

72022  
1/4c  
3/14/73

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

#73-50 R  
73-50 R

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Palisades Construction Corporation, 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.-16 and D.R. 3.5 Zone to an \_\_\_\_\_ Zone; for the following reasons:

- 1.) In classifying the property D. R. 16 and D. R. 3.5, the Council committed errors as set out on the attached exhibit, which is incorporated by reference herein; and
- 2.) Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out in the attached exhibit, which is incorporated by reference herein.

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.

I, or we, agree to pay expenses of above re-classification 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.

**PALISADES CONSTRUCTION CORPORATION**

By: Walter R. Truland, President  
Legal Owner

Contract purchaser

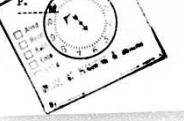
Address: 22nd and North Oak Streets  
Arlington, Virginia

Protestant's Attorney

James D. Nolan, Petitioner's Attorney  
204 W. Pennsylvania Avenue  
Address: Towson, Maryland 21284

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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1972, at 1:00 o'clock P.M.

John J. Dillon, Jr.  
Zoning Commissioner of Baltimore County.



100P  
911572  
100P

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

May 8, 1972

James D. Nolan, Esquire  
204 W. Pennsylvania Avenue  
Towson, Maryland 21284

Re: Reclassification Petition  
3rd Zoning Cycle  
Item 9  
Palisades Construction Corp. - Petitioner

Dear Mr. Nolan:

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 approximately 855' southeast of Gwynbrook Avenue in the Fourth District of Baltimore County. The property is unimproved and is mostly wooded with a small stream along its southern boundary. The property has 715 feet of frontage along Reisterstown Road and runs from a low point at the stream halfway up a good size hill. There are residences along both sides and to the rear of this site. The residences to the rear are served with a very narrow private road known as Walk Avenue which terminates at this property. This property contains 11.7 acres of land and there is no curb and gutter existing along Reisterstown Road at this location.

The plat submitted appears to meet the requirements of the Zoning Commission; however, we do agree with the State Highway Administration in that two access points from Reisterstown Road is sufficient and revised plans must be submitted prior to the hearing.

Very truly yours,  
Oliver L. Myers, Chairman  
Oliver L. Myers, Chairman  
John J. Dillon, Jr., Zoning Tech. II

OLM:JJD:bb

RE: PETITION FOR RECLASSIFICATION : BEFORE THE  
CATION : DEPUTY ZONING  
NE/S of Reisterstown Road, 855' : COMMISSIONER  
S of Gwynbrook Avenue - 4th District  
Palisades Construction Company - :  
Petitioner : OF  
NO. 73-50-R (Item No. 9) :  
: BALTIMORE COUNTY

This Petition represents a request to reclassify two (2) parcels of land containing 10.531 acres and 1.20 acres from D. R. 16 and D. R. 3.5 Zones, respectively, to a B. R. Zone.

The property is located on the east side of Reisterstown Road, eight hundred and fifty-five (855) feet, more or less, south of Gwynbrook Road in the Fourth Election District of Baltimore County.

In addition to the Petitioner, a construction engineer with a masters degree in civil engineering, a traffic engineer, a real estate broker, and an appraiser testified in behalf of the reclassification.

During the course of the hearing, the following Exhibits were offered and accepted:

- Exhibit No. 1 The proposed development plan for the site.
- Exhibit No. 2 A brochure describing the Palisades Construction Corporation, its organizational structure and representative projects.

Mr. Walter R. Truland testified as Petitioner and President of the Palisades Construction Corporation. His testimony was, in essence, as follows:

The site was purchased in 1964 with the intent of constructing one hundred and sixty-six (166) garden type apartment units, thereon. The firm of Collins and Kronstadt & Associates, Architects was commissioned to develop site plans and working drawing. The final concept was described as encompassing superior community facilities, reflecting the architects national

In view of this situation and the amount of apartment zoning that presently exists, it was Mr. Gelston's opinion that the area is overzoned for apartments and that the placing of a D. R. 16 zoning classification on the Petitioner's property was an error.

The property lies about half-way between two (2) large shopping plazas, and as such, was considered ideally located for a small one hundred thousand (100,000) square foot neighborhood center.

A properly planned center orientated towards Reisterstown Road with its only access on that road would not lower the values of the homes fronting on Walk Avenue.

Several area residents, who live on Walk Avenue, a twenty (20) foot wide roadway that borders the rear of the Petitioner's property, were present and voiced protest to the requested Reclassification.

These residents were, for the most part, of the opinion that neither D. R. 16 nor B. R. zoning was right for the eleven (11) acre tract. They agreed that an apartment development would add to the existing overcrowded condition of the school. However, they felt that both D. R. 16 and/or B. R. zoning would add to the traffic congestion on Reisterstown Road. They were most concerned with the proposed Reclassification of Parcel B from D. R. 3.5 Zone to a B. R. Zone and the possibility of commercial traffic on Walk Avenue. Since many of these residents are still using wells, they also questioned the availability of utilities.

Their opposition to the requested classification was tempered only by the fact that commercial zoning would not add to the overcrowded conditions of the schools, and as such, was considered to be the lesser of two (2) evils.

**OPINION**

It is the opinion of the Deputy Zoning Commissioner that the projected generation of thirteen hundred and fifty (1,350) additional cars on a daily bases during peak traffic hours, coupled with the overcrowded conditions of area schools, clearly indicates that the subject property should not have been placed in a high density residential classification (D. R. 16).

representation for aesthetic and functional quality in residential unit development, however, the final economic study showed the area rentals could not support the cost of development and the project was abandoned.

Additional consultation and studies regarding the heavy traffic on Reisterstown Road and the location of the property, resulted in the Palisades Corporation being advised that a neighborhood shopping center would be the most logical use of the eleven (11) acre site.

A shopping center of one hundred thousand (100,000) square feet was proposed. The site plan submitted with this Petition is a general layout for the purpose of indicating the extent of development, location of entrances, utilities, flood plain area, and other general development features. If zoned, final construction plans will detail grading, and architectural plans will be designed by a nationally known architect, such as, Arthur C. Moore or Collins, Kronstadt and Associates.

The floor area of the building is expected to cover less than one-quarter of the site, and the southernmost side of the site adjacent to the stream would remain in a very large buffer of green.

Mr. James G. Angelaras, a registered professional engineer who did the engineering for the original apartment property, testified in behalf of the Petitioner.

The flood plain study for the stream that traverses the southernmost property line was done by an independent architectural firm. This study indicates that a fifty (50) year flood will not effect the property in a major way, and that a one hundred (100) year flood will not add substantially to the fifty (50) year flood plain. Utilities are available to the site. A shopping center use was described as substantially decreasing the demand on utilities as compared to an apartment use. The site has been determined to contain a substantial amount of rock which will limit the amount of grading as well as the size of the shopping center.

Mr. John Erman, a traffic engineer, testified in behalf of the Petitioner with regard to traffic conditions.

Under the existing zoning, D. R. 16 and D. R. 3.5, the site would generate thirteen hundred and fifty (1,350) trips per day. Under the proposed zoning (B. R.), a commercial development of one hundred thousand (100,000) square feet would generate three thousand (3,000) trips per day. However, of the three thousand (3,000) cars generated by the site, only twenty (20) percent would be within the peak traffic hours of Reisterstown Road. Reisterstown Road, as described as peak operating at its peak in some sections. However, it was Mr. Erman's expert opinion, that much of the heavy traffic is drained off at major intersecting roads to the north and south of this site. As a result, this particular section of Reisterstown Road is operating at three thousand (3,000) cars per hour, two-thirds of its capacity.

The Northwest Expressway, which has been planned for many years, will relieve much of the traffic congestion on Reisterstown Road. Forty-five (45) percent of the funds for this road are available for use next year, and within five (5) years, sixty-eight (68) percent of the funds will have been made available.

The site, as situated on Reisterstown Road, has a long slopping grade, and good site distance in both directions. No access is planned to Walk Avenue, a twenty (20) foot wide road that borders the site at the rear.

Mr. Hugh Gelston, a real estate appraiser and broker, testified, in effect, as follows.

With the exception of the Cedarmere Elementary, all area schools have an enrollment over and above their operating capacity. The one hundred and eighty-five (185) garden apartment units permitted under existing zoning would generate many school age children and would definitely increase the overcrowded condition of the area schools.

saving and excepting therefrom the above described fifty (50) foot parallel strip that is to remain in a D. R. 16 classification.

It is further ORDERED that Reclassification of the herein described Parcel B from a D. R. 16 Zone and D. R. 3.5 Zone to a B. R. Zone is hereby DENIED, and the same is hereby continued as and to remain a D. R. 16 Zone and a D. R. 3.5 Zone.

John J. Dillon, Jr.  
Deputy Zoning Commissioner of Baltimore County

The site is located on a heavily traveled road whose peak traffic loads would coincide with the additional traffic loads generated by the residential development of said site. It is also evident that a residential development with its only direct access to a road of this nature would not be in the best interest of future residents. A manufacturing restricted zone designed to be compatible with existing area residences would appear to be logical. However, the site is not geographically located for such an industrial use and would also generate traffic at peak daily traffic hours.

Additional traffic generated by the proposed commercial classification would be spread over the entire day and, most important, would not be heavy during peak traffic hours when most area residents are going to and from work. A commercial classification would have the additional advantage of not adding to the already overcrowded condition of the area schools.

On the basis of testimony received and personal site observation, it is apparent that the most logical zoning designation for at least part of Parcel A should have been, the herein petitioned for zone. The Petitioner has met his burden of proving error insofar as Parcel A is concerned. However, a fifty (50) foot residential buffer strip measured at right angles from and parallel to the center line of said street (Walk Avenue) should be maintained across the full width of this Parcel.

Parcel B is presently zoned D. R. 16 and D. R. 3.5 has no frontage on Reisterstown Road, and is in fact, oriented to Walk Avenue - a twenty (20) foot wide residential street that serves existing residences. This small parcel (1.20 acres) can be developed for residential purposes or used as a buffer area between existing residences and future commercial uses. For this reason, Parcel B should not be reclassified.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of February, 1973, that the herein described Parcel A be Reclassified from a D. R. 16 Zone to a B. R. Zone.

ORDER RECEIVED FOR FILING  
DATE February 5, 1973  
BY John J. Dillon, Jr.  
ADMINISTRATIVE ASSISTANT

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ADMINISTRATIVE ASSISTANT

**POINTS OF ERROR COMMITTED BY  
THE COUNTY COUNCIL IN CLASSIFYING  
THE SUBJECT TRACT D.R. 16 AND  
D.R. 315, AND CHANGES IN THE  
NEIGHBORHOOD**

The Petitioner states that the County Council committed at least the following errors in classifying the subject parcel D.R. 16 and D.R. 315:

1. While D.R. 16 Zoning is the most correct of the residential zones, and, indeed, the only residential zone that could be possibly built on this property as a practical matter, the site has numerous factors recommending it for a moderate sized shopping center to serve the area residents and, thus, should have been placed in commercial category such as B.R.

2. The site has excellent access to Reisterstown Road, and this feature of excellent access coupled with the fact that this property lies about midway between existing commercial zones along Reisterstown Road indicates that the property should have been classified in a commercial category by the Council.

3. For such other and further reasons as may be disclosed upon minute study throughout this case, and further error by the Council is hereby assigned and will be noted when and as found.

As to substantial changes which have altered the character of the neighborhood since the Council studied the subject property and last classified it, the following are noted:

1. That the character of Reisterstown Road is changing in character from rural and low density residential to commercial and industrial uses, which is an ongoing change in the character of this neighborhood.

2. There has been a marked increase in commercial and industrial trucking on Reisterstown Road, and the fact that this property is located on a grade with consequent loud engine and gear noises renders the entire frontage and the bulk of the remainder of the parcel unfit for residences, and, at best, only marginally appropriate for apartments.

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

Respectfully submitted,

*James D. Nolan*  
James D. Nolan  
Attorney for Property Owner

**PARCEL A  
LEGAL DESCRIPTION**

BEGINNING at the Northeastly property corner at the intersection of Gwynbrook Avenue and Reisterstown Road; thence in a Southeasterly direction along the Northerly right-of-way line of Reisterstown Road a distance of 855 feet more or less to a point of beginning; thence North 59°59' East 13.11 feet to a pipe; thence North 59°59' East 183.58 feet to a pipe; thence North 60°53'10" East 101.50 feet to a pipe; thence North 60°45'53" East 313.40 feet to a point; Thence North 3°02'27" West 91.3 feet to a point; thence South 35°53'07" East 82.5 feet to a stone; thence South 34°21'28" East 667.41 feet to a stone; thence South 56°22'40" West 654.61 feet to an iron rod; thence North 34°43'30" West 715.92 feet to a point of beginning.



**PARCEL B  
LEGAL DESCRIPTION**

BEGINNING at the Northeastly property corner at the intersection of Gwynbrook Avenue and Reisterstown Road; thence in a Southeasterly direction along the Northerly right-of-way line of Reisterstown Road a distance of 855 feet more or less to a point; Thence North 59°59' East 13.11 feet to a pipe; thence North 59°59' East 183.58 feet to a pipe; thence North 60°53'10" East 101.50 feet to a pipe; thence North 60°45'53" East 12.08 feet to a point of beginning; thence North 34°57' West 145 feet 8 inches to a stake; thence North 93°49' East 347 feet 8 inches to a point; thence South 36°01' East 151 feet 8 inches to a stone; thence North 35°53'07" East 82.5 feet to a point; thence South 3°02'27" East 91.3 feet to a point; thence South 55° West 308 feet 9 inches to point of beginning.



**Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21284**

April 26, 1972

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

Re: Item #9 (Cycle April - October 1972)  
Property Owner: Palisades Construction Corp.  
W/ES Reisterstown Rd., 855' S. E. of Gwynbrook Rd.  
Present Zoning: D.R. 16 and D.R. 315  
Proposed Zoning: Reclassification to B.R.  
District: 4th No. Acres: 11.7 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:**

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

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, 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 #9 (Cycle April - October 1972)

**Water:**

Public water is available to serve the proposed shopping center through an existing water meter connection from the 16-inch water main in Reisterstown Road, provided that the present metered connection is adequate. Additional water service, if required, may be obtained by application to 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 1,900 feet in length, from the existing 18-inch Sanitary Interceptor Sewer, shown on Drawing #59-731-2, A-10.

Very truly yours,

*Elsworth H. Biber*  
Elsworth H. Biber, P.E.  
Chief, Bureau of Engineering

END:EAM:RMS:ss

W 13 I Topo Sheet

**BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21284**

**DEPARTMENT OF TRAFFIC ENGINEERING**

ROBERT J. CLIFFORD, P.E. WM. T. MELTZER  
DIRECTOR ASSISTANT TRAFFIC ENGINEER

April 28, 1972

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

Re: Cycle Zoning 111  
Item 9 - ZAC - 4-4-72  
Property Owner: Palisades Construction Corp.  
Reisterstown Road SE of Gwynn Brooke Road  
Reclassification to BR - District 4

Dear Mr. Myers:

The subject petition is requesting a change from DR 3.5 and DR 16 to BR. This can be expected to increase the trip density greatly along Reisterstown Road. At the present time, Reisterstown Road is operating at capacity during the peak hours with long delays in certain areas. The adding of additional traffic to this road can only increase these delays and thereby increasing the accident potential.

Very truly yours,

*John E. Meyers*  
John E. Meyers  
Assistant Traffic Engineer

CRM:mr



**STATE HIGHWAY ADMINISTRATION**

300 WEST FRESTON STREET  
BALTIMORE, MD. 21201

REGULATORY DIVISION

April 5, 1972

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

Re: Z.A.C. Meeting  
April 4, 1972  
Reclassification  
Owner: Palisades Construc. Corp.  
(Route 140) Location: N/E/S  
Reisterstown Road, 855' S/E of  
Gwynn Brooke Road  
Present Zoning: D.R. 16 and D.R. 315  
Proposed Zoning: Reclassification  
to B.R.  
District 4, No. Acres: 11.7

Dear Mr. DiNenna:

The subject plan indicates three entrances proposed to the site. Considering that only a portion of the site is to be developed, it is our opinion that two entrances would be sufficient to serve the site. Therefore, one entrance must be eliminated.

The frontage of the site must be curbed with concrete. The curb is to be 28' from the centerline of Reisterstown Road.

There is an 80' Right of Way proposed for Reisterstown Road (40' from center) that should be indicated on the plan.

The plan must ultimately be revised. Access from Reisterstown Road is subject to approval and permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief  
Development Engineering Section  
*John E. Meyers*  
John E. Meyers  
Asst. Development Engineer

CLJ:EMBk



BALTIMORE COUNTY  
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN  
EVALUATION COMMENTS

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

Bureau of Engineering  
ELLSWORTH N. DIVER, P. E., Chief

April 26, 1972

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

Re: Item #9 (Cycle April - October 1972)  
Property Owner: Palisades Construction Corp.  
N/ES Reisterstown Rd., 855' S. E. of Gwynnbrook Rd.  
Present Zoning: D.R. 16 and D.R. 3.5  
Proposed Zoning: Reclassification to B.R.  
District: 4th No. Acres: 11.7 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:

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

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, especially by the concentration of surface waters. Correction of any problems 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 striping, 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 #9 (Cycle April - October 1972)

Water:

Public water is available to serve the proposed shopping center through an existing water meter connection from the 12-inch water main in Reisterstown Road, provided that the present metered connection is adequate. Additional water service, if required, may be obtained by application to 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 1,900 feet in length, from the existing 18-inch Sanitary Interceptor Sewer, shown on Drawings #59-731-2, A-10.

Very truly yours,

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

END:EAM:HWS:es

NW 13 I Topo Sheet

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.  
Wm. 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 9 - ZAC - 4-4-72  
Property Owner: Palisades Construction Corp.  
Reisterstown Road SE of Gwynn Brooke Road  
Reclassification to BR - District 4

Dear Mr. Myers:

The subject petition is requesting a change from DR 3.5 and DR 16 to BR. This can be expected to increase the trip density greatly along Reisterstown Road. At the present time, Reisterstown Road is operating at capacity during the peak hours with long delays in certain areas. The adding of additional traffic to this road can only increase these delays and thereby increasing the accident potential.

Very truly yours,

*Richard Moore*  
C. Richard Moore  
Assistant Traffic Engineer

CRM:nr



STATE HIGHWAY ADMINISTRATION  
100 WEST PRESTON STREET  
BALTIMORE, MD. 21201

April 5, 1972

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

Re: Z.A.C. Meeting  
April 4, 1972  
Reclassification  
Owner: Palisades Constr. Corp.  
(Route 140) Location: N/E/S  
Reisterstown Road, 855' S/E of  
Gwynn Brooke Road  
Present Zoning: D.R. 16 and D.R. 3.5  
Proposed Zoning: Reclassification  
to B.R.  
District 4, No. Acres: 11.7

Dear Mr. DiNenna:

The subject plan indicates three entrances proposed to the site. Considering that only a portion of the site is to be developed, it is our opinion that two entrances would be sufficient to serve the site. Therefore, one entrance must be eliminated.

The frontage of the site must be curbed with concrete. The curb is to be 28' from the centerline of Reisterstown Road.

There is an 80' Right of Way proposed for Reisterstown Road (40' from center) that should be indicated on the plan.

The plan must ultimately be revised. Access from Reisterstown Road is subject to approval and permit from the State Highway Administration.

Very truly yours,  
Charles Lee, Chief  
Development Engineering Section  
*John E. Meyers*  
by: John E. Meyers  
Asst. Development Engineer

CLJ:EHbk

Baltimore County Fire Department



Towson, Maryland 21204

672-7310

J. Austin Deitz  
Chief

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: Palisades Construction Corporation

Location: N/E/S Reisterstown Road, 855' S/E of Gwynn Brooke Road

Item No. 9 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 amicable 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.
- ( ) 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 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.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *John E. Meyers* Noted and Approved: *Paul H. Pincus*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

mb 4/17/72

GEORGE E. GAVRELS  
Director  
Jefferson Building  
Suite 201  
Towson, Md. 21204  
(410-251)



S. ERIC DINENNA  
Zoning Commissioner  
County Office Building  
111 W. Chesapeake Ave.  
Towson, Md. 21204  
(410-251)

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

Property Owner: Palisades Construction Corporation  
Location: N/E/S Reisterstown Road, 855' S/E of Gwynn Brooke Road  
Present Zoning: D.R. 16 and D.R. 3.5  
Proposed Zoning: Reclassification to B.R.  
District 4  
No. Acres: 11.7 acres.

We concur with the comments of the State Highway Administration; the requirements of Section 409 of the Baltimore County Zoning Regulations have not been complied with and no access will be permitted to the road along the rear property line.

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 #9

TOWSON, MARYLAND - 21204

Property Owner Palisades Construction Company  
District 4  
Present Zoning DR 16 + DR 3.5  
Proposed Zoning BR  
No. Acres 11.7

A change to BR would only result in a loss of potential pupils

THEODORE PIERCE, PRESIDENT  
EUGENE C. HEDRICK, SECRETARY  
MRS. ROBERT L. DEANLY

MRS. JOHN W. CROCKER  
JOSEPH N. HIGDON  
ALVIN LOBECK  
JOSHUA R. WHEELER, CLERK

T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACEY, V.M.D.  
MRS. RICHARD K. WIEFFEL

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

James D. Nolan, Esquire  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

Re: Reclassification Petition  
3rd Zoning Cycle  
Item 9  
Palisades Construction Corp. - Petitioner

Dear Mr. Nolan:

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 approximately 855' southeast of Gwynbrook Avenue in the Fourth District of Baltimore County. The property is unimproved and is mostly wooded with a small stream along its southern boundary. The property has 715 feet of frontage along Reisterstown Road and runs from a low point at the stream halfway up a good size hill. There are residences along both sides and to the rear of this site. The residences to the rear are served with a very narrow private road known as Walk Avenue which terminates at this property. This property contains 11.7 acres of land and there is no curb and gutter existing along Reisterstown Road at this location.

The plat submitted appears to meet the requirements of the Zoning Commission; however, we do agree with the State Highway Administration in that two access points from Reisterstown Road is sufficient and revised plans must be submitted prior to the hearing.

Very truly yours,  
OLIVER L. MYERS, Chairman  
JOHN J. DILLON, JR., Zoning  
Tech. II

OLM:JDD:bb

Baltimore County Fire Department



J. Austin Deitz  
Chief

Towson, Maryland 21204  
933-7310

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: Palisades Construction Corporation

Location: N/E/S Reisterstown Road, 855' S/E of Gwynbrook Road  
Item No. 9 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 "M" 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.
- ( ) 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 excavations.
- (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 by: *[Signature]* J Planning Group  
*[Signature]* Deputy Chief  
Special Inspection Division Fire Prevention Bureau  
Date: 4/17/72

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

Property Owner: Palisades Construction Corporation  
Location: N/E/S Reisterstown Road, 855' S/E of Gwynbrook Road  
Present Zoning: D.R. 16 and D.R.3.5  
Proposed Zoning: Reclassification to B.R. District 4  
No. Acres: 11.7 acres.

We concur with the comments of the State Highway Administration; the requirements of Section 409 of the Baltimore County Zoning Regulations have not been complied with and no access will be permitted to the road along the rear property line.

Very truly yours,  
*[Signature]*  
Richard B. Williams  
Planner II  
Project Planning Division  
Office of Planning and Zoning

COPY

LAW OFFICES OF NOLAN, PLUMHOFF & WILLIAMS

JAMES D. NOLAN  
J. EARLE PLUMHOFF  
NOLAN, PLUMHOFF & WILLIAMS

204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
May 15, 1972

AREA CODE 301  
TELEPHONE 823-7900

Honorable Charles J. Heyman, Chairman  
and Members of the Baltimore County  
Planning Board  
Suite 301, Jefferson Building  
Towson, Maryland 21204

RE: Third Cycle, April-October, 1972  
Cycle, Palisades Construction  
Company, Petitioner, Request for  
BR classification of a 11.7 acre tract  
on the north side of  
Reisterstown Road, southeast of  
Gwynbrook Road, in the 4th  
Electon District, New Issue,  
1000 Scale Map, Pikesville 7c

Dear Chairman Heyman and Members of the Board:

As can be seen from a review of the plat filed with the Petition, the subject tract is located about midway between fairly widely separated, existing commercially zoned land along Reisterstown Road; and it is well suited both due to this location and due to its size, topography and configuration to serve as a site for an area shopping center of moderate size as proposed. The property owner, after a thorough review of the tract, has concluded that the property is much better suited to commercial development than to apartment development use, among other things, to its location directly on Reisterstown Road and its consequent daily exposure to traffic effects.

While there is a need for additional living units in this area, this need for living units in the immediate area has been partially relieved by the reclassification of a large partially contiguous tract with extensive frontage on both sides of Pleasant Hill Road to D.R. 10.5 from D.R. 3.5 in Case No. 73-73R. This reclassification is, of course, both a change in the neighborhood, and a factor which will create a need for additional commercial zoning in this section of Owings Mills.

As the zoning plat shows, this tract is roughly square in outline, with adequate frontage on Reisterstown Road for the three proposed entrances to the parking area well spaced along this frontage. There is also more than adequate room for parking, with 406 spaces shown, while only 272 are required. Furthermore, there is a large area on the

Honorable Charles J. Heyman, et al -2- May 16, 1972

southeast side of the property which could be used for additional parking should the need arise in the future.

With regard to utilities, the proposed shopping center would, of course, use less in the way of public water and sanitary sewer than if the tract were developed for garden apartments. Utilities are available in more than sufficient quantities to the site via eight (8") inch and sixteen (16") inch water mains in the bed of Reisterstown Road, as well as a six (6") inch gas main in the bed of the road.

It also is worth noting that if planned in a commercial category this property will yield more in tax dollars to Baltimore County, and at the same time it will make less of a demand on public services - not the least of which is area schools. As for traffic, rather than creating new trips in the area, it will primarily shorten existing trips either toward Reisterstown or toward Pikesville for everyday shopping needs. In summary, there are compelling reasons for transferring this tract into a B.R. classification, and we are hopeful that the Planning Board will agree with this analysis and make such a recommendation to the zoning Commissioner in its report.

Both my client and myself would welcome an opportunity to answer any questions that arise, as well as to show the tract to any Board member or the entire Board, should this be desired. Thanking the Board for its consideration of this request, I am

Sincerely,  
*[Signature]*  
James D. Nolan

JDN/lp

cc: The Honorable S. Eric DiSenna, Housing Commissioner  
Mr. George E. Cavellis, Director, Office of Planning & Zoning  
Mr. Oliver L. Myers  
Palisades Construction Corporation, c/o Walter A. Truland, President  
Mr. James Angelaras, A B Engineering Co.

LAW OFFICES OF NOLAN, PLUMHOFF & WILLIAMS

JAMES D. NOLAN  
J. EARLE PLUMHOFF  
NOLAN, PLUMHOFF & WILLIAMS

204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
September 29, 1972

AREA CODE 301  
TELEPHONE 823-7900

The Honorable James E. Dyer  
Deputy Zoning Commissioner for  
Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Case No. 73-50-R, Request for Reclassification  
Palisades Construction Co. - Reisterstown Road at  
Owings Mills, Third Cycle Case, Item No. 9

Dear Commissioner Dyer:

I have just received a letter from Mr. John W. Erdman, our Traffic Engineer, indicating that in his desire to communicate with the protestors at the Hearing, he stated that the traffic peak at this location was from 3:30 to 4:30, and upon re-examination of his data, he found that while traffic was in fact fairly heavy during that hour, it was slightly heavier during the period from 4:30 until 5:30 p.m. Of course, the period 4:30 - 5:30 is when most of the industrial concerns in the area release their employees, and this data, of course, has an effect upon the suitability of this property for industrial use. As Mr. Erdman points out, and as also noted by Mr. Truland, shopping trips are at the option of the shopper and can be and in fact are usually spaced at other than peak hours, but industrial traffic is directly keyed to the working hours of the concerns involved.

Thanking you for your consideration of this data and of the entire case, I am,

Sincerely,  
*[Signature]*  
James D. Nolan

JDN:ak  
cc: Mr. Walter R. Truland  
Mr. Robert Truland  
Mr. John W. Erdman

LAW OFFICES OF NOLAN, PLUMHOFF & WILLIAMS

JAMES D. NOLAN  
J. EARLE PLUMHOFF  
NOLAN, PLUMHOFF & WILLIAMS

204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
September 15, 1972

AREA CODE 301  
TELEPHONE 823-7900

The Honorable James E. Dyer  
Deputy Zoning Commissioner  
of Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Case No. 73-50-R  
Request for Reclassification  
From D.R. 16 to B.R.  
Reisterstown Road

Dear Mr. Dyer:

Enclosed are the school figures covered in Mr. Gelston's testimony on the 15th concerning the schools in the Reisterstown-Owings Mills area.

Needless to say, if there is any further data with which I can supply you, please do not hesitate to contact me.

With best regards,

Very truly yours,  
*[Signature]*  
JAMES D. NOLAN

JDN/Lap  
Enclosure

cc: Mr. Hugh Gelston  
Mr. Walter Truland

School Enrollments  
in the Reisterstown Road Area

Elementary	enroll.	cap.	over cap.
Franklin Elementary	cap. 695	enroll. 846	over cap. 148
Reisterstown Elem.	725	796	71
Timber Grove	535	629	94
Cedarmere Elem.	675	652	23 under
Owings Mills Elem.	825	773	52 under
Elementary Schools over capacity for area 238			
Junior High			
Franklin Jr.	1,170	1,461	291 over
Senior High			
Franklin Senior	1,310	1,364	54 over
Preston Grimm These are enrollment figures for September 20, 1971			



**PETITION FOR RECLASSIFICATION**  
 Form D.R. 16 and D.R. 15  
 LOCATION: Northwest side of Reservoir Road, 1/2 mile west of intersection of C. & M. Rd. and Reservoir Road, Towson, Md.  
 DATE: 8:30 P.M. Friday, September 11, 1972  
 PUBLIC HEARING: Room 146, County Office Building, 111 W. Chesapeake Avenue, Towson, Md., August 28, 1972  
 ZONING COMMISSION: OF BALTIMORE COUNTY  
 COMMISSIONER: ERIC DINSMUN

ORIGINAL  
 OFFICE OF  
**THE COMMUNITY TIMES**  
 RANDALLSTOWN, MD. 21133 August 28 - 19 72

THIS IS TO CERTIFY, that the annexed advertisement of  
 S. Eric Dinsmun  
 Zoning Commissioner of Baltimore County  
 was inserted in THE COMMUNITY TIMES, a weekly newspaper published  
 in Baltimore County, Maryland, once a week for one week before the 28 day of August 19 72 that is to say, the same  
 week before the 28 day of August 19 72 that is to say, the same  
 was inserted in the issue of August 24, 1972.

STROMBERG PUBLICATIONS, Inc.

By: *Paul Morgan*

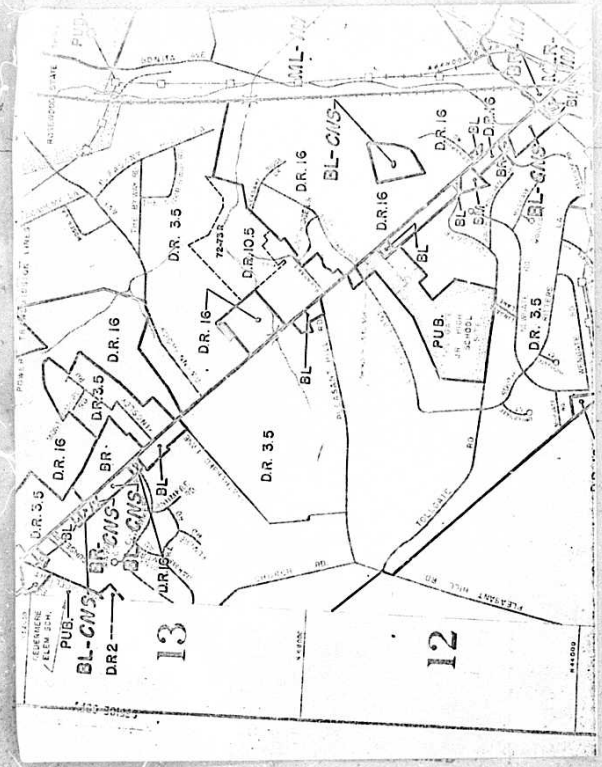
**PETITION FOR RECLASSIFICATION**  
 AN DISTRICT  
 NO. 10000  
 LOCATION: Northwest side of Reservoir Road, 1/2 mile west of intersection of C. & M. Rd. and Reservoir Road, Towson, Md.  
 DATE: 8:30 P.M. Friday, September 11, 1972  
 PUBLIC HEARING: Room 146, County Office Building, 111 W. Chesapeake Avenue, Towson, Md., August 28, 1972  
 ZONING COMMISSION: OF BALTIMORE COUNTY  
 COMMISSIONER: ERIC DINSMUN

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., August 26, 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  
 at one time, ~~successive weeks~~ before the 15th day of  
 day of September, 1972, the 1972 publication  
 appearing on the 21th day of August  
 19 72.

THE JEFFERSONIAN  
*L. Frank Stricker*  
 Manager

Cost of Advertisement, \$



BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 5009  
 DATE: Sept. 18, 1972 ACCOUNT: 01-662  
 AMOUNT: \$136.00  
 DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER  
 Palisades Construction Corp.  
 22nd and North Oak Sts.  
 Arlington, Va.  
 Advertising and posting of property #13-50-R 136.00

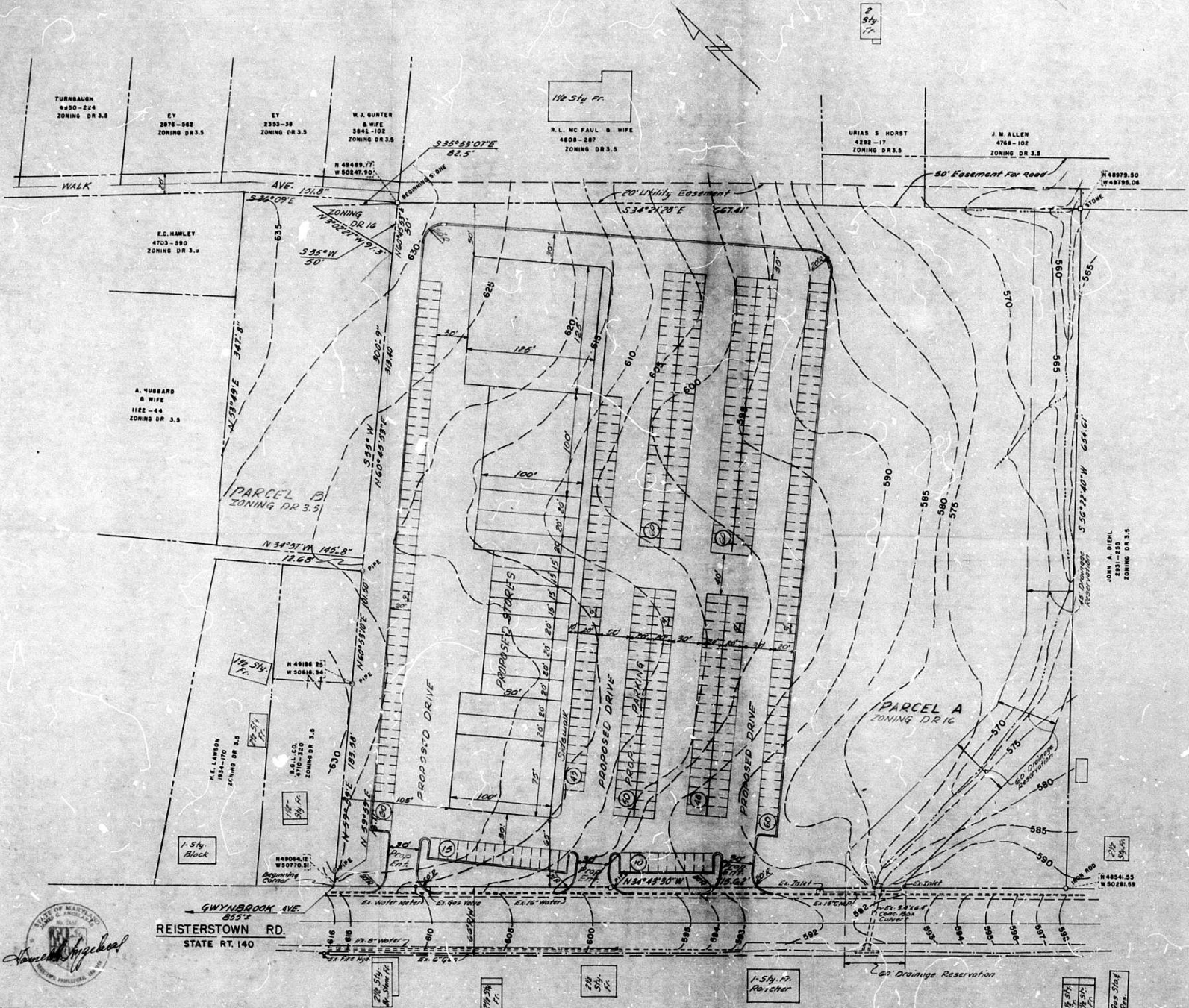
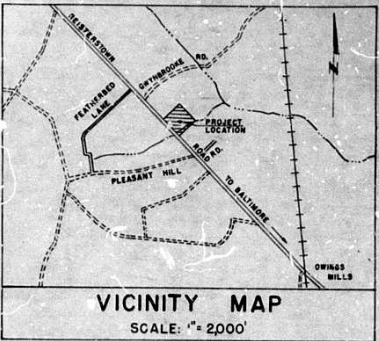
**PETITION MAPPING PROGRESS SHEET**

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: <i>[Signature]</i>			Revised Plans: Cha. ge in outline or description	Yes	No					
Previous case:			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
 James D. Nelson, Esquire  
 204 West Pennsylvania Avenue  
 Towson, Maryland 21204  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204  
 Your Petition has been received and accepted for filing  
 this 10th day of July 1972.  
*[Signature]*  
 Zoning Commissioner  
 Patitioners: Palisades Construction Corporation  
 Patitioners Attorney: James D. Nelson, Esquire  
 Reviewed by: *[Signature]*  
 Advisory Committee

2516NS 73-50-R  
**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland  
 District: *NEC*  
 Date of Posting: *Aug. 26, 1972*  
 Posted for: *RECLASSIFICATION*  
 Petitioner: *PALISADES CONSTRUCTION CORP.*  
 Location of property: *N45° E OF RESISTANCE TOWN, RD. 925 FT. S. OF CUYLER BROOK AVE.*  
 Location of Signs: *45° E OF RESISTANCE TOWN, RD. 925 FT. S. OF CUYLER BROOK AVE.*  
*3/4 S. OF RESISTANCE TOWN, RD. 925 FT. S. OF CUYLER BROOK AVE.*  
 Remarks: *THE DEAD END OF WALK AVE. WAS DELETED WITH A SIGN.*  
 Posted by: *[Signature]* Signature Date of return: *Aug. 31, 1972*

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 3618  
 DATE: *Nov. 1, 1972* ACCOUNT: *01-612*  
 AMOUNT: \$50.00  
 DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER  
 Maurice E. Nolan, Plumber and Williams  
 201 W. Penna. Ave.  
 Towson, Md. 21204  
 Petition for Reclassification for Palisades Constr. Co.  
 10/29/72 50.00



Existing Zoning DR 1G and DR 3.5  
 Proposed Zoning DR  
 Area Parcel A 10.531 AC  
 Area Parcel B 1.20 AC  
 PARKING AREA REQUIRED  
 54,325 SQ. FT. = 122 SPACES  
 PARKING PROVIDED 6 SPACES

**PLAN**  
 SCALE: 1" = 50'  
 CONTOURS FROM USGS MAP  
 REISTERSTOWN, MD.  
 1953

DATE	11/17/72
BY	MLB
REVISION	4
DATE	5-5-72
BY	MLB
REVISION	1
DATE	11/17/72
BY	MLB
REVISION	1

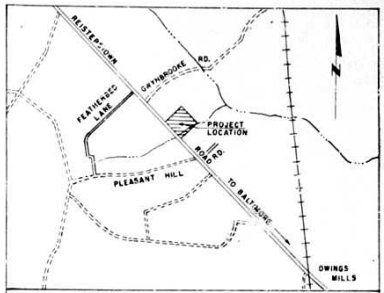
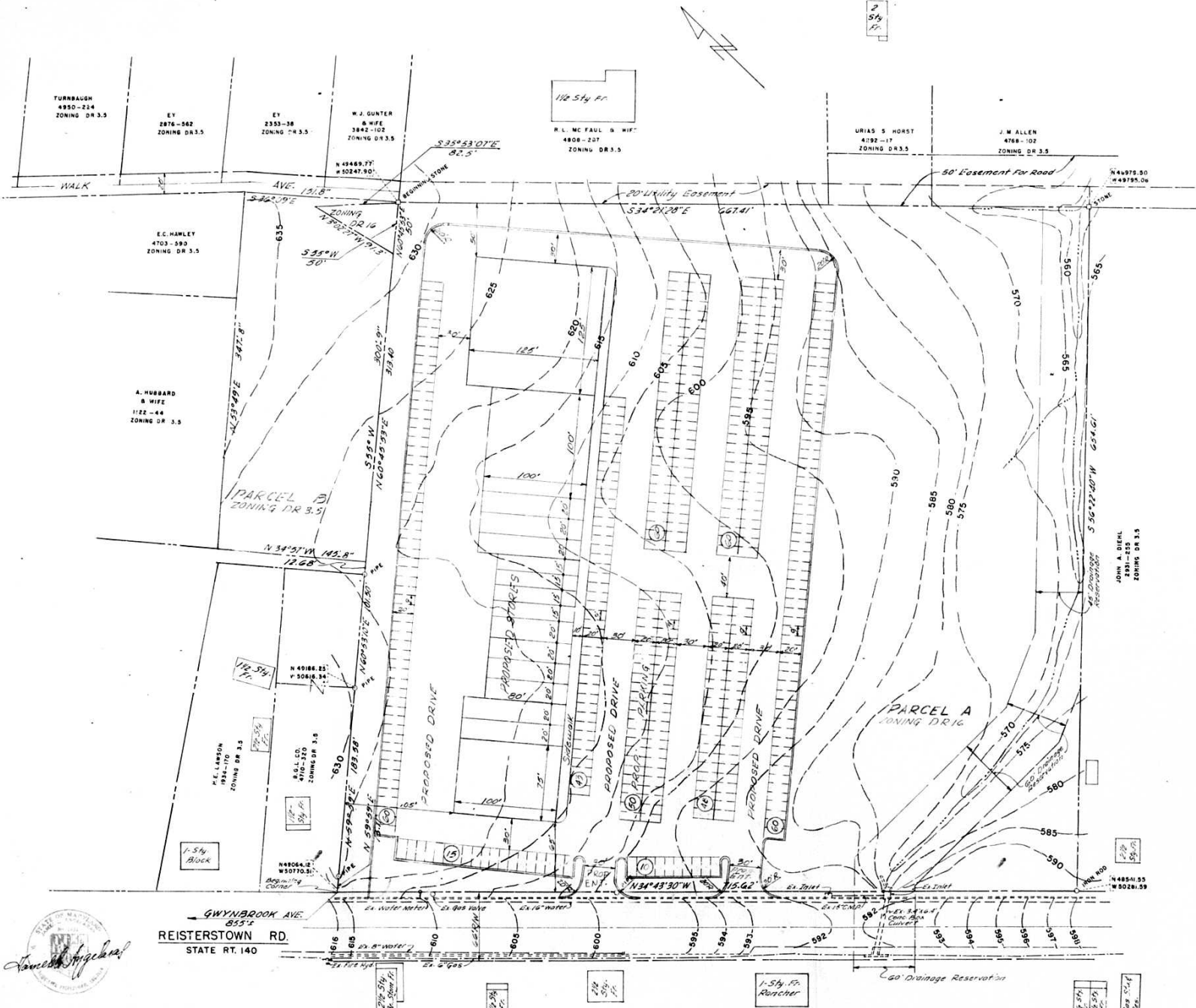
DATE	11/17/72
BY	MLB
REVISION	4
DATE	5-5-72
BY	MLB
REVISION	1
DATE	11/17/72
BY	MLB
REVISION	1

THE A.B. ENGINEERING CO.  
 CONSULTING ENGINEERS  
 8002 WISCONSIN, AVE.  
 BETHESDA, MARYLAND

**PLOT PLAN**  
 OWINGS MILLS ELECTION DISTRICT - BALTIMORE COUNTY MARYLAND

SCALE AS SHOWN SHEET NO OF





**VICINITY MAP**  
SCALE: 1" = 2000'

Existing Zoning DR 16 and DR 3.5  
Proposed Zoning BR  
Area Parcel A 10.53 Ac  
Area Parcel B 1.20 Ac

PARKING AREA REQUIRED  
30' x 50' Sp. Ft. = 272 Spaces  
PARKING PROVIDED = 406 Spaces  
406 / 130

**PLAN**  
SCALE: 1" = 50'  
CONTOURS FROM USGS MAP  
REISTERSTOWN, MD.  
1953



REISTERSTOWN RD.  
STATE RT. 140

THE A.B. ENGINEERING CO.  
CONSULTING ENGINEERS  
6002 WISCONSIN AVE.  
BETHESDA, MARYLAND

**PLOT PLAN**

OWINGS MILLS ELECTION DISTRICT - BALTIMORE COUNTY MARYLAND

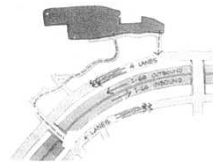
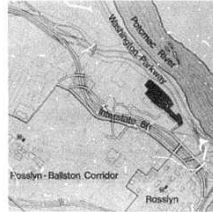
DATE	REVISION	BY
3-17-12	Drawing Complete	

SCALE AS SHOWN  
SHEET NO OF



# A Proposal for The Palisades

RE EXHIBIT #2a



The Arlington Palisades forms the high green edge of the Potomac River gorge north of the city, as it enters the Washington metropolitan area. This project is a proposal for development at the end of the Palisades, which overlooks the Potomac and Rosslyn. The site is rough and hilly, almost cliff-like, and covered with large trees. It is surrounded by highways: the George Washington Memorial Parkway, the proposed Interstate 46, and Spout Run Parkway. The site is also a part of the ring of moderate and high-density residences around Rosslyn, and is adjacent to the developing commercial density of the Ballston Corridor.

Interstate 66 will become, in effect, a new river, flowing past the site and into Washington. Like a river, each bank of the highway is equally favored by its presence. Access to the site on the Palisades from the new highway is as good as its access to the Ballston Corridor. Traffic from the east end of the site, proposed for development as a commercial area, has one-half block travel by north Oak Street to the four-lane access road next to the Interstate. Traffic from the west end of the site, planned for development as a residential area, does not disrupt the residential section nearby, but moves by direct routes to access points of the Interstate and to the Ballston Corridor beyond.

Current zoning on most of the site would allow development of single-family detached housing at a very low density. Economic development of single-family housing units, however, would involve leveling large portions of the terrain in order to build the houses. It would also require the destruction of a large part of the tree cover on the site. The high green edge that the Palisades form would probably be forever lost under development by existing zoning.

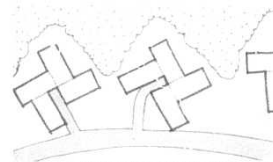
A variance to the existing zoning would make development of "rowhouse" units possible. Townhouse development has, however, most of the disadvantages of detached housing in dealing with terrain and the tree cover of this site. Furthermore, townhouse development would tend to wall off the Palisades with a continuous row of housing.

This realization has led us to a different sort of plan: clustered units. Under this plan, individual housing units would be brought together in groups that are pin-wheeler. This allows the developer to structure a more economical density, but without building high-rise units. Development of this kind, as the site plan on page 3 and 4 shows, envisions the dedication of part of the site to the National Park System, to extend the visual limits of the Palisades, and bring green wedges of parkland weaving into the edge of the site.

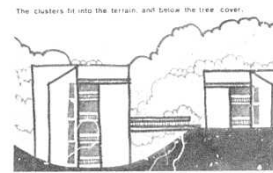
Tight clustering allows units to fit into the terrain, below the tree cover. Where the land dips down into a valley, higher units can be built, taking advantage of the roll of the terrain, maintaining the roof profile of the buildings. Where the land rises, the buildings become only two stories, and thus are always below the tree cover of the trees. Parking has been provided below the units, allowing the minimum paving and parking disruption of the site. In this way, the development can retain the natural terrain and landscape of the edge of the Palisades.

In contrast to this, directly across the street the owner of the Fort Bennett Apartments now has the right to build nine-story units, and, with site planning approval, twelve-story units. Building of this scale, and on higher land, would obviously be well above the tree cover, and well out of the character of the Palisades.

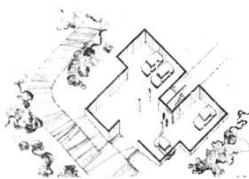
Current zoning would involve leveling most of the site and trees



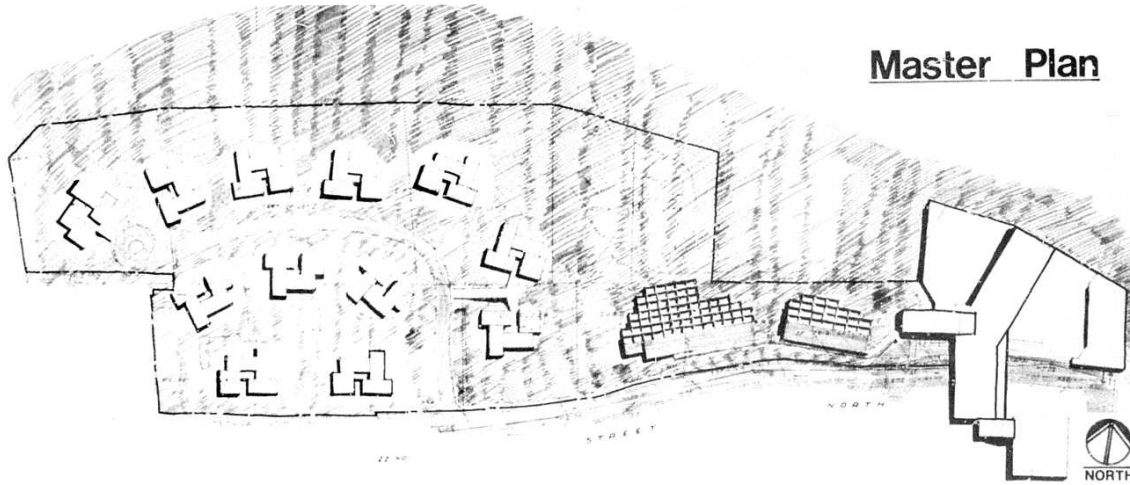
Clustered units allow green wedges of park to penetrate the site.



The clusters fit into the terrain and below the tree cover.

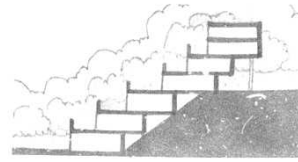


## Master Plan



The east end of the site is now zoned by Federal court order as "commercial." In this area of the site we envision development of a neighborhood "town center," an intimate and personal place to shop, with bicycle paths and walkways leading to the center from the residential portions of the development, and from the surrounding community.

Between the town center and the clustered units is a higher density condominium. This complex takes advantage of the natural terrain of the site, retaining a low residential scale at the roadway, and cascading down the slopes. This condominium remains, like the cluster, below the tree cover and within the terrain, conforming to the natural form of the Palisades.



The Palisades, with its importance to Arlington and to the Potomac River, is a very sensitive area for development. Indeed, there are many areas like the Palisades in Arlington, areas which demand careful consideration for any kind of development, areas such as those adjacent to historic structures, or those important to the visual scale or character of the city. We suggest, therefore, the adoption of a new classification as an addition to the Arlington County Zoning Code, a category for "sensitive development," which would be overlaid on areas where such concerns are determined to be important. We have shown this category as a cross-hatched overlay on this site.

The clustered units and the cascaded condominiums proposed here allow a response to the need of the land for careful and sensitive development, to take advantage of the economic opportunities implied by higher densities, to be doing to retain the terrain, the scenery, and the importance of the Palisades.





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**The Truland Organization, Owners**

**Arthur Cotton Moore / Associates**  
**architects & planners**

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11.7 ACRES ON REISTERSTOWN ROAD AT GWYNBROOK AVENUE  
Palisades Construction Corporation, Owners

The material presented in this brochure has been assembled as an introduction to the owners of a tract of land which fronts on Reisterstown Road and which is currently being considered for development as a shopping center. The owners feel that it is important for the reader to understand their capabilities and the quality of their other projects.

Pet. EXHIBIT #2

11.7 ACRES ON REISTERSTOWN ROAD AT GWYNBROOK AVENUE  
Palisades Construction Corporation, Owners

PALISADES CONSTRUCTION CORPORATION

**DESCRIPTION:** The Palisades Construction Corporation, incorporated in the State of Virginia in 1965, is one of a group of real estate development & construction corporations known collectively as the Truland Organization.

**PERSONNEL:** Principals of the Truland Organization corporations are Mr. Walter R. Truland and Mr. Robert W. Truland, both residents of Washington, DC. Walter Truland received an engineering education from George Washington University and is well known for his activities in the construction industry in the east and southeast states. Robert Truland trained in architecture and has been active in construction and real estate development, in addition to which he holds a number of awards for his creative work in illumination. Other members of the Truland Organization include civil and electrical engineers, members of most of the construction trades and a full office staff.

11.7 ACRES ON REISTERSTOWN ROAD AT GWYNBROOK AVENUE  
Palisades Construction Corporation, Owners

REPRESENTATIVE PROJECTS

"CHANTICLEER VILLAGE." The original plan projected for this 11.7 acre site was a 166 unit garden apartment complex. The firm of Collins & Kronsadt & Associates, Architects, was commissioned to develop site plans and working drawings. The final concept encompassed superior community quality including a swimming pool. The aesthetic and functional quality of 500 residential units reflected the architect's national reputation for this type of project. However, the final economic study showed that area rentals could not support the cost of development and the project was abandoned.



CHANTICLEER VILLAGE

11.7 ACRES ON REISTERSTOWN ROAD AT GWYNBROOK AVENUE  
Palisades Construction Corporation, Owners

REPRESENTATIVE PROJECTS:

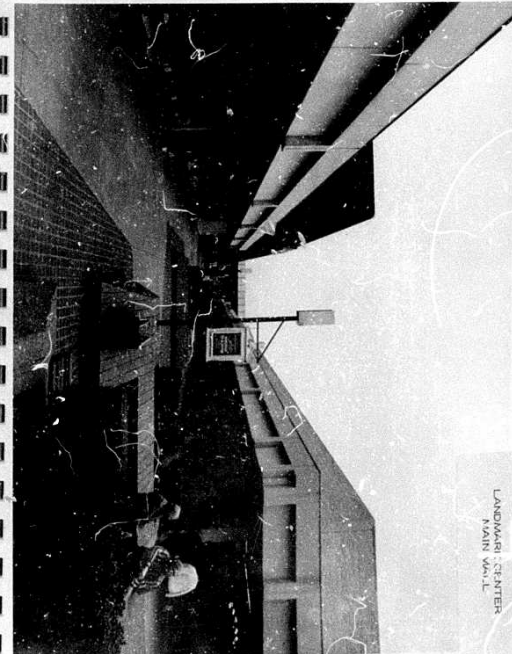
**LANDMARK SHOPPING CENTER**, which opened October 19, 1965, is a major regional center. Due to its size - approximately 600,000 square feet of retail space - construction was awarded to an outside general contractor. Architecturally the center represented a major step forward in function and appearance and Landmark became a model for subsequent centers in this area.

Despite its relative youth, the center is undergoing a \$100,000 upgrading including new canopies, signing and illumination. This work is under the personal supervision of Robert Truland.

The Truland Organization owns a twenty percent interest in the project.



LANDMARK CENTER



LANDMARK CENTER  
RAIN WALK

11.7 ACRES ON REISTERSTOWN ROAD AT GWYNBROOK AVENUE  
Palisades Construction Corporation, Owners

REPRESENTATIVE PROJECTS:

"THE PALISADES." Through another corporation the Truland Organization owns a ten-acre tract on the Palisades of the Potomac - an area of maximum sensitivity. Arthur Cotton Moore, Washington's leading architect and planner for restoration and development of historic areas, was commissioned for the master plan. The overall project has been designed to respect the residential neighborhood on one side and the Potomac River valley on the other. (Brochure attached)



LANDMARK CENTER  
CANDOR RESTORATION



WHITE HOUSE  
EAST GARDENS



EXHIBIT 3a



EXHIBIT 3b

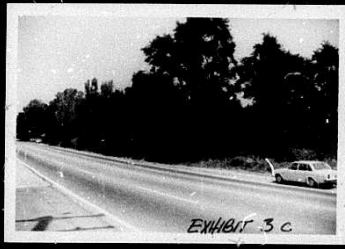


EXHIBIT 3c



EXHIBIT 3d



EXHIBIT 4a



EXHIBIT 4b

9/8/72  
Subject Property south  
end.

9/8/72  
Looking North over  
Reisterstown Rd.  
Palisades Prop on  
right

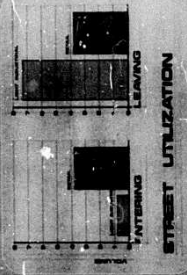
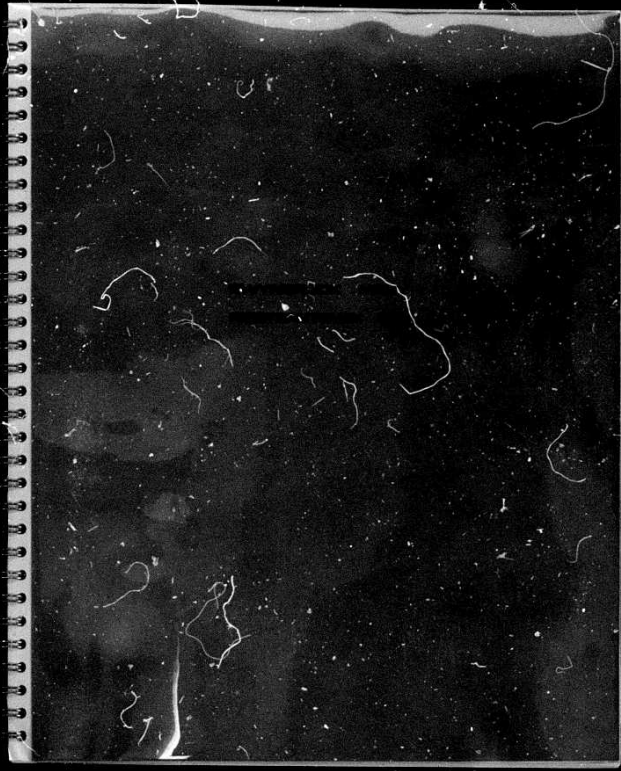
9/8/72  
Elevations of Subject  
Prop. for project looking  
North

9/8/72  
South East end of  
Palisades Prop

9/8/72  
Palisades Prop. from  
Rear - on back ave.

9/8/72  
Reisterstown Rd. North  
Palisades Prop

DO NOT DESTROY WHEN MICROFILMED  
KEEP IN FILE  
CASE NO. 73-50-R



**TRAFFIC ANALYSIS** GEM

