

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore  
1 or w/b, Angela D'Anna, legal owner... of the property situate in Baltimore  
County and which is described in the plat attached hereto and made a part hereof,  
herby petition (1) that the zoning status of the herein described property be re-classified, pursuant  
to the Zoning Law of Baltimore County, from an... to an...  
...; for the following reasons:

(see attached brief)

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

Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore,  
a corporation sole.

Legal Representative/Legal Owner

Address: 7183 HOLMWOOD AVE

DUNDALK, MD 21222

Contract purchaser

Protestant's Attorney

DATE: 12/12/72

BY: [Signature]

Address: 7183 HOLMWOOD AVE

DUNDALK, MD 21222

ORDERED By The Zoning Commissioner of Baltimore County, this... day

of August, 1972, that the subject matter of this petition be averted, 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 had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Maryland

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# PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore  
1 or w/b, Angela D'Anna, legal owner... of the property situate in Baltimore  
County and which is described in the plat attached hereto and made a part hereof,  
herby petition (1) that the zoning status of the herein described property be re-districted, pursuant  
to the Zoning Law of Baltimore County, from... to a...  
...; for the following reasons:

(see attached brief)

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-districting 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

Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore,  
a corporation sole.

Legal Representative/Legal Owner

Address: 7183 HOLMWOOD AVE

DUNDALK, MD 21222

Contract purchaser

Protestant's Attorney

DATE: 12/12/72

BY: [Signature]

Address: 7183 HOLMWOOD AVE

DUNDALK, MD 21222

ORDERED By The Zoning Commissioner of Baltimore County, this... day

of August, 1972, that the subject matter of this petition be averted, 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 had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Maryland

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RE: PETITION FOR RECLASSIFICATION

from D.R. 5.5 to B.M.; for  
Non-district to CCC District, and for  
Non-district to CSA District  
SW corner German Hill Road  
and Merritt Boulevard  
12th District  
Lawrence Cardinal Shehan, Roman  
Catholic Archbishop of Baltimore and  
Angelo N. D'Anna, co-partner  
t/a Ancor, Petitioners

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 73-76-R

## ORDER OF DISMISSAL

Petition of Lawrence Cardinal Shehan, Roman Catholic Archbishop of  
Baltimore and Angelo N. D'Anna, co-partner t/a Ancor for reclassification from D.R. 5.5  
to B.M., for non-district to CCC District and for non-district to CSA District on property  
located on the southwest corner German Hill Road and Merritt Boulevard in the Twelfth  
Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal filed  
December 21, 1972 (a copy of which is attached hereto and made a part hereof) from the  
attorney representing the Protestants-Appellants in the above entitled matter,

WHEREAS, the said attorney for the said Protestants-Appellants requests  
that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of  
December 21, 1972,

IT IS HEREBY ORDERED, this 21st day of December, 1972,  
that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Walter A. Miller, Jr., Acting Chairman

John A. Miller

Robert L. Gilland

PETITION for Reclassification and Redistricting  
SW corner of German Hill Road and Merritt Boulevard  
12th District  
Lawrence Cardinal Shehan,  
Roman Catholic Archbishop of Baltimore a Corporation sole,  
Petitioner  
No. 73-76-R (Item No. 40)

## ORDER OF DISMISSAL

MR. CHAIRMAN:

Please dismiss with prejudice the appeal of Charles Martinkus  
and Violet M. Martinkus; Frank N. Jones and Phyllis A. Jones;  
William J. Mai and JoAnn Mai; and, Clinton M. Perry, filed in the  
within case.

Melvin A. Steinberg

I hereby certify that on this 20th day of December, 1972,  
a copy of the foregoing Order of Dismissal was hand delivered to  
Frank E. Ciccone, Esquire, 411 Jefferson Building, Towson, Maryland,  
21204, attorney for Petitioner.

Melvin A. Steinberg

BRIEF TO ACCOMPANY PETITION OF ANGELO D'ANNA,  
LEGAL REPRESENTATIVE OF LAWRENCE CARDINAL  
SHEHAN, ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE,  
A CORPORATION SOLE

1. That the map adopted in April of 1971 failed to take into  
consideration that the subject property lies within an area of  
heavy commercial activities which render the site unsuitable for  
residential development. In addition, a cemetery exists to the  
West of the subject property and apartments to the South,

2. That the County Council erred in not providing for a  
town center shopping area in the Dundalk area.

3. That the County Council erred in not recognizing the need  
and thus providing for a major department store shopping center  
and ancillary uses, nor did the map of 1971 recognize that this  
property is the last piece of property in the area that can pro-  
vide these needed services.

4. To develop the property as zoned would result in poor  
planning and would be economically unfeasible.

5. That a planned shopping area such as is requested by the  
petitioner would bring about private channelization and would  
result in better traffic conditions.

6. A full study of this area by the County Council would  
have revealed that a regional shopping center in this area would  
be beneficial to the safety and welfare of the residents. At the  
present time the residents of this area must travel Merritt  
Boulevard, North Point Boulevard and Eastern Boulevard for their  
regional type shopping. It is a known fact that these boulevards  
are hazardous.

7. That with a CT district lying on the property, a commer-  
cial support area district must be provided to complement the  
full service of the regional shopping center. This tract meets  
all criteria established by definition of our districting zoning  
as zoned business roadside.

8. That the map failed to take into consideration the many  
physical changes that have taken place over the past five years  
making Merritt Boulevard the central shopping area for the entire  
Southwestern quadrant of the County. This petition would com-  
plement the basic thinking of good planning practice. The Plan-  
ning Board erred by not taking into consideration the need for  
this type of facility in the overall area but chose to study this  
tract as an individual site.

9. And for other and further sufficient reasons to be shown  
at the hearing hereof pertaining to the changes in the character  
of the neighborhood and error committed in the zoning map.

Respectfully submitted,

Frank E. Ciccone  
Attorney for the Petitioner

Melvin A. Steinberg  
ATTORNEY AT LAW

November 15, 1972

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

Re: Petition of Angelo D'Anna,  
Legal Representative of  
Lawrence Cardinal Shehan, Roman  
Catholic Archbishop of Baltimore,  
a corporation sole  
No. 73-76-R

Dear Sir:

Please enter an appeal in the above entitled case from  
the Orders entered therein on October 17, 1972, on behalf of  
the following named parties:

Charles Martinkus and Violet M. Martinkus  
7462 German Hill Road  
Baltimore County, Maryland 21222

Frank N. Jones and Phyllis A. Jones  
7460 German Hill Road  
Baltimore County, Maryland 21222

Clinton M. Perry  
7359 Manchester Road  
Baltimore County, Maryland 21222

William J. Mai and JoAnn Mai  
7827 Belboy Avenue  
Baltimore County, Maryland 21222

I enclose my check for the sum of \$70.00 to cover the  
costs of filing this appeal.

Very truly yours,  
Melvin A. Steinberg

MAS:as  
cc: Frank E. Ciccone, Esquire  
Jefferson Building  
21204

Melvin A. Steinberg  
ATTORNEY AT LAW

December 8, 1972

Honorable John A. Slowik  
County Board of Appeals  
County Office Building  
Towson, Maryland 21204

Re: File No. 73-76-R  
Lawrence Cardinal Shehan  
(D'Anna t/a Ancor)

Dear Mr. Slowik:

I have been advised by the Protestants that they  
desire to withdraw their appeal.

Before formally requesting such withdrawal, I have  
requested that they send written authorization to my  
office.

Therefore, as soon as I receive such communication,  
I shall request that the above case be withdrawn.

Sincerely,

Melvin A. Steinberg

MAS:as  
cc: Frank E. Ciccone, Esquire  
Jefferson Building  
21204

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

the above Re-classification should be had, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1972, that the herein described property or area should be and the same is hereby reclassified, from a D.R.S.S. zone to a R.M. zone.

and/or the Special Exception should NOT BE GRANTED.

and/or the Special Exception should NOT BE GRANTED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the foregoing,

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1972, that the above re-classification 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.S.S. zone, and/or the Special Exception for the same should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

#73-76-2  
#40  
LAWRENCE CARDINAL SHEHAN, Roman Catholic Archbishop of Baltimore, a corporation sole, as the legal owner of 43.801 acres of land located in the 12th Election District of Baltimore County, State of Maryland, at the southwest corner of Merritt Boulevard and German Hill Road, said tract being described by metes and bounds in a description attached hereto dated March 29, 1972, prepared by George William Stephens and Associates and signed by the parties hereto, and being set forth also on a plat attached hereto dated March 29, 1972, prepared by said George William Stephens and Associates, entitled "Part of Sacred Heart of Mary Cemetery."

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

the above Re-districting should be had, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1972, that the herein described property or area should be and the same is hereby re-districted, from Undistricted to a C.C.C. and C.S.A. district, and/or the Special Exception should NOT BE GRANTED.

and/or the Special Exception should NOT BE GRANTED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the foregoing,

the above Re-districting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1972, that the above re-districting 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 Undistricted, and/or the Special Exception for the same should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

# DESIGNATION OF REPRESENTATIVE

To Whom It May Concern:

I, LAWRENCE CARDINAL SHEHAN, Roman Catholic Archbishop of Baltimore, a corporation sole, as the legal owner of 43.801 acres of land located in the 12th Election District of Baltimore County, State of Maryland, at the southwest corner of Merritt Boulevard and German Hill Road, said tract being described by metes and bounds in a description attached hereto dated March 29, 1972, prepared by George William Stephens and Associates and signed by the parties hereto, and being set forth also on a plat attached hereto dated March 29, 1972, prepared by said George William Stephens and Associates, entitled "Part of Sacred Heart of Mary Cemetery."

I appoint ANGELO N. D'ANNA and/or CARMEN V. D'ANNA, Co-partners trading as Ancor, as my representatives in all matters which may come before the Government of Baltimore County, State of Maryland or United States of America pertaining to the use of the aforementioned 43.801 acre tract of land.

TEST:

Lawrence Cardinal Shehan  
Roman Catholic Archbishop of Baltimore

DATE:

State of Maryland,  
County of Baltimore, this 17th day of October, 1972, before me,  
a Notary Public of the State of Maryland, personally appeared Lawrence Cardinal Shehan, who acknowledged himself to be the Roman Catholic Archbishop of Baltimore, a corporation sole, and that he, as such corporation sole Archbishop, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation sole by himself as Archbishop.

Witness whereof I hereunto set my hand and official seal.



Notary Public

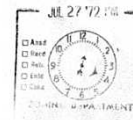
My Commission Expires

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Request for Re-classification from D.R.S.S. to R.M. S.W. Corner Merritt Blvd. & German Hill Road 43.801 Acres of land more or less.

April 4, 1972  
Revised July 26, 1972

Beginning at the southeast end of the cutoff line leading from the southeast side of German Hill Road to the southwest side of Merritt Boulevard and running thence binding on the southwest side of said Merritt Boulevard the three following courses, viz: (1) South 14° 53' 38" East 132.28 feet, (2) South 18° 28' 16" East 160.31 feet, and (3) South 14° 53' 38" East 2001.43 feet, thence leaving said Merritt Boulevard and running the eight following courses, viz: (4) South 48° 58' 51" West 72.37 feet, (5) North 61° 23' 30" West 1255.28 feet, (6) North 26° 17' 27" West 245.23 feet, (7) North 63° 42' 33" East 303.72 feet, (8) North 22° 56' 04" East 137.90 feet, (9) North 22° 36' 17" West 222.26 feet, (10) North 23° 58' 12" West 234.38 feet, and (11) North 14° 33' 19" West 1120.95 feet to the southeast side of German Hill Road, thence along the southeast side of said German Hill Road the six following courses, viz: (12) North 77° 33' 45" East 77.99 feet, (13) along a curve to the left with a radius of 3440.00 feet for a distance of 151.10 feet, said curve being subtended by a chord bearing North 76° 18' 15" East 151.09 feet (14) North 75° 02' 45" East 69.89 feet, (15) South 14° 53' 19" East 7.41 feet, (16) North 75° 06' 34" East 111.10 feet and (17) along a curve to the right with a radius of 1238.24 feet for a distance of 178.51 feet, said curve being subtended by a chord bearing North 79° 12' 22" East 178.36 feet, thence along the above mentioned cutoff line, (18) South 55° 46' 36" East 163.63 feet to the place of beginning. Containing 43.801 acres of land more or less.



FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Request for C.C.C. District in a Non-District Area S.W. side of Merritt Blvd. South of German Hill Road.

April 3, 1972  
Revised July 26, 1972

Beginning on the southwest side of Merritt Boulevard at a distance of 90.00 feet southeasterly from the southeast end of the cutoff line leading from the southeast side of German Hill Road to the southwest side of said Merritt Boulevard, and running thence binding on the southwest side of said Merritt Boulevard the three following courses, viz: (1) South 14° 53' 38" East 132.28 feet, (2) South 18° 28' 16" East 160.31 feet, and (3) South 14° 53' 38" East 2001.43 feet, thence leaving said Merritt Boulevard and running the nine following courses, viz: (4) South 75° 06' 22" West 250.00 feet (5) South 14° 53' 38" East 156.28 feet, (6) North 61° 23' 30" West 1000.20 feet, (7) North 26° 17' 27" West 245.23 feet, (8) North 63° 42' 33" East 303.72 feet, (9) North 22° 56' 04" East 137.90 feet, (10) North 22° 36' 17" West 222.26 feet, (11) North 23° 58' 12" West 234.38 feet, and (12) North 14° 33' 19" West 1120.95 feet to the southeast side of German Hill Road, thence along the southeast side of said German Hill Road the five following courses, viz: (13) North 77° 33' 45" East 77.99 feet, (14) along a curve to the left with a radius of 3440.00 feet a distance of 151.10 feet, said curve being subtended by a chord bearing North 76° 18' 15" East 151.09 feet, (15) North 75° 02' 45" East 69.89 feet, (16) South 14° 53' 19" East 7.41 feet, and (17) North 75° 04' 34" East 111.10 feet, thence leaving said German Hill Road and running the two following courses, viz: (18) South 14° 53' 38" East 226.47 feet, and (19) North 75° 06' 22" East 250.00 feet to the place of beginning. Containing 41.013 acres of land more or less.



FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Request for C.S.A. District in a Non-District Area S.W. Corner of Merritt Boulevard and German Hill Road

April 5, 1972

Beginning at the southeast end of the cutoff line leading from the southeast side of German Hill Road to the southwest side of Merritt Boulevard and running thence binding on the southwest side of said Merritt Boulevard (1) South 14° 53' 38" East 90.00 feet, thence leaving the southwest side of said Merritt Boulevard the two following courses viz: (2) South 75° 06' 22" West 285.00 feet and (3) North 14° 53' 38" West 226.47 feet to the southeast side of said German Hill Road, thence along the southwest side of said German Hill Road (4) along a curve to the right with a radius of 1238.24 feet a distance of 178.51 feet said curve being subtended by a chord bearing North 79° 12' 22" East 178.36 feet, thence across the above mentioned cutoff line (5) South 55° 46' 36" East 163.63 feet to the place of beginning.

Containing 1.281 acres of land more or less.



FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Request for C.S.A. District in a Non-District Area S.W. side of Merritt Boulevard South of German Hill Road

April 5, 1972

Beginning on the southwest side of Merritt Boulevard at a distance of 2384.02 feet southeasterly from the southeast end of the cutoff line leading from the southeast side of German Hill Road to the southwest side of said Merritt Boulevard and running thence binding on the southwest side of said Merritt Boulevard (1) South 14° 53' 38" East 300.00 feet, thence leaving said Merritt Boulevard the four following courses viz: (2) South 48° 58' 51" West 72.37 feet (3) North 61° 23' 30" West 755.08 feet (4) North 14° 53' 38" West 156.28 feet and (5) North 75° 06' 22" East 250.00 feet to the place of beginning. Containing 1.507 acres of land more or less.



## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

Frank E. Ciccone, Esquire  
Jefferson Building  
Towson, Maryland 21204

Re: Re-classification Petition  
3rd Zoning File  
Item 40  
Angelo D'Anna-Petitioner

Dear Mr. Ciccone:

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.

This property is located on the southwest corner of German Hill Road and Merritt Boulevard in the 12th Election District of Baltimore County. The property is owned and is directly south of existing row houses on the north side of German Hill Road and north of existing row houses on the south side of Ives Lane. The Sacred Heart Cemetery is located to the west of this site and an existing Two Guys Shopping Center is located on the east side of Merritt Boulevard. There is no curb and gutter existing along Merritt Boulevard at this location.

The subject petition is accepted for filing; however, revised plans indicating the following information must be submitted prior to the hearing. 1) There are two districts requested with this site; however, the plat does not indicate which district is where. See plat. 2) All structures within 200' of this site must be located on the lot including the cemetery property to the west. 3) The comments of the Bureau of Engineering, the State Highway Administration and the Baltimore County Fire Department are also in agreement with the Department of Traffic Engineering with their comments in regard to German Hill Road.

Very truly yours,

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

CLARENCE 908

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

April 25, 1972

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

Re: Item #40 (Cycle April - October 1972)  
Property Owner: Angelo D'Anna  
S/E cor. of German Hill Rd. and Merritt Blvd.  
Present Zoning: D.R. 5.5  
Proposed Zoning: Reclassification to B.R.;  
Redistrict to CT and CSA  
District: 12th No. Acres: 43 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.

**General:**

The subject property has been considered for many years as a cemetery or institutional property; and as a consequence, the property has not been anticipated to generate large traffic, sewage or storm drainage volume or water supply demands. The proposed development of this property will require considerable study in regard to all aspects of development at the Joint Subdivision Planning Committee level or prior to approval of any grading or building permit application.

**Highways:**

Merritt Boulevard is an existing County street which has been previously constructed as a divided open section highway with flexible type pavement, consisting of two 24-foot lanes separated by a 24-foot median within a 120-foot right-of-way. Merritt Boulevard is proposed to be further improved as a divided closed section highway, consisting of two 36-foot lanes separated by a 24-foot median. Sufficient right-of-way exists; however, construction of the additional 12-foot lane, including concrete combination curb and gutter, would be required in connection with the proposed development of this site.

German Hill Road is an existing County street which has been previously improved as a 40-foot closed roadway section within a variable width right-of-way including considerable channelization at the intersection with Merritt Boulevard. Additional channelization or pavement requirements will be determined and required at such time that the proposed development of this property is initiated.

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
Page 2  
April 25, 1972

Re: Item #40 (Cycle April - October 1972)

**Highways: (Cont'd)**

All entrance locations are subject to approval by the Department of Traffic Engineering and all entrances must be constructed in accordance with Baltimore County Standards.

The need and requirements for any other public or private roads will be determined prior to approval of any grading or building permit applications in conjunction with the proposed development of this property.

**Storm Drainage:**

Provisions for accommodating storm water or drainage have not been indicated on the subject plan; however, storm drainage studies and facilities, including on-streets, will be required in connection with the proposed development of this property. It appears that supplementation of existing offsite storm drain systems will be required.

The plat should be revised to indicate all existing and proposed drainage facilities in Merritt Boulevard, German Hill Road and onsite.

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.

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

**Water:**

Public water supply exists in German Hill Road and in several offsite streets, and is available to serve this property. Extension of a public water main in Merritt Boulevard may be required in conjunction, and coordinated with other proposed development on the east side of Merritt Boulevard. Fire protection requirements, including additional public fire hydrants, will be determined by the Fire Department.

Prior to the approval of any grading or building permits, the Petitioner's engineer will be required to furnish this office with complete data in regard to water demands, including fire protection requirements, so that the adequacy of the existing water system can be determined.

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
Page 3  
April 25, 1972

Re: Item #40 (Cycle April - October 1972)

**Sanitary Sewer:**

The subject plat does not indicate the method or means of connection to public sanitary sewerage and should be revised accordingly. Public sanitary sewers exist in several locations beyond the limits of this property, and depending on invert elevations, extension can be constructed.

The subject plan does not indicate anticipated sewage flows, however, a sanitary sewerage study will be required prior to approval of any grading or building permits to determine the adequacy of the existing sewerage system to accommodate sewage flows anticipated from the proposed development of this property. The proposed development of this site is also subject to the approval of the Maryland State Department of Health.

Very truly yours,

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

END:RAM:RMD:iss

E-W Key Sheet  
7, 8 & 9 NS 21 Position Sheets  
SS 2 & 3 F 200' Scale Topo

**BALTIMORE COUNTY, MARYLAND**  
JEFFERSON BUILDING TOWSON, MARYLAND 21204

**DEPARTMENT OF TRAFFIC ENGINEERING**  
EUGENE J. CLIFFORD, P.E.  
DIRECTOR  
WM. T. MUELER  
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 40 - ZC-4-4-72  
Property Owner: Angelo D'Anna  
German Hill Road & Merritt Blvd.  
Reclass. to BR; redistrict to CT and CSA  
District 12

Dear Mr. Myers:

The subject petition is requesting a change from DR 5.5 to BR of 43 acres. This should increase the trip density from 2,000 to 20,000 trips a day.

Merritt Boulevard, at the present time, has a volume in excess of 20,000 vehicles a day. It is, therefore, doubtful if German Hill Road or the intersection of Merritt Boulevard and German Hill Road can handle this increased trip density.

Very truly yours,

*C. Richard Moore*  
C. Richard Moore  
Assistant Traffic Engineer

CRM:RF



**STATE HIGHWAY ADMINISTRATION**  
300 WEST PRISTON STREET  
BALTIMORE, MD. 21201

April 24, 1972

Mr. S. Eric D'Annunzio  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

ITEM 40  
Re: Z.A.C. Meeting 4/6/72  
Reclassification  
Property Owner: Angelo D'Anna  
S/E cor. of German Hill Road  
& Merritt Blvd.  
D.R. 5.5 Reclass. to B.R.  
Redistrict to CT & CSA  
Dist. 12 No. acres: 43

Dear Mr. D'Annunzio:

The subject plan indicates proposed entrances into the Service Station sites within deceleration and acceleration lanes of Merritt Boulevard. This situation would be hazardous and should not be permitted.

The plan indicates a proposed median cross-over 720' from an existing cross-over. The minimum standard distance for cross-overs on this type of highway is 1500'.

In 1962, pursuant to a request from Baltimore County Department of Public Works, a study was made resulting in approval to an additional cross-over by the Bureau of Public Roads (now Federal Highway Administration). The cross-over was to be midway between the existing cross-over (approximately 1400' from existing to proposed cross-over). Approval was based on the premise that the cross-over would be sufficient to serve both sides of the highway and would be the best means to serve future development.

The cross-over was subsequently constructed at a different location only 820' from an existing cross-over. It is our opinion that no additional substandard cross-overs should be permitted.

Very truly yours,

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

CL:JEM:bk

cc: Mr. Roy Singerlich  
Federal Highway Administration  
Room 206 Federal Building  
Baltimore, Md.

**Baltimore County Fire Department**



Towson, Maryland 21204  
873-7310

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: Angelo D'Anna

Location: S/E corner of German Hill Road and Merritt Boulevard

Item 14-40 Zoning Needs 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.

( ) 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 "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* Noted and Approved: *John E. Meyers*  
John E. Meyers, Chief Social Inspection Division Fire Prevention Bureau  
cc: 4/17/72

**BALTIMORE COUNTY, MARYLAND**  
**DEPARTMENT OF HEALTH**



JEFFERSON BUILDING  
TOWSON, M. LAND 21204

April 18, 1972

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

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

Dear Mr. Myers:

Comments on Item 40, Zoning Advisory Committee Meeting, April 11, 1972, are as follows:

Property Owner: Angelo D'Anna  
Location: S/E corner of German Hill Road and Merritt Boulevard  
Present Zoning: D.R. 5.5  
Proposed Zoning: Reclassification to B.R.; Redistrict to CT and CSA  
District: 12  
No. Acres: 43 acres

Public water and sanitary sewer mains are available to the site.

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

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 of providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

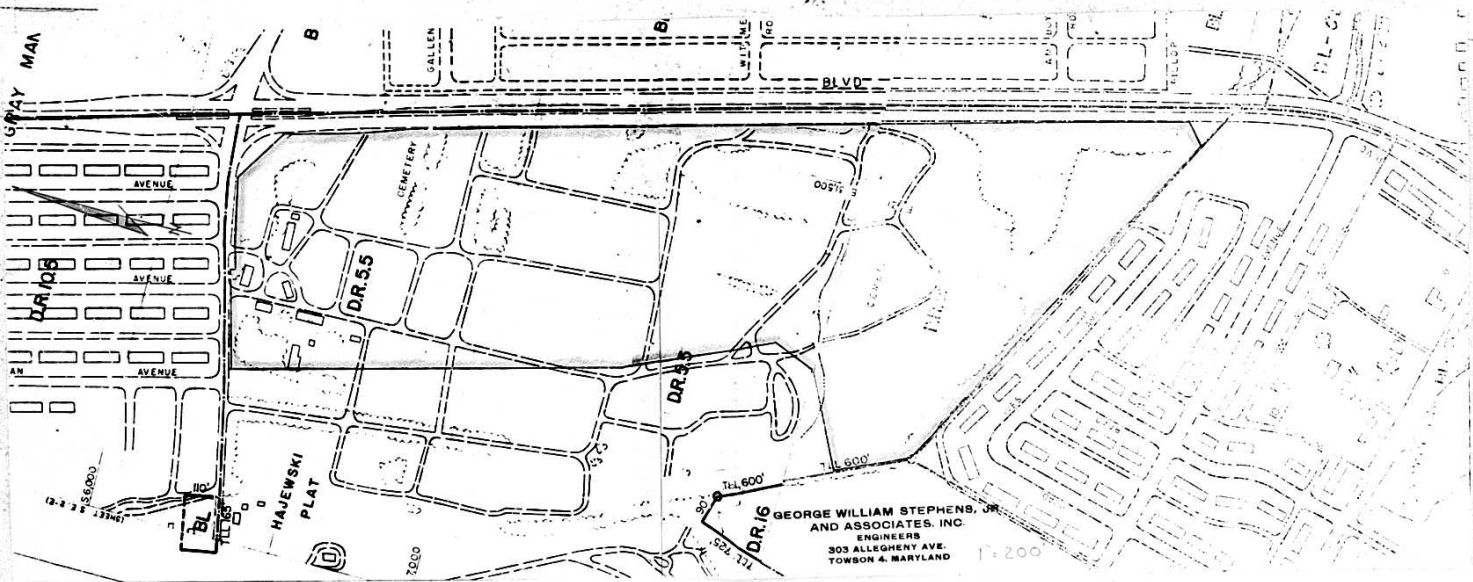
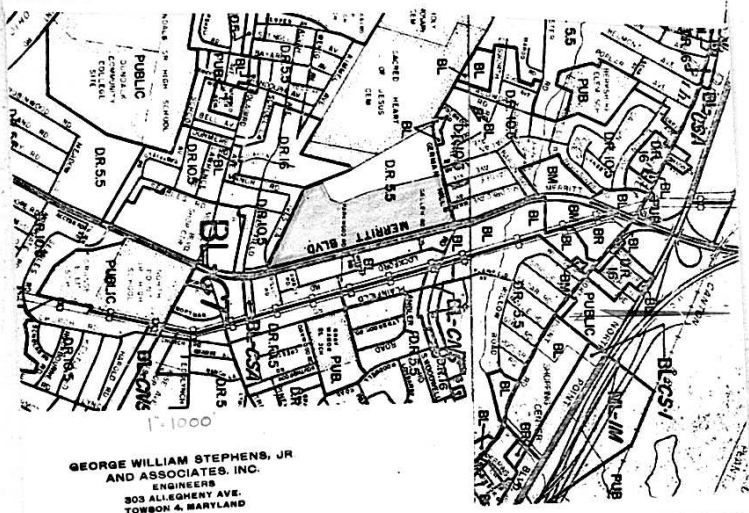
Shopping Center and Apartment House Comments: Approval for a shopping center or apartment house is based upon owner responsibility for the collection, storage, and disposal of refuse in accordance with Health Department requirements.

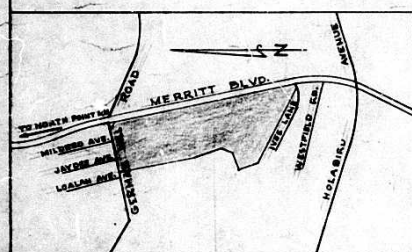
Very truly yours,

*John S. Schorn*  
John S. Schorn, Sanitarian II  
Water and Sewer Section  
Division of Sanitary Engineering  
BUREAU OF ENVIRONMENTAL SERVICES

JS:ca







MAA 77  
SE 29-F  
ELECTION  
DISTRICT 12  
ON FILE 12/22  
TYPE  
THE LEADER dl  
BY dk  
FINAL:  
BY:

P.N. 2623





4+

20-10 SW



PLATTENERS  
EXHIBITS 2  
DANNA ZONING CASE