 16, DR 5.5 to DR 16 - Motion seconded by Mr. Dove and unanimously passed

C 59 - From DR 16, BL to BL, DR 16 - Motion seconded by Mr. Bossle and unanimously passed

C 63 - From BR, DR 3.5 to BR - Motion seconded by Mr. Huddles and unanimously passed

C 67 - From RDP to RSC - Motion seconded by Mr. Bossle and unanimously passed

C 68 - From MLR to MLR, DR 3.5 - Motion seconded by Mr. Bossle and unanimously passed

C 69 - From MLR, RDP to RDP - Motion seconded by Mr. Bartenfelder and unanimously passed

C 71 - From DR 16, DR 5.5, DR 3.5, DR 2, DR 1, BL to BL, DR 5.5, DR 3.5, DR 2, DR 1, RDP - Motion seconded by Mr. Dove and unanimously passed

C 72 - From DR 16, DR 5.5, DP 2, DR 10.5 to DR 5.5, DR 3.5, DR 2, RDP - Motion seconded by Mr. Williams and unanimously passed

C 87 - From RAE 1 to DR 5.5 - Motion seconded by Mr. Bossle and unanimously passed

C 84 - Mr. Tyrie stated that he agreed with the Planners on this issue and moved to accept the Planning Board recommendation. Mr. Bossle seconded the motion and a roll call vote was started as follows:

Aye - Messrs. Bossle, Huddles and Tyrie
Nay - None

At this time, Mr. Tyrie interrupted stating that he had erroneously looked at the wrong issue number. The Chairman ruled that the council would finish the roll call vote. This motion then failed by the following roll call vote:

Aye - Messrs. Bossle, Huddles and Tyrie
Nay - Messrs. Dove, Bartenfelder, Barrett and Williams

C 84 was then recalled and Mr. Tyrie moved to change this issue from DR 2, DR 5.5, DR 10.5, DR 16, BL to DR 2. Motion was seconded by Mr. Williams and unanimously passed.

C 99 - From RDP to RSC - Motion seconded by Mr. Bartenfelder and unanimously passed

PAGE 9

The Chairman then called upon Councilman Dove who moved for the following changes in the Central Sector Maps:

C 4 - From DR 16 to DR 3.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

C 7 - From DR 16 to DR 3.5, DR 5.5, DR 16 (existing) - Motion seconded by Mr. Bartenfelder and unanimously passed

C 8 - From DR 16 to DR 5.5, DR 16 (small portion) - Motion seconded by Mr. Bossle and unanimously passed

C 9 - From DR 5.5 to DR 16 - Motion seconded by Mr. Williams and unanimously passed

C 10 - From DR 5.5 to DR 16 - Motion seconded by Mr. Bossle and unanimously passed

C 11 - From DR 5.5 to DR 16 - Motion seconded by Mr. Bossle and unanimously passed

C 12 - From RAE 2 to RAE 1 - Motion seconded by Mr. Williams and unanimously passed

C 16 - From BM, DR 16 to BM - Motion seconded by Mr. Bossle and unanimously passed

C 17 - From DR 3.5, DR 16 to DR 3.5 - Motion seconded by Mr. Bossle and unanimously passed

C 18 - From DR 2 to DR 16 - Motion seconded by Mr. Tyrie and unanimously passed

C 19 - From DR 16 to BL - Motion seconded by Mr. Tyrie and passed by the following roll call vote:

Aye - Messrs. Bossle, Tyrie, Dove, Bartenfelder, Barrett and Williams
Nay - None
Abstained - Mr. Huddles

C 21 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

C 24 - From DP 5.5, BL to BL-CNS - Motion seconded by Mr. Bartenfelder and unanimously passed

C 25 - From DR 5.5, BL to BL - CNS - Motion seconded by Mr. Bossle and unanimously passed

C 26 - From DR 1, DR 2 to DR 1 - Motion seconded by Mr. Williams and unanimously passed

C 27 - From DR 2 to DR 1 - Motion seconded by Mr. Bartenfelder and unanimously passed

C 75 - From BR to MLR - Motion seconded by Mr. Tyrie and unanimously passed

C 76 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bossle and unanimously passed

C 78 - From BL to DR 5.5 - Motion seconded by Mr. Bossle and unanimously passed

PAGE 10

C 79 - From DR 5.5 to DR 3.5 - Motion seconded by Mr. Bossle and unanimously passed

C 82 - From DR 16 to DR 3.5, DR 16 (existing) - Motion seconded by Mr. Bossle and unanimously passed

C 88 - From RAE 2 to DR 16 - Motion seconded by Mr. Bossle and unanimously passed

C 89 - From BR to DR 3.5 - Motion seconded by Mr. Bossle and passed by the following roll call vote:

Aye - Messrs. Bossle, Huddles, Tyrie, Dove, Bartenfelder and Williams
Nay - Mr. Barrett

C 90 - From DR 3.5 to DR 1 - Motion seconded by Mr. Bossle and unanimously passed

The Chairman then stated that he would call upon the council for changes in the Rural Sector Maps. Councilman Tyrie was called and moved for the following changes in these maps:

R 1 - From BL, RDP to BM, RDP - Motion seconded by Mr. Williams and unanimously passed

R 2 - From BR-CR, RDP to BR - Motion seconded by Mr. Bartenfelder and unanimously passed

R 3 - From RDP to BR - Motion seconded by Mr. Bartenfelder and unanimously passed

R 10 - From RDP to DR 10.5, DR 5.5, DR 3.5, ML - Motion seconded by Mr. Bartenfelder and unanimously passed

R 12 - From BR-CR, RDP to BR-CR - Motion seconded by Mr. Bartenfelder and unanimously passed

R 13 - From RDP to BL - Motion seconded by Mr. Bartenfelder and unanimously passed

R 14 - Mr. Tyrie moved to accept the Planning Board's recommendation of RDP on this issue - Motion seconded by Mr. Williams and unanimously passed

R 15 - From RDP to BL - Motion seconded by Mr. Bossle and unanimously passed

R 16 - From RDP to BL - Motion seconded by Mr. Bossle and unanimously passed

R 17 - From RDP to BL - Motion seconded by Mr. Bossle and unanimously passed

R 18 - From RDP to BL - Motion seconded by Mr. Bossle and unanimously passed

R 19 - From RDP to BL - Motion seconded by Mr. Bossle and unanimously passed

R 20 - From RDP to BL-CR - Motion seconded by Mr. Bossle and unanimously passed

PAGE 11

R 22 - From RDP to BL, RDP - Motion seconded by Mr. Dove and unanimously passed
R 23 - From RDP to BL-CR - Motion seconded by Mr. Bossie and unanimously passed
R 37 - From RDP to BL - Motion seconded by Mr. Bartenfelder and unanimously passed
R 39 - From RDP, BL to BL - Motion seconded by Mr. Bossie and unanimously passed
R 40 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 41 - From BL, RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 42 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 43 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 44 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 45 - From RDP to BL-CR - Motion seconded by Mr. Bossie and unanimously passed
R 46 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 47 - From RDP to ML - Motion seconded by Mr. Bossie and unanimously passed
R 50 - From RDP to ML - Motion seconded by Mr. Bossie and unanimously passed
R 52 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 53 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 54 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 55 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 56 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 57 - From RDP to BL-CR - Motion seconded by Mr. Bossie and unanimously passed
R 101 - From BM, BL-CR, RDP, RSC to BL-CR - Motion seconded by Mr. Bartenfelder and unanimously passed
R 103 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 106 - From RDP to BL-CR - Motion seconded by Mr. Bossie and unanimously passed
R 107 - From RDP to BM-CP - Motion seconded by Mr. Bartenfelder and unanimously passed
R 108 - From RDP to BR-CR, MH, RDP - Motion seconded by Mr. Bossie and unanimously passed

PAGE 12

R 111 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
The Chairman then called upon Councilman Bartenfelder who moved for the following changes in the Rural Sector Maps:
R 5 - From EL, RDP to BR - Motion seconded by Mr. Dove and unanimously passed
R 6 - From BL, RDP to BL - Motion seconded by Mr. Dove and unanimously passed
R 7 - From BM-CR to RDP - Motion seconded by Mr. Dove and unanimously passed
R 8 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 9 - From MH, RDP to MH - Motion seconded by Mr. Dove and unanimously passed
R 26 - From RSC to BL - Motion seconded by Mr. Dove and unanimously passed. Mr. Bartenfelder said BL was granted only for lack of a proper classification designating professional offices allowed in homes. This zoning would be restricted to the operation now in existence and should not be allowed to expand to other types of classification in BL.
R 27 - From BL, RDP to BL - Motion seconded by Mr. Dove and unanimously passed
R 28 - From RDP to BL - Motion seconded by Mr. Bossie and unanimously passed
R 29 - From BL, RDP to BL - Motion seconded by Mr. Dove and unanimously passed
R 30 - From DR, RDP to BR - Motion seconded by Mr. Bossie and unanimously passed
R 31 - From BL, RDP to BL - Motion seconded by Mr. Dove and unanimously passed
R 32 - From RDP to DR 3.5 - Motion seconded by Mr. Dove and unanimously passed
R 36 - From BL, RDP to BL - Motion seconded by Mr. Dove and unanimously passed
R 60 - From RDP to BL - Motion seconded by Mr. Dove and unanimously passed
R 61 - From BL, RDP to BL - Motion seconded by Mr. Dove and unanimously passed
R 62 - From BM, RDP to BM - Motion seconded by Mr. Bossie and unanimously passed
R 104 - From BL, RDP to BL - Motion seconded by Mr. Bossie and unanimously passed

There being no further changes to the Rural Sector Maps or the Central Sector Maps covered by Bill No. 30, upon motion by Mr. Tyrrie, seconded by Mr. Williams. Bill No. 30, as amended, was passed by the following roll call vote:

Aye - Messrs. Bossie, Huddles, Tyrrie, Dove, Bartenfelder, Barrett and Williams
Nay - None

Bill No. 31 was called. Motion was made by Mr. Tyrrie, seconded by Mr. Huddles.

PAGE 13

to delete Section 4, in its entirety, of this bill and to renumber Sections 5 and 6 as 4 and 5. This motion to amend Bill No. 31 was unanimously passed.

The Chairman then called upon Councilman Dove to enumerate any issues in the Northeast Sector Maps which he wished to retire at this time and he recommended retirement of NE 34. Mr. Bartenfelder was then called upon and he recommended retirement of the following issues: NE 14, NE 15, NE 19, NE 17, NE 18. The Chairman then recommended retirement of issues NE 5, NE 11, NE 42, NE 43.

There being no further issues to be recommended for retirement under Bill No. 31, motion was made by Mr. Williams, seconded by Mr. Bartenfelder, that the aforesaid issues in addition to all other Northeast issues heretofore announced at any other meeting, hearing or press conference as being closed out, i.e., accepted in accordance with the Planning Board's recommendations, be closed out in accordance with the Planning Board's recommendations. The motion was unanimously passed.

The Chairman then called for changes to the new Comprehensive Zoning Maps for the Northeast Sector of Baltimore County. He called upon Councilman Dove who moved for the following changes:

NE 28 - From DR 16 to BL - Motion seconded by Mr. Bossie and unanimously passed

NE 31 - From BL-CGC, DR 16 to DR 5.5, BL-CGC, DR 16 - Motion seconded by Mr. Tyrrie and unanimously passed

NE 42 - From BL-CS2, DR 5.5 to BL-CS2 - Motion seconded by Mr. Bossie and unanimously passed

NE 47 - From DR 5.5 to BL - Motion seconded by Mr. Huddles and unanimously passed

NE 41 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

The Chairman then called upon Councilman Bartenfelder who moved for the following changes in the Northeast Sector Maps:

NE 1 - From ML to DR 3.5 - Motion seconded by Mr. Dove and unanimously passed

NE 2 - From DR 3.5, DR 10, BL to BM - Motion seconded by Mr. Dove and unanimously passed

NE 3 - From ML, BR-CS1, RDP to ML - Motion seconded by Mr. Dove and unanimously passed

NE 9 - From DR 5.5 to DR 5.5, DR 16 - Motion seconded by Mr. Dove and unanimously passed

NE 12 - From BM-GT, BR, DR 16, ML to DR 5.5 - Motion seconded by Mr. Dove and unanimously passed

NE 13 - From DR 16 to DR 5.5, DR 16 - Motion seconded by Mr. Dove and unanimously passed

PAGE 14

NE 15 - From BL, BR, DR 5.5, DR 3.5 to BR - Motion seconded by Mr. Dove and unanimously passed

NE 17 - From BL, BM-CGC to BM - Motion seconded by Mr. Dove and unanimously passed

NE 18 - From DR 16 to RAE 1 - Motion seconded by Mr. Williams and passed by the following roll call vote:

Aye - Messrs. Bossie, Huddles, Tyrrie, Bartenfelder, Barrett and Williams
Nay - Mr. Dove

NE 20 - From DR 5.5, ML to DR 5.5 - Motion seconded by Mr. Williams and passed by the following roll call vote:

Aye - Messrs. Bossie, Huddles, Tyrrie, Bartenfelder, Barrett and Williams
Nay - Mr. Dove

NE 30 - From DR 16 to DR 5.5 - Motion seconded by Mr. Dove and unanimously passed

NE 31 - From BL-CGC, DR 16 to DR 5.5, BL-CGC, DR 16 - Motion seconded by Mr. Dove and unanimously passed

The Chairman then stated that he desired to move for the following changes on the Northeast Sector Maps:

NE 4 - From DR 16 to ML - Motion seconded by Mr. Dove and unanimously passed

NE 6 - From DR 5.5, DR 16 to DR 16, ML - Motion seconded by Mr. Dove and unanimously passed

NE 7 - From BL, DR 5.5 to BL, DR 5.5 - Motion seconded by Mr. Dove and unanimously passed

NE 8 - From BL-CSA, DR 16 to BL - Motion seconded by Mr. Tyrrie and unanimously passed

NE 9A - From BL to BR - Motion seconded by Mr. Tyrrie and unanimously passed

NE 10 - From BL to ML - Motion seconded by Mr. Bossie and unanimously passed

NE 12 - From BM-GT, BR, DR 16 MLR to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

NE 21 - From DR 16, BL, DR 5.5 to DR 3.5 - Motion seconded by Mr. Dove and unanimously passed

NE 22 - From DR 5.5 to DR 3.5 - Motion seconded by Mr. Williams and unanimously passed

NE 23 - From DR 16, BR to BR - Motion seconded by Mr. Tyrrie and unanimously passed

PAGE 15

NE 24 - From DR 5.5, BL, DR 16 to BL, DR 5.5 - Motion seconded by Mr. Williams and unanimously passed
NE 25 - From DR 5.5 to BL - Motion seconded by Mr. Dove and unanimously passed
NE 26 - From DR 16 to BL - Motion seconded by Mr. Williams and unanimously passed
NE 27 - From BL to BL, DR 5.5 - Motion seconded by Mr. Dove and unanimously passed
NE 29 - From DR 5.5, DR 3.5, DR 16 to DR 3.5, DR 5.5 - Motion seconded by Mr. Dove and unanimously passed
NE 36 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

There being no further changes to the Northeast Sector Maps covered under Bill No. 31, upon motion by Mr. Williams, seconded by Mr. Bartenfelder, Bill No. 31 as amended, passed by the following roll call vote:

Aye - Messrs. Bossie, Huddles, Tyrrie, Dove, Bartenfelder, Barrett and Williams
Nay - None

Bill No. 32 was called. Motion was made by Mr. Williams to delete Section 4 of Bill No. 32 in its entirety and to renumber Sections 5 and 6 as 4 and 5. Mr. Bartenfelder seconded the motion to amend and it passed by unanimous vote.

The Chairman then called upon Councilman Bartenfelder to enumerate any issues in the Eastern Sector which he wished to retire at this time. Mr. Bartenfelder recommended retirement of the following issues: E 27, E 29, E 17, E 50. Mr. Williams was then called upon to enumerate any issue which he desired to retire and he recommended retiring E 10, E 42. The Chairman recommended retiring issue E 14. There being no further issues to be recommended for retirement under Bill No. 32, motion was made by Mr. Dove, seconded by Mr. Tyrrie, that the aforesaid issues in addition to all other Eastern issues heretofore announced at any other meeting, hearing or press conference as being closed out, i.e., accepted in accordance with the Planning Board's recommendations, be closed out in accordance with the Planning Board's recommendations. The motion was unanimously passed.

The Chairman then called for changes to the new Comprehensive Zoning Maps for the Eastern Sector of Baltimore County. He called upon Councilman Bartenfelder who moved for the following changes:

E 15 - From BL to BR - Motion seconded by Mr. Dove and unanimously passed

E 16 - From BL, DR 16 to BL - Motion seconded by Mr. Dove and unanimously passed

E 17 - From RDP to ML, MLR, BL - Motion seconded by Mr. Dove and unanimously passed

E 18 - From DR 5.5, DR 16 to DR 5.5 - Motion seconded by Mr. Bossie and unanimously passed

PAGE 16

E 19 - From DR 16 to BR - Motion seconded by Mr. Dove and unanimously passed
E 20 - From DR 16 to BL-CNS - Motion seconded by Mr. Dove and unanimously passed
E 21 - From DR 5.5 to BL - Motion seconded by Mr. Dove and unanimously passed
E 22 - From DR 5.5 to BL - Motion seconded by Mr. Dove and unanimously passed
E 23 - From DR 16 to BL - Motion seconded by Mr. Williams and unanimously passed. Mr. Bartenfelder said BL was granted only for lack of a proper classification designating professional offices allowed in homes. This zoning would be restricted to the operation now in existence and should not be allowed to expand to other types of classification in BL.
E 25 - Mr. Bartenfelder stated that he wished to abstain from voting on this particular issue due to his work at Chesapeake Park, Inc. He called upon the Secretary to read a letter directed to the council concerning this issue by Mr. Henry Staab, Director, Office of Industrial Development. Thereafter, motion was made by Mr. Barrett, seconded by Mr. Williams to change issue E 25 from ML-IM, MH-IM to MH-IM - Motion passed by the following roll call vote:

Aye - Messrs. Bossie, Huddles, Tyrrie, Dove, Barrett and Williams
Nay - None
Abstained - Mr. Bartenfelder

E 26 - From DR 5.5 to DR 16 - Motion seconded by Mr. Williams and unanimously passed

E 28 - From DR 1, DR 5.5 to DR 5.5, DR 16 - Motion seconded by Mr. Williams and unanimously passed

E 30 - From DR 5.5, DR 16 to DR 5.5 - Motion seconded by Mr. Dove and unanimously passed

E 31 - From BR to DR 5.5 - Motion seconded by Mr. Dove and unanimously passed

E 32 - From DR 5.5 to MLR, BM, DR 16, DR 5.5 - Motion seconded by Mr. Dove and unanimously passed

E 33 - From DR 5.5 to BL - Motion seconded by Mr. Dove and unanimously passed

E 34 - From DR 5.5 to ML - Motion seconded by Mr. Dove and unanimously passed

E 35 - From DR 1 to DR 3.5, DR 16, ML-IM, MH-IM - Motion seconded by Mr. Dove and unanimously passed

E 36 - From MH to DR 5.5 - Motion seconded by Mr. Dove and unanimously passed

E 36A - From MH to DR 5.5 - Motion seconded by Mr. Dove and unanimously passed

E 38 - From DR 5.5 to DR 16 - Motion seconded by Mr. Williams and unanimously passed

E 40 - From MLR, DR 1 to DR 16 - Motion seconded by Mr. Huddles and unanimously passed

PAGE 17

E 43 - From DR 5.5 to BL - Motion seconded by Mr. Dove and unanimously passed
E 44 - From DR 5.5 to BL, BR - Motion seconded by Mr. Dove and unanimously passed
E 45 - From DR 5.5 to BL - Motion seconded by Mr. Dove and unanimously passed
E 46 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bossie and unanimously passed
E 47 - From DR 16 to DR 5.5 - Motion seconded by Mr. Williams and unanimously passed
E 48 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bossie and unanimously passed
E 49 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bossie and unanimously passed
E 51 - From DR 16 to DR 5.5 - Motion seconded by Mr. Dove and unanimously passed
E 52 - From DR 16 to DR 5.5 - Motion seconded by Mr. Williams and unanimously passed
E 53 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bossie and unanimously passed
E 54 - From DR 16 to DR 5.5 - Motion seconded by Mr. Williams and unanimously passed
E 55 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bossie and unanimously passed

The Chairman then stated that he desired to move for the following changes on the Eastern Sector Maps:

E 1 - From DR 16, BL-CGC to BL-CGC, DR 16, DR 5.5 - Motion was seconded by Mr. Williams and unanimously passed

E 2 - From DR 16 to BL - Motion seconded by Mr. Williams and unanimously passed

E 3 - From DR 5.5, DR 16 to DR 5.5 - Motion seconded by Mr. Dove and unanimously passed

E 24 - From DR 5.5 to DR 16 - Motion seconded by Mr. Bartenfelder and unanimously passed

E 19 - From DR 5.5, DR 16 to DR 16 - Motion seconded by Mr. Williams and unanimously passed

E 41 - From DR 5.5 to DR 16 - Motion seconded by Mr. Dove and unanimously passed

The Chairman then called upon Councilman Williams who moved that the following changes be made in the Eastern Sector Maps:

E 4 - From MH to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

E 5 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed

PAGE 18

E 6 - From BR-CNS to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed
E 7 - From DR 16, DR 5.5 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed
E 8 - From DR 16 to DR 5.5 - Motion seconded by Mr. Bartenfelder and unanimously passed
E 9 - From DR 16 to ML-IM - Motion seconded by Mr. Bartenfelder and passed by the following roll call vote:
Aye - Messrs. Huddles, Tyrrie, Dove, Bartenfelder, Barrett and Williams
Nay - Mr. Bossie
E 11 - From BL to BL-CSA - Motion seconded by Mr. Bartenfelder and unanimously passed
E 12 - From DR 10.5 to BL - Motion seconded by Mr. Bartenfelder and unanimously passed
E 13 - From DR 5.5 to DR 5.5, DR 16, BL - Motion seconded by Mr. Bartenfelder and unanimously passed
There being no further changes to the Eastern Sector Maps covered by Bill No. 32, upon motion by Mr. Tyrrie, seconded by Mr. Dove, Bill No. 32 as amended, passed by the following roll call vote:
Aye - Messrs. Bossie, Huddles, Tyrrie, Dove, Bartenfelder, Barrett and Williams
Nay - None

There being no further business to come before the Council, upon motion by Mr. Williams, seconded by Mr. Tyrrie, the meeting adjourned at 6:00 P.M.

Herbert E. Hohenberger, Secretary

PAGE 19

#2

PET EXHIBIT

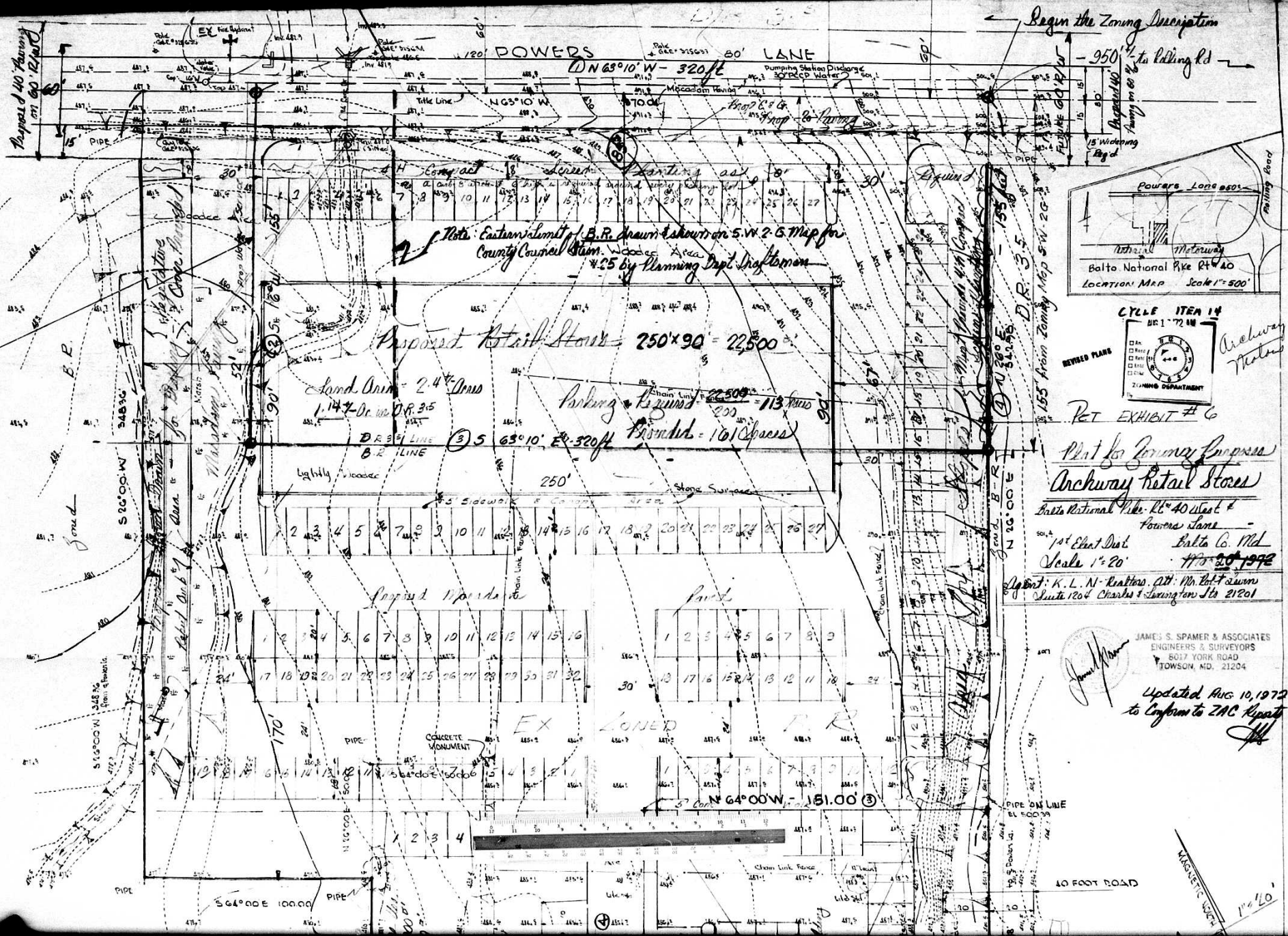
MILLER COUNTY COUNCIL LOG OF ISSUES AND RESOLUTIONS

SOUTHWEST SECTOR

PAGE 2

ISSUE NO.	COUNCIL DIST.	SPONSOR, OWNER OR ORGANIZATION	LOCATION OF PROPERTY	TWP	SCALE	EXISTING ZONING	PENDING ZONING	REQUEST TO COUNTY COUNCIL	LOCAL ACTION	MILLER COUNTY COUNCIL RESOLUTION	COMMENTS
SW 13 1930 P.B. 922	1	Estlin O. Scott Zoning Chmn.-Ar- butus Com. Assn. Inc.	Area, Binding on E & W sides of Rolling Rd. bet. Wilkins Ave. on N. & Sulphur Spring Rd. on S	SW SE 2A SE SF		R-20	DR 16 2A- B L	DR 16 DR 16	DR 16 DR 16	DR 16 DR 16	DR 16 DR 16
SW 14 1941	1	Louis Morsberger for Morsberger & Bros.	(4, 24 1/2) Loc. N.S. Frederick Rd. bet. Ingleside Ave. & Eges Lane	2A SW 3F		R-6	DR 16 DR 5.5	1.17 AC- BL-CCC Dist. 1 0.5 AC- RAE-1 1.57 AC- DR 16		BL-CCC RAE-1 DR 16	DR 16
SW 15 1943	1	Richard D. Payne for Samuel Cimino "Etal"	E/S of Ingleside Ave. 218' S. of Edmondson Ave.	2A SW 3F		R-6	DR 5.5	DR 16		DR 16	DR 16
SW 16 1945 P.B. 932	1	Martin J. Smith for Herschell C. Doss	SE/C Frederick Rd. & Holmehurst Ave.	2A SW 1F		R-6	DR 16	DR 16	71- 126RX	DR 5.5	DR 5.5
SW 17 1946 C.C.C. 980	1	Edw. S. MacNabb Jr. & Margaret E. MacNabb	NAS/S Frederick Rd. bet. to Beltway Road Vic. Wade Ave.	2A SW 1F		R-6	DR 16	B L		DR 5.5	DR 5.5 + DR 16
SW 18 1947 C.C.C. 990	1	Rev. K. Regan for John E. Burleigh	E/S Edmondson Ave. bet. Overbrook Ave. & Nunnery Ln. (9A-2)	2A SW 2E		R-6	DR 5.5	DR 16		DR 16	DR 16
SW 19 1948 C.C.C. 1000	1	Milton J. Jan for N.C. Harrington, Mrs. A.E. Paul	NW/S Edmondson Ave. bet. Orpington Rd. & North Bend Rd.	2B SW 2E		R-6	DR 16	DR 16	DR 16	B L	DR 16
SW 20 C.C.C. 954	1	Louis W. Morgrove for Mid. Nat. Bank	N/S Old Frederick Rd. bet. St. Agnes La. & N. 1st St.	2B SW 1E 2E		R-6	DR 16	DR		BR	BR
SW 21 1949	1	James D. Dorian for Dorian & Sons	(Hwy. 125) bet. Rolling Ave. & Ingleside Ave.	2B SW 1E 2E		BR	BR-CSA DR 16	BR-CSA DR	71-125P BR	BR-CSA	BR CSA
SW 22 1950 P.B. 941	1	Paul Robt. E. Wiedner for Central Bank 129 Ingleside Ave. bet. 1st & 2nd Sts.	EAW/S of Ingleside Ave. bet. 1st & 2nd Sts. bet. 1st & 2nd Sts.	2B SW 1E 2E		R-6	DR 16	DR 16	DR 16	DR 16	DR 16
SW 23 1951 P.B. 946	2	Chas. Ziegler for S. Rolling Rd. bet. 1st & 2nd Sts.	West. Property of S. Rolling Rd. bet. 1st & 2nd Sts. on S. bet. 40' W. of Shoo. City	2B SW 1E 2E		R-6	DR 16 DR 5.5	DR 16 DR 16	DR 16 DR 16	DR 16	DR 16
SW 24 1960 C.C.C. 962	2	William E. Brown for Robert Brown Etc.	W/S Edmondson Ave. bet. W. of Rolling Rd. (E. 11th St.)	2B SW 1E 2E		R-10 BR-CSA	DR 16 BR-CSA	DR 16 DR 16	DR 16 DR 16	BR-CSA	DR 16
SW 25 1961 C.C.C. 962A	2	J. E. Miller for Highway Motors Inc.	N/S Edmondson Ave. bet. W. of Rolling Rd.	2B SW 1E 2E		R-10 BR-CSA	DR 16 BR-CSA	DR 16 DR 16	DR 16 DR 16	BR-CSA	DR 16

Longlines Established by 71-237 A.S.P.H.
& as Shown on S.W. 2-G.



Long
\$ as

LET EXHIBIT # 6

Plan for Zoning Purposes
Archway Retail Stores

Baltimore National Pike, Rt. 40 West & Powers Lane

1st E&T Dist. Balto. Co. Md.

Scale 1" = 20'

Prepared by: K. L. N. Reithers, P.E., 1100 East Avenue
Suite 204, Charles & Lexington Sts. 21204

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
5017 YORK ROAD
TOWSON, MD. 21204

Updated Aug. 10, 1972
to Conform to ZAC Report

Public Works Data
Water & Sewer Available As Shown

Zoning Data

ZONE 1 & DIST MAP

Sec. 1, 1981 Front Yard Not less than 50' from front lot except as per Sec. 2032
1981 Side Yards and Rear Yard 30'
1981 Parking and Loading See Sec. 409 (Needs 1 car space per 50' side area)
See Article 115 Signs Allowed 10' x 10' Double Faced (100%)

BEGINNING OF HARDEE'S
Description
237' N.W. from Bolling Rd

NOTES:
The meridian and courses shown hereon are based magnetic
meridian as shown on previous deeds.
Elevations shown hereon are referred to the Mean
Low Tide Datum and are based on BM NE X-5175 EL 426.61
See property marker pipes and reference cross cuts
for on-site Bench Marks.
All water mains, sanitary sewer and storm drains
are the property of Baltimore County.
All gas mains and electric power lines are the
property of The Chesapeake and Potomac Telephone
Company of the Bell System.
All utilities are readily available.

FOR TITLE SEE:
Deed dated Oct. 14, 1960 to Archway Motors Inc. W.3.P. 5168-467

MICROFILMED

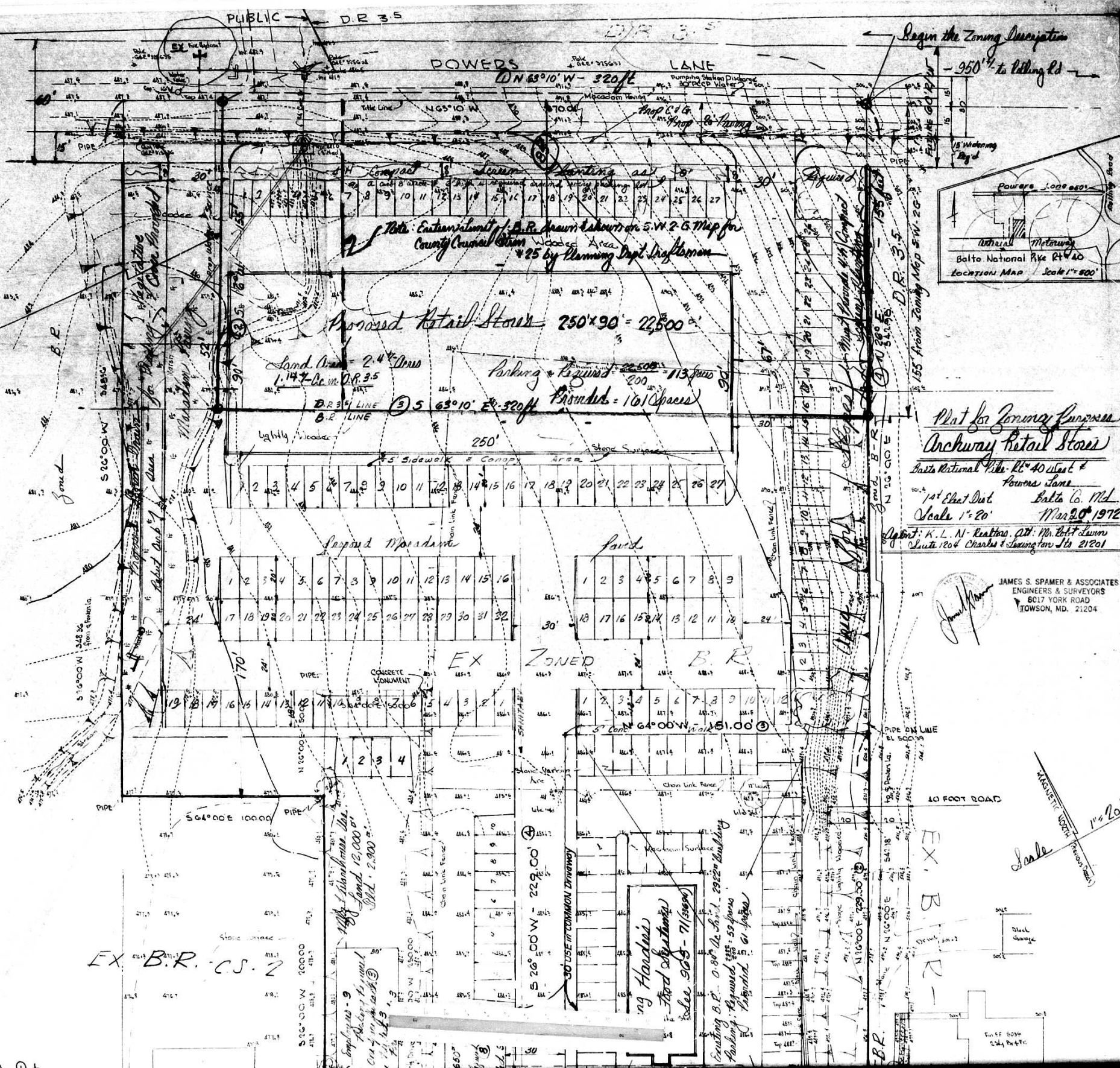
BALTIMORE NATIONAL PIKE (ROUTE 40 WEST)

East Bound Lane
To Baltimore

11" Water Main? See GO-580 & 581 A-4 7
4" HP Gas? See Balto. G.E. Co.

Youngtown Established by 71-237 A.S.P.M.
 & as shown on S.W. 2.G.

Public Works Data



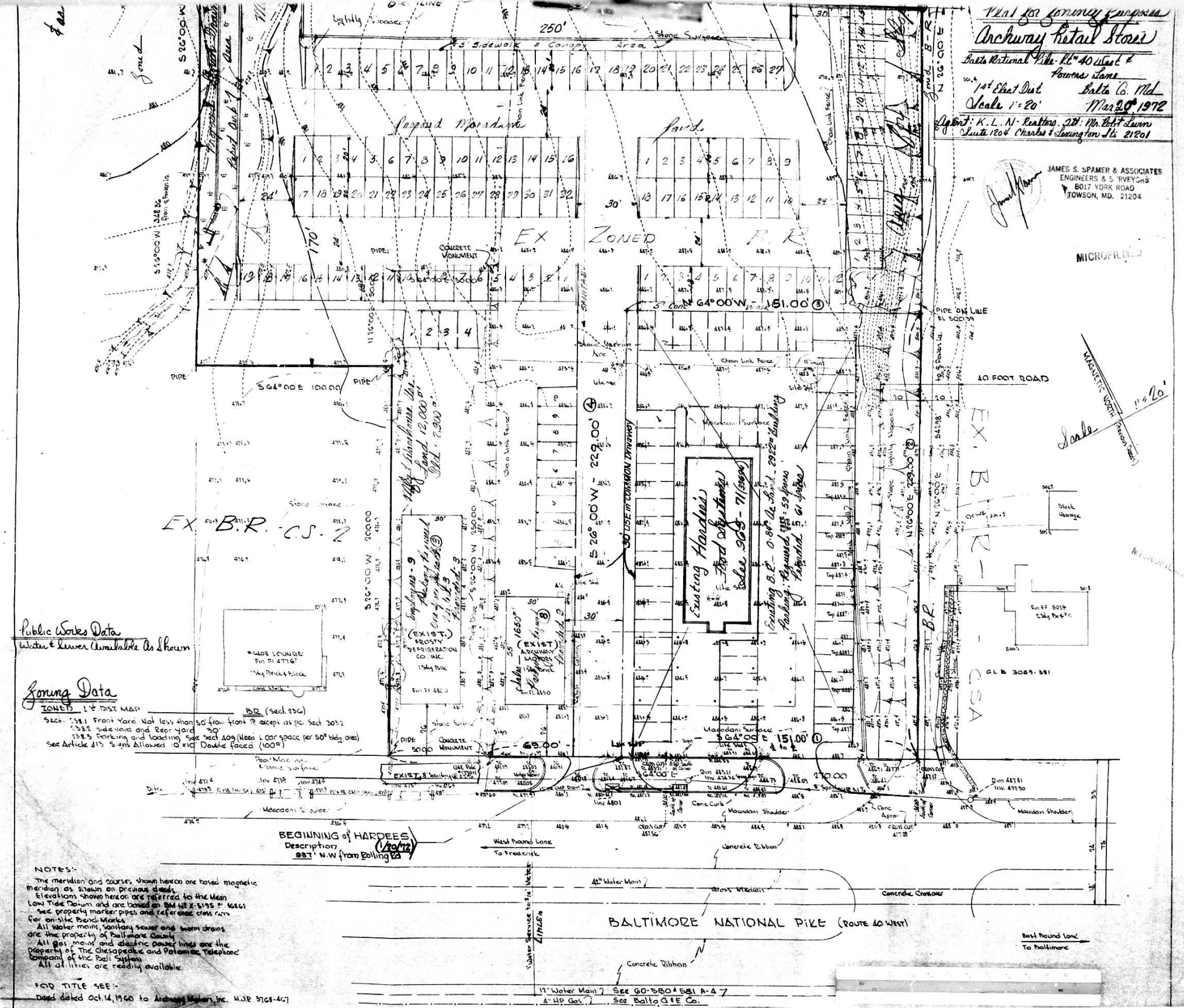
Plan for proposed
Archway Retail Store
Baltimore National Pike, Rt. 40 West
Hawthorne Lane
1st Elected Dist. Baltimore, Md.
Scale 1" = 20'
Mar 20 1972
By: K. L. N. Reardon, J. H. N. Reardon
Suits 1204 Charles & Lexington Sts 21201

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204

MICROFILMED

Scale
1" = 20'
MAGNETIC NORTH
(True North)

EX. B. R. -
CSA
GLB 3089-351



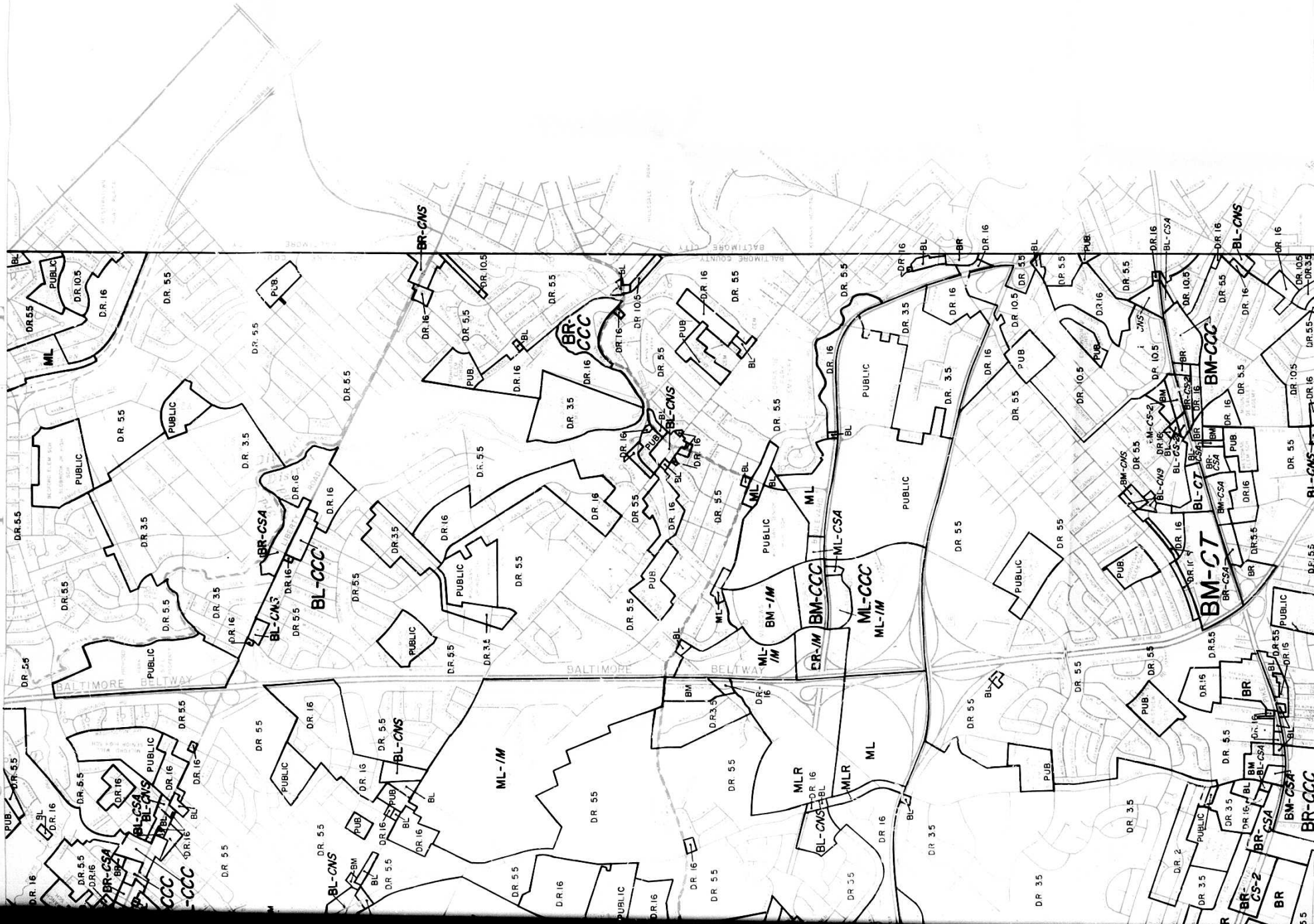
Public Works Data
Water & Sewer Available As Shown

Zoning Data
ZONED 1 + DIST MAP
B.D. (Sec. 23C)
SECT. 23C.1 Front Yard Not less than 50' from front R except as per Sect 203.2
SECT. 23C.2 Side Yard and Rear Yard 30'
SECT. 23C.3 Parking and Loading See Sect 409 (Note: 1 car space per 50' bldg area)
See Article 415 Signs Allowed 10' x 10' Double faced (100%)

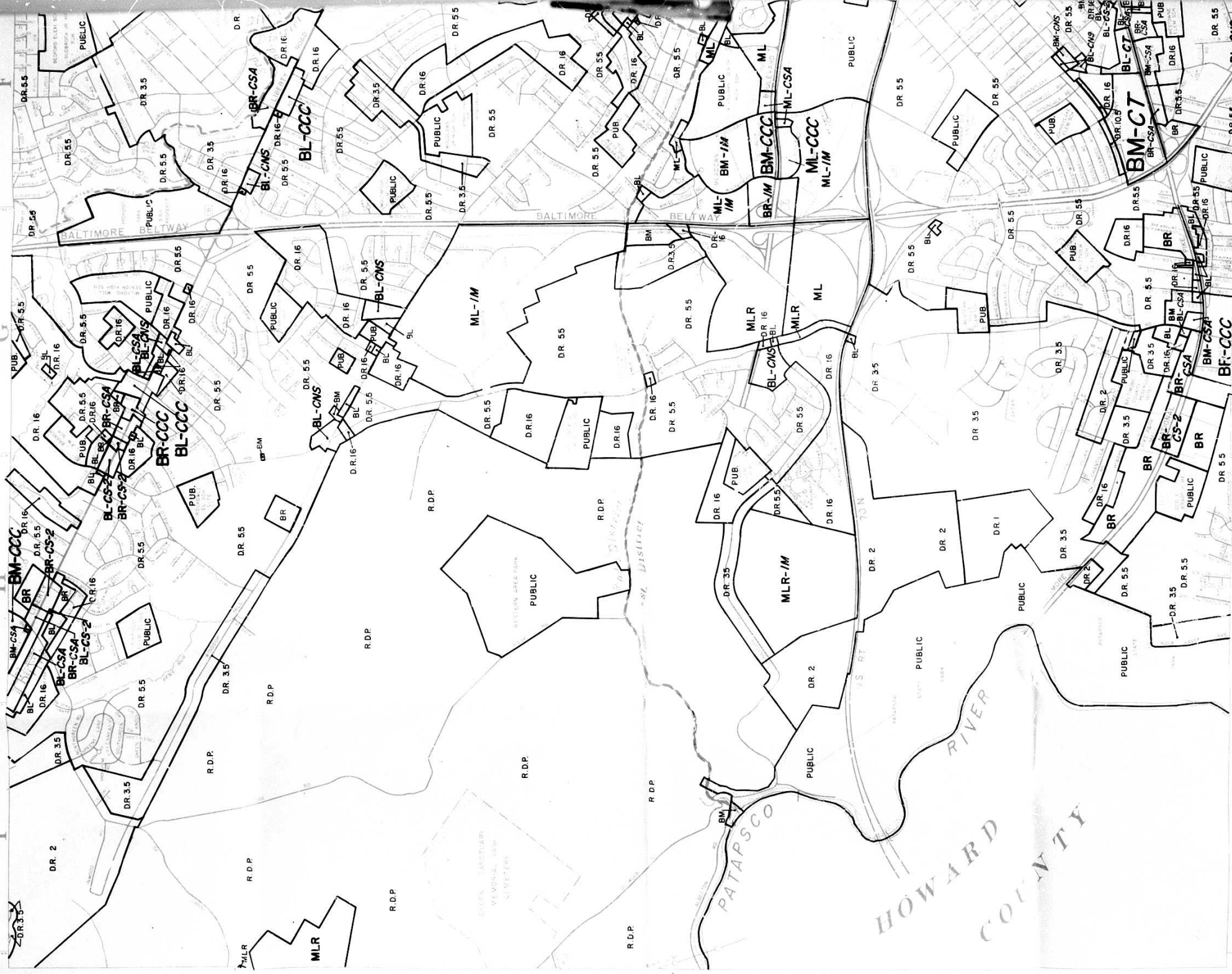
NOTES:
The meridian and courses shown hereon are based magnetic
meridian as shown on previous deeds.
Elevations shown hereon are referred to the Mean
Low Tide Datum and are based on BM 118-5195.7, USGS
true property marker pipes and reference cross hairs
for on-site bench marks.
All water mains, sanitary sewer and storm drains
are the property of Baltimore County.
All gas, phone and electric power lines are the
property of The Chesapeake and Potomac Telephone
Company of the Bell System.
All utilities are readily available.

FOR TITLE SEE:
Deed dated Oct. 14, 1960 to Archway Mall, Inc. W.B. 3768-467

17" Water Main? See 60-580-581 A-4 7
4" HP Gas? See Balto G & E Co.



DET. EXHIBIT
#1

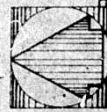
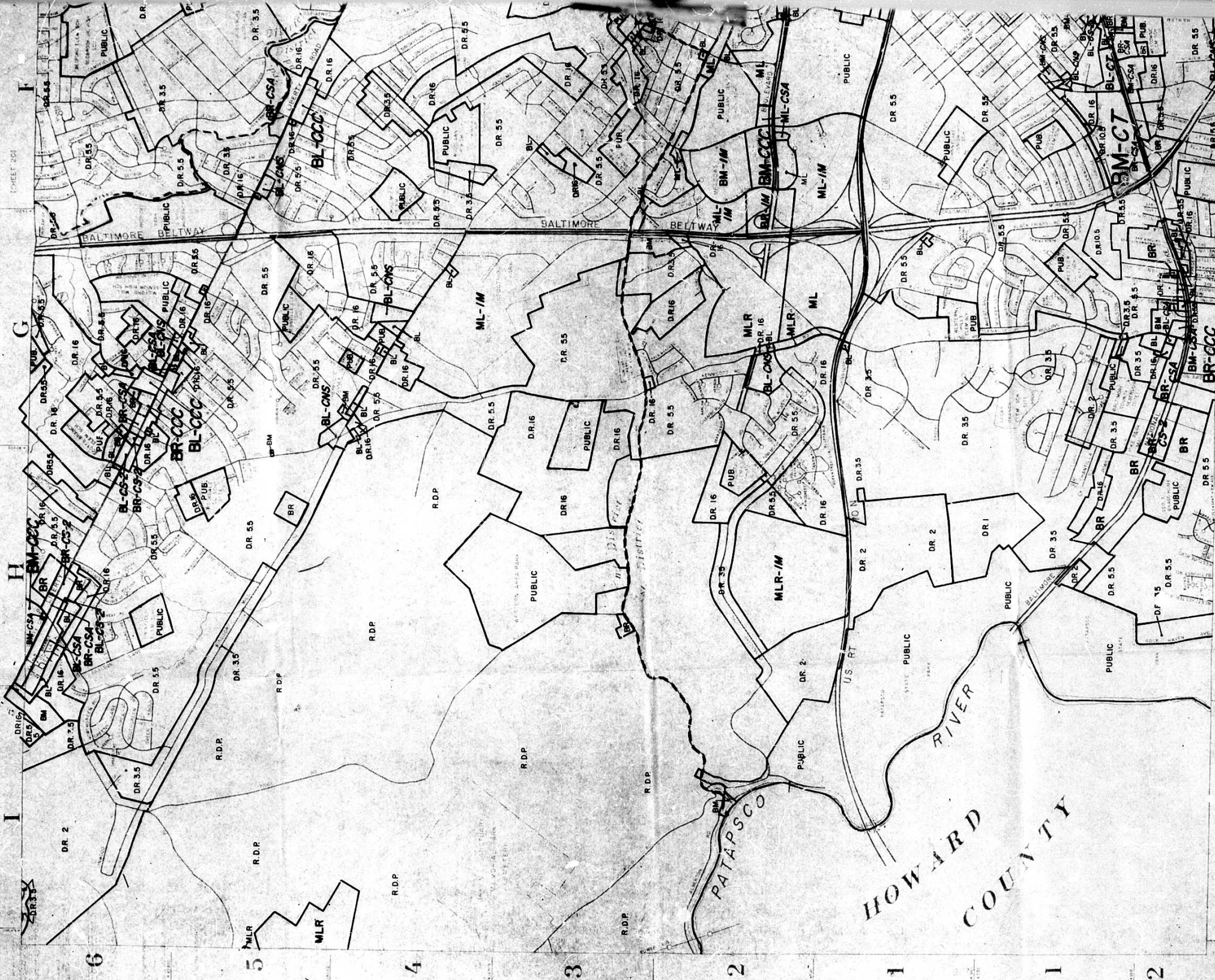


0 1000 2000 3000 4000 5000 FEET

MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, 32 & 33

BALTIMORE COUNTY BASE MAP. SERIES 3

A vertical ruler with a black scale and a white scale. The black scale is on the left, with markings from 0 to 12 inches. The white scale is on the right, with markings from 0 to 30 centimeters. The ruler is used to measure the length of the object being photographed.



FEET

5000

3000

1000

0

PROFILED

OFFICIAL ZONING MAP

ADOPTED BY THE

BALTIMORE COUNTY COUNCIL

MARCH 24, 1971

BY BILLS NOS. 28, 29, 30, 31, and 32