

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Cedonia Mall, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2 (e) we request permission to erect 1 sign consisting of 305 square feet instead of 150 square feet, and from section 413.5 (d), we request that the height of the sign be 35 feet instead of 25 feet.

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The topography of the land necessitates the height of this sign. The sign is located on a steep, downhill grade which would totally obscure the sign unless it was 35 feet in height.

Regarding the area of the sign, the Cedonia Mall, Inc. to ensure uniformity has not allowed the various proprietors within the Shopping Center to erect their own signs; and, therefore, it has become necessary to place these names on this sign to allow at least a minimum of exposure to the general public.

See Attached Description

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

I, or we, agree to pay expenses of above Variance 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.

Robert L. Sullivan, Jr.
CEDONIA MALL, INC.
 c/o Robert L. Sullivan, Jr.
 Ten East Eager
 Baltimore, Md. Legal Owner
 Address: 21202

Contract purchaser
Robert L. Sullivan, Jr.
 Robert L. Sullivan, Jr.
 10 East Eager
 Baltimore, Maryland 21202
 Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day

of January 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of February, 1973, at 11:00 o'clock

William H. Diver, P.E.
 William H. Diver, P.E.
 Zoning Commissioner of Baltimore County.

(over)

ORIGINAL RECEIVED FOR FILING

73-186-A
#135
FILED WITH VARIANCE

**BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 6, 1973

COUNTY CLERK
 211 N. CHARLES ST.
 TOWSON, MARYLAND 21286

MEMBERS
 JOHN T. DILLON, JR.
 Chairman

MEMBERS
 [List of names]

Robert L. Sullivan, Jr.
 10 East Eager Street
 Baltimore, Maryland 21202

RE: Variance Petition
 Item 135
 Cedonia Mall, Inc. - Petitioners

Dear Mr. Sullivan:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the north side of Radecke Avenue, approximately 1000 feet southwest of Hamilton Avenue, in the 14th District of Baltimore County. This property is currently being improved with a large shopping center complex that is currently under construction. The surrounding property is improved with single family and multiple family dwellings in the form of garden apartments, townhouses, and single family dwellings. The proposed location of the subject sign is at the main entrance to the shopping center, which is directly opposite St. Regis Drive on Radecke Avenue. Radecke Avenue is a two-lane street with parking permitted on the south side in front of the townhouse apartments. It is a street with a severe grade differential between Hamilton Avenue and Cedonia Avenue. The level of the proposed parking lot appears to be several feet higher than the grade level of the street at the entrance. The petitioner is advised to submit revised site plans that indicate the elevation of the sign in relation to the surrounding grades of the project when the center is completed.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which

Robert L. Sullivan, Jr.
 Item 135
 Re: Cedonia Mall, Inc. - Petitioners
 Page 7
 February 6, 1973

will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
John J. Dillon, Jr.
 JOHN J. DILLON, JR.
 Chairman,
 Zoning Advisory Committee

JJD:JD

(Enclosure)

cc: Ratz Childs & Associates
 1020 Cromwell Bridge Road
 Towson, Maryland 21284

**Baltimore County, Maryland
Department of Public Works**

Bureau of Engineering
 WILLYMOUTH H. DIVER, P.E. CHIEF
 February 7, 1973

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21286

Re: Item #135 (1972-1973)
 Property Owner: Cedonia Mall, Inc.
 N/S of Hancock Avenue, 1000' S/W of Hamilton Avenue
 Present Zoning: B.L.
 Proposed Zoning: Variance from Section 413.2 (e) to permit one sign consisting of 305 sq. ft. instead of 150 sq. ft., and from Section 413.5 (d) we request that the height of the sign be 35' instead of 25'.
 District: 14th No. Acres: 300 sq. ft.

Dear Mr. DiNenna:

Baltimore County utilities and highway improvements, although not involved, are secured by Public Works Agreement #17205, executed in conjunction with the development of "Cedonia Mall Shopping Center". Further, comments previously supplied in connection with Item #36 (1971-1972) for a portion of the overall site are referred for your consideration.

Very truly yours,
Willymough H. Diver, P.E.
 WILLYMOUTH H. DIVER, P.E.
 Chief, Bureau of Engineering

ENCLOSURE
 J-ME Key Sheet
 13 NE 17 Position Sheet
 RE L E Topo
 09 Top Map
 cc: Paul W. Koch

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**

JEFFERSON BUILDING
 TOWSON, MARYLAND 21204
 DONALD J. ROOP, M.D., M.P.H.
 DEPUTY STATE AND COUNTY HEALTH OFFICER
 January 30, 1973

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

Dear Mr. DiNenna:

Comments on Item 135, Zoning Advisory Committee Meeting January 30, 1973, are as follows:

Property Owner: Cedonia Mall, Inc.
 Location: N/S of Radecke Avenue, 1000' S/W of Hamilton Avenue
 Present Zoning: B.L.
 Proposed Zoning: Variance from Section 413.2(e) to permit one sign consisting of 305 sq. ft. instead of 150 sq. ft., and from Section 413.5(d) for a sign height of 35' instead of 25'.
 District: 14
 No. Acres: 300 sq. ft.

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,
Thomas H. Devlin
 Thomas H. Devlin, Director
 BUREAU OF ENVIRONMENTAL SERVICES

HVS:mas

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: January 23, 1973

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

Re: Item 135
 Property Owner: Cedonia Mall, Inc.
 Location: N/S of Radecke Ave, 1000' S/W of Hamilton Avenue
 Present Zoning: B.L.
 Proposed Zoning: Variance from Section 413.2 (e) to permit one sign consisting of 305 square feet instead of 150 square feet, and from Section 413.5 (d) we request the height of the sign be 35' instead of 25'

District: 14
 No. Acres: 300 square feet

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,
W. Nick Petrovich
 W. Nick Petrovich
 Field Representative

WNP/al

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204
 DEPARTMENT OF TRAFFIC ENGINEERING
 EUGENE J. CLIFFORD, P.E. CHIEF
 Wm. T. MELSER DEPUTY TRAFFIC ENGINEER

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

Re: Item 135 - ZAC - January 23, 1973
 Property Owner: Cedonia Mall, Inc.
 Radecke Avenue SW of Hamilton Avenue
 Variance from Section 413.2 (e) to permit one sign consisting of 305 sq. ft. instead of 150 sq. ft. and from Section 413.5 (d) we request that the height of the sign be 35' instead of 25' - District 14

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance for an oversize sign.

Very truly yours,
Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate

MSF:nc

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the findings of the Variance requested not adversely affecting the health, safety and general welfare of the community a Variance to permit a sign of 285 square feet instead of the required 150 square feet and to permit a sign height of 33 feet instead of the required 25 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of May 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by Department of Public Works and the Office of Planning and Zoning.

By: [Signature] Zoning Commissioner of Baltimore County

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of February 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Law Offices
SULLIVAN, WIESAND & SINGER
TEN EAST EAGER STREET
BALTIMORE, MD. 21204

March 13, 1973

Telephone
782-1122
Area Code 301

Stuart Wilson, Esquire
11 East Fayette Street
Baltimore, Maryland 21202

RE: Cedonia Mall Sign

Dear Stuart:

I discussed with Mr. DiNenna today the withdrawal of your objections to the proposed variance which we seek in connection with the sign for the above captioned shopping center.

I am submitting to him a copy of the drawing which I submitted to you for your consideration, and it is on the basis of this representation that his decision will be made.

He did, however, request that you advise him by letter of the withdrawal of your protest so that his file may be complete. I would appreciate if you would be good enough to do the same.

With kind personal regards, I am

Yours sincerely,

Robert L. Sullivan, Jr.

RLS:Jr:m
cc: Mr. Eric DiNenna
Mr. Matthew Arnold



MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

Partner
John C. Childs
Associates
Ronald W. Boyles
Robert W. Craban
William E. French
Edmund F. Harle
Norman F. Hoffmann
Bernard B. Hyatt, Jr.
Paul Lee
Fred P. Mirmiran
Paul S. Smeton

DESCRIPTION

300 SQUARE FOOT PARCEL, NORTH SIDE OF RADECKE AVENUE, 1000 FEET MORE OR LESS, SOUTHWEST OF THE CENTER OF THE INTERSECTION OF RADECKE AVENUE AND HAMILTON AVENUE, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SIGN VARIANCE.

Beginning for the same at a point on the north side of Radecke Avenue, 80 feet wide, at a distance of 1000 feet, more or less, westerly from the intersection of said north side of Radecke Avenue and the center line of Hamilton Avenue, said place of beginning being also 65 feet, more or less, northeasterly from the eastern boundary line of Baltimore City, running thence three courses: (1) N 13° 02' 10" W 30.00 feet, (2) S 76° 57' 10" W 10.00 feet, and (3) S 13° 02' 50" E 30.00 feet, thence binding on the north side of said Radecke Avenue (4) N 76° 57' 10" E 10.00 feet to the place of beginning.

Containing 300 square feet of land.

CAE:ejq



J.O.# 61103

January 12, 1973

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

WILLIAM B. DAVIDSON
STUART R. WILCOX
ATTORNEYS AT LAW
11 EAST FAYETTE STREET
BALTIMORE, MARYLAND 21204

March 14, 1973

Mr. S. Eric DiNenna
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21284

Re: Petition No. 73-186-A
Petition for Variance for a Sign
Petitioner - Cedonia Mall, Inc.

Dear Mr. DiNenna:

Mr. Robert L. Sullivan, Jr., who represents the above named Petitioner, has provided me with a revised drawing showing the proposed sign area, including pylons, as not to exceed 285 square feet and indicating total height of the sign would not exceed 33 feet above the existing grade.

Under these circumstances, I have advised Mr. Sullivan that my clients, who are the owners of the residential properties on the south side of Radecke Avenue, easterly of Cedonia Avenue, are willing to withdraw their objection.

This letter will therefore serve to advise and confirm this fact, and you may proceed with your consideration of the matter without objection on our part.

Very truly yours,

[Signature]
Stuart R. Wilcox

SRW:k

cc: Robert L. Sullivan, Jr., Esq.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 5, 1973

FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition 73-186-A, North side of Radecke Ave. 1000' Southwest of Hamilton Ave.
Petitioner - Cedonia Mall, Inc.

14th District

HEARING: Wednesday, February 21, 1973 (11:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comments on this petition at this time.

[Signature]
William D. Fromm
Director

WDF:NEG:rw

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
Director
111 W. Chesapeake Ave.
Towson, Md. 21284
(410-251)

February 26, 1973

S. ERIC DI NENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21284
(410-251)

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #135, Zoning Advisory Committee Meeting, January 30, 1973 are as follows:

Property Owner: Cedonia Mall, Inc.
Location: N/S of Radecke Avenue, 1000' S/W of Hamilton Avenue
Present Zoning: B.L.
Proposed Zoning: Variance from Section 413.2(a) to permit one sign consisting of 305 square feet instead of 150 square feet, and from Section 413.5(d) we request that the height of the sign be 35' instead of 25'.

District: 14
No. Acres: 300 square feet

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

Very truly yours,

[Signature]
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

CITY OF BALTIMORE

WILLIAM DONALD SCHAEFER, Mayor



PLANNING COMMISSION
DEPARTMENT OF PLANNING
LARRY REICH, Director
408 Thos. 222 East Saratoga Street, Baltimore, Maryland 21202

February 15, 1973

Mr. John J. Dillon, Jr.
Chairman
Zoning Advisory Committee
Baltimore County Zoning Advisory Committee
111 W. Chesapeake Avenue
Towson, Maryland 21204

CEDONIA MALL, INC.

Sol Gerstman reviewed the request of Cedonia Mall, Inc. for a variance for a freestanding sign.

Inasmuch as a sign of 35 feet would be permitted in the City's B-2 Zoning District, we have no objection to the petitioner's request.

LARRY REICH
DIRECTOR

lr



File

ROBERT L. SULLIVAN, JR.
WILLIAM B. DAVIDSON
STUART R. WILCOX
ATTORNEYS AT LAW

LAW OFFICES
SULLIVAN, WIESAND & SINGER

TEN EAST EAGER
BALTIMORE, MARYLAND 21202

TELEPHONE
782-1122
AREA CODE 301

April 7, 1973

Mr. S. Eric DiNenna
Zoning Commissioner for
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition No. 73-186-A-Variance

Dear Mr. DiNenna:

I assume you have received the letter of March 14, 1973 from Mr. Wilcox wherein he advised you that his clients were withdrawing their objections to the above-captioned Petition filed by this office on behalf of Cedonia Mall, Inc.

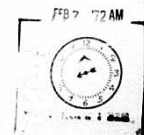
In the event anything remains to be done in connection with our request, I would appreciate it very much if you would so advise.

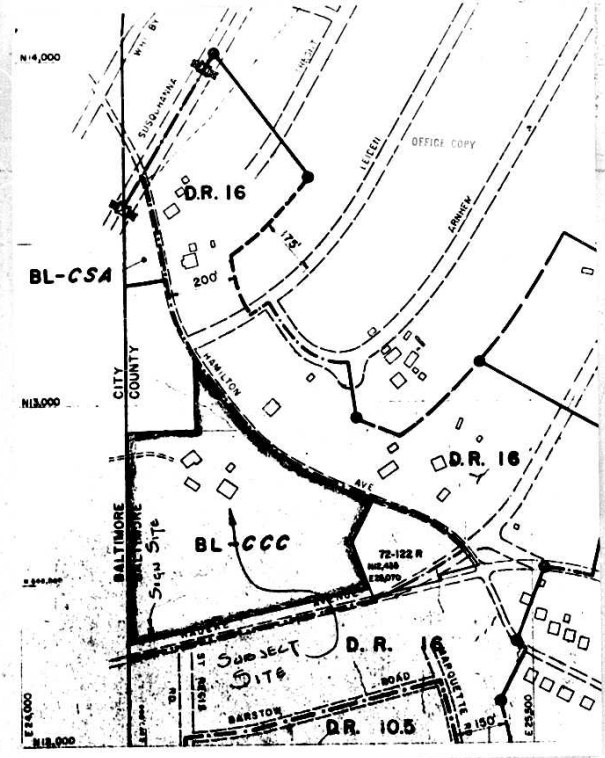
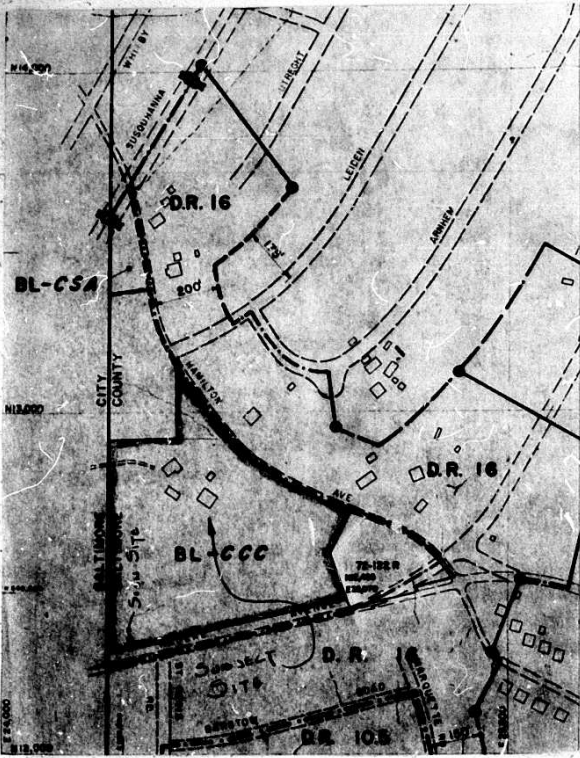
Thanking you for your attention to this matter,
I am

Very truly yours,

[Signature]
Robert L. Sullivan, Jr.

RLS:Jr.:dm





PETITION MAPPING PROGRESS SHEET						
FUNCTION	Wall Map		Original		Duplicate	
	date	by	date	by	date	by
Descriptions checked and outline plotted on map						
Petition number added to outline						
Denied						
Granted by Z.C. BA, CC, CA						
Reviewed by: <i>R. L. Sullivan</i>			Revised Plans:		Change in outline or description	Yes <input type="checkbox"/> No <input type="checkbox"/>
Previous case: <i>1024</i>			Map #			

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *14* Date of Posting: *2-1-73*
 Posted for: *Heating, Vent., Air Cond. & Elec. Work*
 Petitioner: *Cedonia Hall, Inc.*
 Location of property: *200 S. of Pueblo Ave. 1000' S. of Hanover Ave.*
 Location of Signs: *1 Sign Post & One Sign to be placed on Front of Main Tank*
 Remarks:
 Posted by: *Eric Dinenna* Date of return: *2-2-73*

PETITION FOR A VARIANCE FROM DISTRICT ZONING: Petition for Variance for a Sign.
 LOCATION: North side of Hadesbe Avenue 200' east of Hamilton Avenue.
 DATE & TIME, WEDNESDAY, FEBRUARY 15, 1973 at 10:00 A.M. at PUBLIC HEARING, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Variance from the Zoning Regulations of Baltimore County to permit a sign of 200 square feet in area and to permit a sign height of 20 feet in excess of the required 25 feet.
 The Zoning Regulation to be variegated as follows:
 Section 412.1(a) - Sign Area 150 Square feet.
 Section 412.1(b) - Sign Height 25 feet.
 All that parcel of land in the Fourteenth District of Baltimore County beginning for the same at a point on the north side of Hadesbe Avenue, 80 feet wide, at a distance of 1800 feet, more or less, south-westerly from the intersection of said north side of Hadesbe Avenue and the center line of Hamilton Avenue, said place of beginning being also 85 feet, more or less, westerly from the eastern boundary line of Baltimore County, running thence three courses, (1) S 17° 02' 30" W 20.00 feet, (2) S 76° 37' 30" W 18.00 feet, and (3) S 17° 02' 30" W 20.00 feet, thence bounding on the north side of said Hadesbe Avenue (1) N 70° 37' 30" E 18.00 feet to the place of beginning, containing 300 square feet of land.
 Being the property of Cedonia Hall, Inc., as shown on the plat filed with the Planning Department, Hearing Date, Wednesday, February 21, 1973 at 10:00 A.M., Public Hearing, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. BY ORDER OF
 ERIC DINENNA
 ZONING COMMISSIONER OF BALTIMORE COUNTY

OFFICE OF
THE ESSEX TIMES
ESSEX, MD. 21221 February 5 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
 S. Eric Dinenna
 Zoning Commissioner of Baltimore County
 was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one xxxxxxxxxx week before the 5th day of February 1973 that is to say, the same was inserted in the issue of February 1, 1973.

STROMBERG PUBLICATIONS, Inc.
By *Rud Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 3, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. xxxxxxxxxx one time xxxxxxxxxx before the 21st day of February, 1973, the last publication appearing on the 1st day of February 1973.

THE JEFFERSONIAN
R. L. Sullivan Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received on this *16th* day of *Jan* 1973 Item # *7024*

R. L. Sullivan
S. Eric Dinenna
Zoning Commissioner

Petitioner *Cedonia Hall, Inc.* submitted by *W. S. Saylor*
 Petitioner's Attorney *Robert L. Sullivan, Jr.* Reviewed by *Eric Dinenna*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 7024
 OFFICE OF REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE Jan. 29, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
 FIVE - AGENCY

Messrs. Sullivan, Viessard & Singer
 10 East Eager
 Baltimore, Md. 21202
 Petition for Variance for Cedonia Hall

7/3-186-A 25.00 REC

BALTIMORE COUNTY, MARYLAND No. 8276
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE April 12, 1973 ACCOUNT 01-662

AMOUNT \$61.25

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
 FIVE - AGENCY

Messrs. Sullivan, Viessard & Singer
 Ten East Eager
 Baltimore, Md. 21202
 Advertising and posting of property for Cedonia Hall, Inc.

7/3-186-A 61.25 REC

2. 1/2" x 3/8" GALV. SHEET
BRASS. 1/2" x 1/2" WHITE
ALUM. ANGLE. 1/2" x 1/2"
1/2" x 1/2" CHROME PL.

1. 1/2" x 3/8" GALV. SHEET
BRASS. 1/2" x 1/2" WHITE
ALUM. ANGLE. 1/2" x 1/2"
1/2" x 1/2" CHROME PL.

ALUM. ANGLE. 1/2" x 1/2"
SQUARE. 1/2" x 1/2"
1/2" x 1/2" CHROME PL.
GREEN PAINT. 1/2" x 1/2"
1/2" x 1/2" CHROME PL.

ALUM. ANGLE. 1/2" x 1/2"
SQUARE. 1/2" x 1/2"
1/2" x 1/2" CHROME PL.

ALUM. ANGLE. 1/2" x 1/2"
SQUARE. 1/2" x 1/2"
1/2" x 1/2" CHROME PL.



1/2" x 1/2"
FRONT ELEV. 1/2" x 1/2" SIDE ELEV.

CEDONIA MALL

baltimore, maryland

PLYLON SIGN

1-3-70

ANTERRE DEVELOPMENT, INC.
2 DECKER SQUARE BALDWIN PA.

LATHROP DOUGLASS, F.A.I.A. - ARCHITECT
521 FIFTH AVENUE NEW YORK, N.Y.

PSL



NO.	REVISIONS	DATE
1	AS SHOWN	11-28-22
2	ADDED SIDEWALK ALONG MARCHE	6-2-72
3	ADDED SIDEWALK ALONG MARCHE	6-2-72
4	ADDED SIDEWALK ALONG MARCHE	6-2-72
5	ADDED SIDEWALK ALONG MARCHE	6-2-72
6	ADDED SIDEWALK ALONG MARCHE	6-2-72
7	ADDED SIDEWALK ALONG MARCHE	6-2-72
8	ADDED SIDEWALK ALONG MARCHE	6-2-72
9	ADDED SIDEWALK ALONG MARCHE	6-2-72
10	ADDED SIDEWALK ALONG MARCHE	6-2-72
11	ADDED SIDEWALK ALONG MARCHE	6-2-72
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13	ADDED SIDEWALK ALONG MARCHE	6-2-72
14	ADDED SIDEWALK ALONG MARCHE	6-2-72
15	ADDED SIDEWALK ALONG MARCHE	6-2-72
16	ADDED SIDEWALK ALONG MARCHE	6-2-72
17	ADDED SIDEWALK ALONG MARCHE	6-2-72
18	ADDED SIDEWALK ALONG MARCHE	6-2-72
19	ADDED SIDEWALK ALONG MARCHE	6-2-72
20	ADDED SIDEWALK ALONG MARCHE	6-2-72



NOTES: (CONT.)
 11. ANY ADJUSTMENTS, REPAIRS OR REPLACEMENT OF CURBS, SIDEWALK, PAVING OR UTILITIES RESULTING FROM CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES UNDER CITY INSPECTION AND THE OWNER'S EXTENSIVE SUPERVISION.
 12. PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF BALTIMORE, BUREAU OF CONSTRUCTION, 150 N. CALVERT STREET, BALTIMORE, MARYLAND, FOR THE INSTALLATION OF SIDEWALKS AND FOR THE INSTALLATION OF SIDEWALKS.

NOTES: (CONT.)
 6. LIGHTING STANDARDS SHOWN FOR LOCATION ONLY. SEE ELECTRICAL PLANS FOR DETAILS.
 7. BUILDING DIMENSIONS SHOWN FOR CONTRACTOR'S USE. CONTRACTOR IS DEFERRED TO ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
 8. BANK BUILDING TO BE COMPLETED UNDER SEPARATE CONTRACT.
 9. CONTRACT LIMIT LINE INDICATES GENERALLY THE DIVISION BETWEEN THE SITE WORK CONTRACT AND THE GENERAL BUILDING CONTRACT. HOWEVER, THE LINE IS NOT AN ABSOLUTE. THE CONTRACTOR IS DEFERRED TO THE INDIVIDUAL SPECIFICATION FOR DETAILS.
 10. WORK NOT INCLUDED IN THIS CONTRACT:
 A. SELECTING AND SITE LIGHTING DISTRIBUTION
 B. SITE LIGHTING FIXTURES AND BATTERS
 C. GAS DISTRIBUTION SYSTEM
 D. TELLER COUNTER SYSTEM
 E. CONCRETE CURBS AND SIDEWALK AROUND PERIMETER OF BUILDING
 F. LOADING DOCKS AT FAMILY TRADE
 G. EXCAVATION AND BACKFILL FOR BUILDING
 H. RETAINING WALLS.
 NOTES CONTINUED ABOVE

CEDONIA MALL
 Baltimore, Maryland
 Pat to Accompany Petition
 Sign: Ventarce
 Election District No. 14 Phila. Co., Md
CEDONIA MALL, INC.
 FORD FAIR PROPERTIES AGENT INC - OWNER
 14700 BOWLING GREEN, F.A.A. - ARCHITECT
 80 SOUTH AVENUE
 BALTIMORE, MARYLAND

NOTES:
 1. PROPERTY LINE DATA FROM SURVEY ENTITLED "TOPOGRAHICAL SURVEY OF THE SHOOTING CENTER, PREPARED BY HATTI, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS, BALTIMORE, MD., REVISED AUG. 16, 1971."
 2. FIELD SUPERINTENDENT SHALL INSPECT THE CONCRETE CURB ALONG THE NORTHERLY PROPERTY LINE ADJACENT TO THE PARKING ALLEY TO DETERMINE IF DISPLACEMENT IS REQUIRED TO PROTECT THE EMBANKMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONCRETE CURB IF REQUIRED BY THE FIELD SUPERINTENDENT.
 3. EXISTING FOUNDATIONS TO BE REMOVED.
 4. EXISTING BANK TRAILER TO REMAIN UNTIL COMPLETION OF NEW BANK BUILDING. REMOVAL OF TRAILER AND DISCONNECTION OF SERVICES BY OTHERS.
 5. IMPROVEMENT TO BACKSLOPE AVENUE (COUNTY SECTION) WILL BE DONE IN ACCORDANCE WITH PLANS DEVELOPED BY BALTIMORE COUNTY AND IS NOT INCLUDED AS PART OF THIS CONTRACT. CONTRACT LIMIT LINE IS THE SOUTH EDGE OF SIDEWALK. CONTRACTOR WILL BE RESPONSIBLE FOR THE TANGENCY OF ENTRANCE CURBS AND THE FOUNDATION.
 6. ALL PAVEMENT CURBS & SIDEWALKS WITHIN BALTIMORE CITY

LEGEND
 PROPOSED TRAFFIC SIGNAL
 PROPERTY LINE (EX. APT. BLDG.)
 EXISTING RIGHT OF WAY LINE
 PROPOSED RIGHT OF WAY BY BALTIMORE COUNTY
 DOWNWAY CENTER LINE
 EXISTING BUILDING LINE
 EXISTING EDGE OF PAVEMENT
 EXISTING CURBS & GUTTER
 CONCRETE CURB (DET. 2)
 ASPHALTIC CONCRETE CURB (DET. 3)
 TYPE 'A' PAVEMENT (DET. 7)
 TYPE 'B' PAVEMENT (DET. 8)
 TYPE 'C' PAVEMENT (DET. 9)
 SLEDDING AREA
 GUARDRAIL (DET. 10)
 PAINTED STOPPING (DET. 11, 12, 13)
 CHAIN LINK FENCE
 GEAR STOCKADE TYPE FENCE
 GEAR STOCKADE TYPE FENCE
 FACADE LIGHTING 12 HIGH QUARTZ
 FLOOD LIGHTING 250 WATT MEGACUDY
 LIGHT STANDARD 12 HIGH ADVANT PRISMA LUX
 LIGHT STANDARD 12 HIGH CLOUD-HUNG WITH MULTI
 4000 WATT TWO LAMPS BLOCKED OUT
 HED 500

DR-16 Apartment Use
 Existing Zoning: Garden
 Existing Zoning: Ex. APT. BLDG.
 PROPOSED TRAFFIC SIGNAL
 PROPERTY LINE (EX. APT. BLDG.)
 EXISTING RIGHT OF WAY LINE
 PROPOSED RIGHT OF WAY BY BALTIMORE COUNTY
 DOWNWAY CENTER LINE
 EXISTING BUILDING LINE
 EXISTING EDGE OF PAVEMENT
 EXISTING CURBS & GUTTER
 CONCRETE CURB (DET. 2)
 ASPHALTIC CONCRETE CURB (DET. 3)
 TYPE 'A' PAVEMENT (DET. 7)
 TYPE 'B' PAVEMENT (DET. 8)
 TYPE 'C' PAVEMENT (DET. 9)
 SLEDDING AREA
 GUARDRAIL (DET. 10)
 PAINTED STOPPING (DET. 11, 12, 13)
 CHAIN LINK FENCE
 GEAR STOCKADE TYPE FENCE
 GEAR STOCKADE TYPE FENCE
 FACADE LIGHTING 12 HIGH QUARTZ
 FLOOD LIGHTING 250 WATT MEGACUDY
 LIGHT STANDARD 12 HIGH ADVANT PRISMA LUX
 LIGHT STANDARD 12 HIGH CLOUD-HUNG WITH MULTI
 4000 WATT TWO LAMPS BLOCKED OUT
 HED 500



