

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Alvin H. Rector and
Augusta E. Rector, his wife, 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 reclassified, pursuant
to the Zoning Law of Baltimore County, from an _____ zone to an _____

BL _____ zone, for the following reasons:

General error and change in neighborhood. See brief attached.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for _____

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

For we, 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.

Witness my hand and seal this _____ day of _____, 1972.
Alvin H. Rector, his wife
Augusta E. Rector, his wife
Address: 1809 Edmondson Avenue, Baltimore, Maryland 21229

Baltimore, Maryland 21229
C. John Serio, Esq.
3600 Central Avenue, Suite 200
Baltimore, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 1972, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the _____ day of September, 1972, at _____ o'clock.

Alvin H. Rector
Zoning Commissioner of Baltimore County

(over)

North Rolling Road Improvement Association, Inc. CROFTSVILLE, MARYLAND 21228

September 11, 1972

Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Co-73-45-R

Dear Commissioner:

The North Rolling Road Improvement Association, Inc. held an
Executive Board Meeting on September 7, 1972 to discuss a pro-
posed zoning change to B.L. from IM-16 for the property located
on the west side of N. Rolling Road, north of I-70 owned by
Alvin H. Rector and Augusta E. Rector, his wife. The Rectors
have expressed a desire to convert this property into a
branch office and presented our Association with a letter of intent
as well as the plans for the structure.

We have reviewed their plans, and the Executive Board of the North
Rolling Road Improvement Association voted unanimously not to oppose
this request for a zoning change to B.L. This property is located
north of a natural buffer zone (I-70) and separates this commercial
area (including numerous apartments and the huge Security Square Mall
directly across the street from the Rector property) from the residen-
tial area south of I-70. In view of the fact that this zoning change
is consistent with the character of the area north of the I-70 buffer
and in no way conflicts with the residential area to the south, our
Association does not plan to oppose the request for this change in
zoning.

Yours very truly,

NORTH ROLLING ROAD IMPROVEMENT ASSN., INC.

Donald M. Lohman
Vice President
1510 Woodcliff Ave.
Croftsville, Md. 21228

Enclosed

PETITION FOR RECLASSIFICATION OF PROPERTY 1700 North Rolling Road

BRIEF OF PETITIONERS

Points of error committed by the County Council in
classifying the property of Alvin H. Rector and Augusta E. Rector,
his wife, to DK 16 instead of BL, and changes in neighborhood.

The Petitioners state that the County Council committed
error in not zoning the property of your Petitioners BL, for the
following reasons:

1. Your Petitioners' property is located directly
across from the property at the northwest corner of the Beltway
and 70N, which property is zoned BL, although it is to be utilized
as one of the largest commercial shopping centers in the State,
and is considered a regional shopping center.

2. That heretofore it was always permissible for
banks and building and loan associations to conduct their business
on a DK 16 with a special exception, and that the practice and
recommendation of the Planning Board of Baltimore County is that
banks still be permitted to continue operation on a DK 16, with
a special exception.

3. That other errors are hereby assigned, and such
other errors will be noted at a later date.

4. Such other and further neighborhood changes as may
be disclosed by a minute study of the area are hereby assigned,
and they will be developed in full at the time of the hearings
hereon.

Respectfully submitted.

C. John Serio
Attorney for Petitioners

HOWARD A. TUSTIN, JR.
RICHARD P. TUSTIN



ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 556-4263

ZONING DESCRIPTION

BEGINNING for the same on the west side of Rolling Road at the
distance of 900 feet, more or less, southerly from the south side
of Fairbrook Road and running thence, binding on the west side of
Rolling Road South 31 degrees 45 minutes East 13.23 feet a Point
of Tangency marked 105 plus 60.87 and shown on Baltimore County
Bureau of Land Acquisition Plat No. RW 70-119-S, thence southerly
by a curve to the right with a radius of 561.68 feet the distance
of 149.17 feet, thence South 3 degrees 24 minutes West 92.45 feet,
thence South 3 degrees 50 minutes West 23.2 feet, thence leaving
said road South 47 degrees 12 minutes West 160.66 feet, thence
North 42 degrees 48 minutes West 154 feet, thence North 43 degrees
29 minutes West 73.73 feet and thence North 47 degrees 30 minutes
East 321.03 feet to the place of beginning.

CONTAINING 1.33 acres of land, more or less.

March 23, 1972



Richard P. Tustin
Ry #3460

LAND OFFICERS
W. LEE HARRISON
300 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
August 11, 1972

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

Re: Petition for Reclassification, Item 18, Alvin H. and
Augusta F. Rector, Petitioners

Dear Mr. DiNenna:

Please enter my appearance as co-counsel with C. John Serio, Esq.
in connection with the above captioned Petition for Reclassification.

Very truly yours,

W. Lee Harrison



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

Bureau of Engineering
ELLSWORTH N. DYER, P.E., CHIEF

April 26, 1972

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

Re: Item #18 (Cycle April - October 1972)
Property Owner: Alvin H. Rector
W/S Rolling Rd., 900' S. of Fairbrook Rd.
Present Zoning: D.A. 16
Proposed Zoning: Reclassification to B.L.
District: 1st No. Acres: 1.33 acres

Dear Mr. Myers:

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

Highways:

Rolling Road is now under construction. No further improvements will be
required at this time.

Entrance locations are subject to the approval of 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,
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.

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.

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

Re: Item #18 (Cycle April - October 1972)

Water:

There is an existing 20-inch water main in Rolling Road. (See Drawing
#66-1323, File 3)

Permission to obtain a metered connection from this existing main may
be obtained from the Department of Permits and Licenses.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property
by constructing a public sanitary sewer extension, approximately 165 feet
in length, from the existing 8-inch public sanitary sewer in Rolling Road,
shown on Drawing #70-0097 (1).

Very truly yours,

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

ENCLOSURES:

NW 2 G Topo Sheet

NOV 14 1972

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the fact that the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had, and it is hereby ordered that the same be so reclassified.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of October, 1972, that the herein described property or area should be and the same is hereby reclassified, from a D.R. 16 zone to a B.L. zone, from and after the date of this order, subject to the approval of the plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the fact that the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

the above reclassification should NOT BE HAD, and/or the Special Exception for the same should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of October, 1972, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a D.R. 16 zone, and/or the Special Exception for the same should NOT BE GRANTED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR Wm. T. Allen 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 18 - 2AC - 4-4-72
Property Owner: Alvin H. Rector
Rolling Road S. of Fairbrook Road
Reclassification to BL - District I

Dear Mr. Myers:

The subject petition is requesting a change from DR 16 to BL of 1.33 acres. This can be expected to increase the trip density from 160 to 700 trips a day.

Rolling Road, at the present time, is being improved along the frontage of this property. This improvement was based on the land use during the design period. With the completion of the shopping center on the east side of Rolling Road, it is expected that some delays may occur during peak shopping periods.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM:lf

Baltimore County Fire Department

J. Austin Dentz
Chief

Towson, Maryland 21204

828-7310

April 17, 1972

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

RE: Property Owner: Alvin H. Rector

Location: W/S Rolling Road, 900' S of Fairbrook Road

Item No. 18 Zoning Agenda April 4, 1972

Gentlemen:

Pursuant to your request, the referenced property have 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 plans 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.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (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.
- (X) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. J. Shaw, E. Kelly
Planning Group

Special Inspection Division

4/17/72

Noted and Approved:

Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 12, 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 18, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Alvin H. Rector
Location: W/S Rolling Road, 900' S of Fairbrook Road
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L.
District: I
No. Acres: 1.33

Metropolitan water and sewer mains are not available without extension to the mains being constructed on the East Side of Rolling Road. If connections cannot be made to these mains, complete soil evaluation must be conducted and a potable water supply provided prior to issuance of permits.

Very truly yours,

D. Strawhorn
Sanitarian II
Water & Sewer Section
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

JS: mn

GEORGE E. GAVRELIS
Director
County Office Building
Suite 201
Towson, MD 21204
(410) 321-1111



S. ERIC DINENIA
Zoning Commissioner
County Office Building
111 N. Chesapeake Ave.
Towson, MD 21204
(410) 321-1111

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 8, 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 18, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Alvin H. Rector
Location: W/S Rolling Road, 900' S of Fairbrook Road
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L.
District I
No. Acres: 1.33 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM #18

TOWSON, MARYLAND 21204

Property Owner: Alvin H. Rector

District 1

Present Zoning: DR 16

Proposed Zoning: BL

No. Acres: 1.33

No effect on student population

WALDORF FEDERAL
#1

WALDORF FEDERAL SAVINGS AND LOAN ASSOCIATION, INC. BALTIMORE, MARYLAND 21204

August 18, 1972

Mr. Harold Saxton, President
North Rolling Road Improvement Association
c/o Alfred W. Dill
1920 Rolling Glen Road
Baltimore, Maryland 21228

Dear Mr. Saxton,

Please be advised the Waldorf Federal Savings and Loan Association has entered into a Contract of Sales Agreement with Mr. and Mrs. Alvin H. Rector for their property known as 1700 North Rolling Road, Baltimore County, Maryland. The property, however, presently zoned DR 16 must be changed in order for us to erect a Branch Office of our Savings and Loan.

The application for reclassification is filed in the name of the Rectors with Waldorf Federal as the contract purchasers. The Association has instructed its attorney, Mr. C. John Serio, to file the application for them.

If the application is accepted and the change granted, Waldorf will immediately begin the renovation and construction of their Branch Office at this site. An architectural rendering, floor plan and exterior landscape are available for study in the main office for the Association.

I know it will please you all to know that our only thoughts are to locate our branch at that site and no other form of business. The building and grounds have been designed with extreme good taste by the firm of Neumayer and Foutz, and will certainly be an asset to your growing community which we have serviced for many years.

Please call on us for further information or discussion if necessary.

Very truly yours,

Richard M. Smith
Senior Vice President and
Treasurer

RMS/am

North Rolling Road Improvement Association, Inc.

CATONSVILLE, MARYLAND 21228

September 11, 1972

Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case 73-45-R

Dear Commissioner:

The North Rolling Road Improvement Association, Inc. held an Executive Board Meeting on September 7, 1972 to discuss a proposed zoning change to B.L. from D.R. 16 at the property located on the west side of N. Rolling Road, north of I-70 owned by Alvin H. Rector and Augustus H. Rector. Waldorf Federal Savings & Loan Assn. has expressed a desire to convert this property into a branch office and presented our association with a letter of intent as well as the plans for the structure.

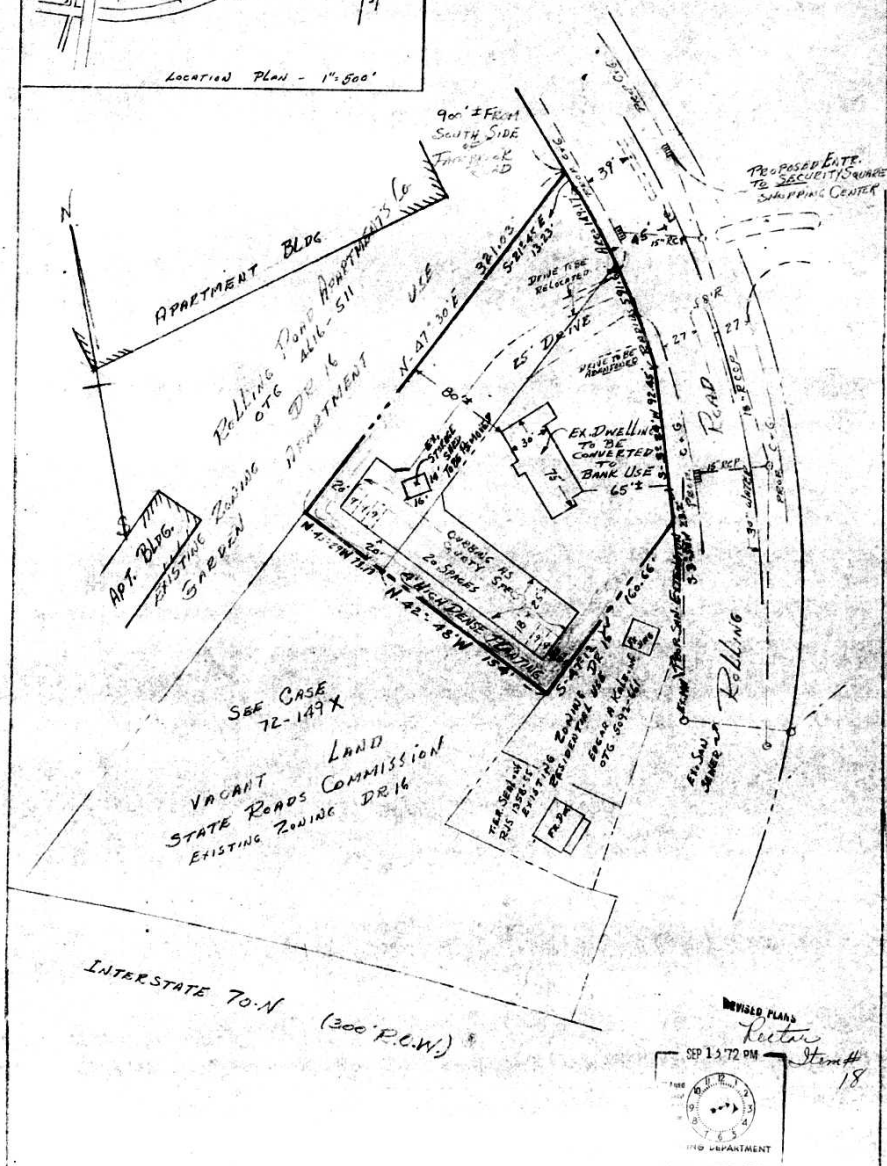
We have reviewed their plans, and the Executive Board of the North Rolling Road Improvement Association voted unanimously not to oppose this request for a zoning change to B.L. This property is located north of a natural buffer zone (I-70) and separates this commercial area (including numerous apartments and the new security square mall) directly across the street from the residential area. The residents of this area would be in no way inconvenienced by the proposed change. It is consistent with the character of the area north of the I-70 buffer and in no way conflicts with the residential area to the south, our association would not plan to oppose and request for this change in zoning.

Yours very truly,

NORTH ROLLING ROAD IMPROVEMENT ASSN., INC.

Dwayne M. Lollins
Vice President
1410 Wendell Ave.
Catonsville, MD 21228

D Lollins



GENERAL NOTES

1. AREA OF PARCEL Equals 1.33A ±
2. EXISTING ZONING DR 16
3. EXISTING USE OF PARCEL: FURNITURE
4. PROPOSED ZONING OF PARCEL: F.L.
5. PROPOSED USE OF PARCEL - BANK BRANCH OFFICE
6. OFF STREET PARKING
 - A FLOOD H. 4 2250 #'
 - B REQUIRED PARKING 8 SPACES
 - C PROPOSED PARKING 20 SPACES

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY

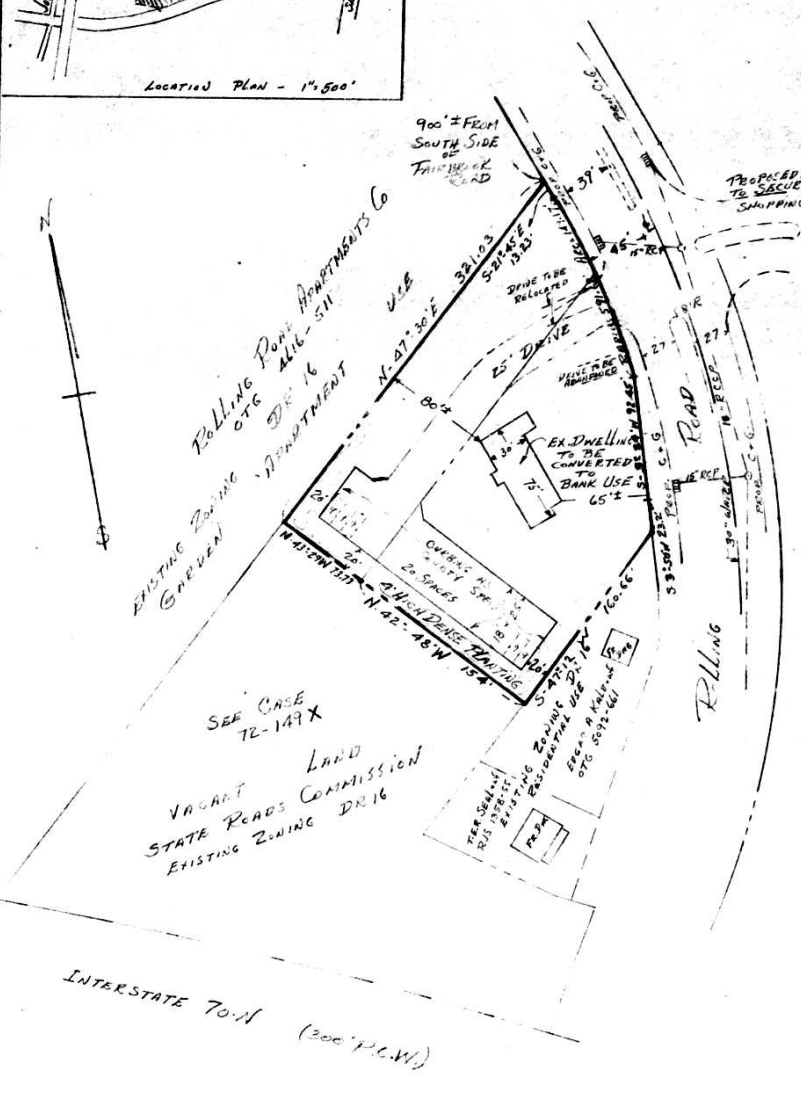
ROLLING ROAD & INTERSTATE 70 N
Election Dist. No. 1 Baltimore County Md
Scale 1"=50' APR 23-1972
S. J. MARTINET & CO. 261.9-13-72

S. J. MARTENET & CO.

8 EAST LEXINGTON STREET

BALTIMORE 2, MARYLAND
Robert P. Austin





- BALTIMORE 2, MARYLAND
Robert P. Austin
R. P. Austin

