

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Carroll W. Lawrence, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an MLR zone to an BR zone; for the following reasons:

1. There was error in the adoption of the Comprehensive Land Use Maps in that no provision was made for commercial zoning in the area.
2. There has been a substantial change in the character of the neighborhood by reason of imminent widening of Shawan Road and construction of access ramp to the Harrisburg Expressway (I-83).

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Towson Inn, Inc.
By: Martin W. DeLaan Carroll W. Lawrence
Martin W. DeLaan, Attorney Legal Owner
Address: One Tidewater Executive Center
Norfolk, Virginia 23502 Address: Shawan Road
Cockeysville, Maryland 21030

John B. Howard, Esquire
409 Washington Ave.
Towson, Maryland 21204
Protestant's Attorney
Joseph M. Roulet
One Charles Center
Baltimore, Md. 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of October, 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 18th day of March, 1973, at 12:45 o'clock.

Zoning Commissioner of Baltimore County.

(over)

April 4, 1973

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
N/S of Shawan Road, 904' E
of the Baltimore - Harrisburg
Expressway - 8th District
Carroll W. Lawrence - Petitioner
NO. 73-212-R (Item No. 18)

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
151
S. ERIC DINENNA
Zoning Commissioner

SKDige

Attachment

cc: Joseph M. Roulet, Esquire
One Charles Center
Baltimore, Maryland 21201

IN THE MATTER OF THE PETITION
OF CARROLL W. LAWRENCE FOR
RECLASSIFICATION OF PROPERTY
SITUATED ON SHAWAN ROAD, EIGHTH
ELECTION DISTRICT, COCKEYSVILLE,
MARYLAND FROM A MLR ZONE TO A
BR ZONE

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION FROM A MLR ZONE TO A BR ZONE

Carroll W. Lawrence, Petitioner, is the fee simple owner of a parcel of land consisting of approximately 3.795 acres located on the north side of Shawan Road as evidenced by the zoning description filed herein. This parcel is completely surrounded by land owned by the Grand Lodge of Ancient, Free and Accepted Masons of Maryland, which ownership consists of over four hundred (400) acres. The Comprehensive Land Use Maps adopted in March, 1971, placed the subject parcel and approximately two hundred seventy-five (275) acres of the Grand Lodge's property in a MLR zoning category. On the south side of Shawan Road, opposite the aforementioned properties, is situated the Greater Baltimore Industrial Park, an industrial subdivision of considerable acreage, which is presently zoned ML.

The State Highway Administration of the Department of Transportation of the State of Maryland had had under study plans for the widening of existing Shawan Road and the construction of access ramps and a new "cloverleaf" at Shawan Road's interchange with the Harrisburg Expressway (I-83). The Baltimore County Council, upon adoption of the Comprehensive Land Use Map for the subject area, failed to give any consideration whatsoever to this very substantial change in the road patterns in that it did not provide for any commercially zoned land in the vicinity. This arterial roadway, which is non-limited access, provides a logical location for uses permitted under the BR category. Further, commercial uses are both logical and necessary in order

to properly service and support large areas zoned and utilized for manufacturing purposes. With respect to the subject property, located on the western periphery and contiguous to the interchange of Shawan Road and the Harrisburg Expressway, a totally logical use would be for a commercial support facility. It was error on the part of the Council to fail to recognize this.

Assuming, arguendo, that there was no error on the part of the Council in failing to provide commercially zoned areas and, specifically, commercial zoning for the subject parcel, it should readily be noted that there has been a major and substantial change in the character of this area by reason of the imminent changes in roadway patterns. Petitioner desires to construct a Motor Hotel on the subject parcel which proposed use is both compatible and necessary in support of the Greater Baltimore Industrial Park and future development of the MLR property of the Grand Lodge. There is presently existing the Hunt Valley Inn which comprises a part of the Greater Baltimore Industrial Park. This high quality Motor Hotel, although of considerable size, has but one hundred eighty-five (185) guest rooms and both from the standpoint of numbers and economics, it cannot adequately service the needs of the area described.

The subject property located strategically at a point where the State Highway Administration proposes the beginning of an access ramp and at the western periphery of all of the above described manufacturing land being also next to the Harrisburg Expressway is ideally suited for the purpose intended.

Respectfully submitted,

John B. Howard
John B. Howard
Cook, Mudd, Murray & Howard
409 Washington Avenue
Towson, Maryland 21204
823-4111
Attorneys for the Petitioner

RE: PETITION FOR RECLASSIFICATION
N/S of Shawan Road, 904' E
of the Baltimore - Harrisburg
Expressway - 8th District
Carroll W. Lawrence - Petitioner
NO. 73-212-R (Item No. 18)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has withdrawn its Petition in excess of ten (10) business days prior to the date of the hearing and it is therefore, ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of April, 1973, that said Petition be and the same is hereby DISMISSED without prejudice.

Shirley M. Jones
Zoning Commissioner of
Baltimore County

DATE April 18, 1973
BY Shirley M. Jones
Zoning Commissioner

FROM THE OFFICE OF
GEORGE WILLIAM STEINBERG, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6820, TOWSON, MARYLAND 21204

Description to accompany Zoning Petition
for the property on the north side of Shawan Road
East of the Baltimore-Harrisburg Expressway

September 28, 1972

Beginning for the same at a point on the north right of way line of Shawan Road, 80 feet wide, at a distance of 904 feet, more or less, easterly from the intersection of said north right of way line with the base line of the Baltimore-Harrisburg Expressway, Interstate Route 83, running thence the three following courses, viz: first, North 3° 18' 35" West 789.84 feet; second, North 85° 27' 24" East 209.44 feet; and third, South 3° 18' 35" East 785.61 feet to intersect the above mentioned north right of way line of Shawan Road, thence binding on said north right of way line the three following courses, viz: first South 85° 53' 44" West 63.28 feet; second, South 85° 08' 44" West 133.97 feet; and third, South 85° 33' 25" West 12.20 feet to the place of beginning.

Containing 3.795 acres of land more or less.

LAW OFFICES
COOK, MUDD, MURRAY & HOWARD
MERCANTILE TOWNSHIP BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

TELEPHONE 823-4111
AREA CODE 301

February 13, 1973

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

RE: In the matter of the
Petition of Carroll W.
Lawrence for reclassification
of property situated on
Shawan Road, Eighth Election
District, Cockeysville, Md.
from a MLR Zone to a BR Zone

Dear Mr. Dinenna:

Please withdraw the Petition filed for the Spring cycle in the above captioned matter.

At the suggestion of Mrs. Anderson, I am enclosing herewith the miscellaneous cash receipt for costs paid in the amount of \$50.00.

Very truly yours,

John B. Howard
John B. Howard,
Attorney for the Petitioners

JBH/ca
Enclosure

HESSEY & HESSEY
ATTORNEYS AT LAW
31 FIDELITY BUILDING
CHARLES AND LEONARD STREETS
BALTIMORE, MARYLAND 21201

JOHN H. HESSEY
CONRAD
TELEPHONE 939-8320
AREA CODE 301

November 15, 1972

Mr. S. Eric Dinenna
Zoning Commissioner of
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition of Carroll W. Lawrence
Location: N/S of Shawan Road, 904' E of
Baltimore-Harrisburg Expressway
Present Zoning: M.L.R.
Proposed Zoning: Reclassification to B.R.
District: 8
No. Across: 3,795

Dear Mr. Dinenna:

This office represents The Grand Lodge of Ancient Free and Accepted Masons of Maryland, owner of property contiguous to the above-described tract.

We do not have a Petition No., but this property was advertised as Property No. 18 in the recent advertisement of zoning petitions appearing in The Jeffersonian.

Would you please enter our appearance in the file pertaining to this matter, and advise us of the date of hearing scheduled by your office.

Very truly yours,
John H. Hessey, IV
John H. Hessey, IV

JHH/vieh

aves 3688
adv.

PLANNING AND ZONING COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

John B. Howard, Esq.,
400 Washington Avenue
Towson, Maryland 21204

Item 18

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing
this 13th day of October 1972.

[Signature]
ERIC DILLEN, JR.
Zoning Commissioner

Petitioner: Carroll W. Lawrence

Petitioner's Attorney: John B. Howard

Reviewed by *[Signature]*
Chairman, Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 15, 1972

John B. Howard, Esq.,
400 Washington Avenue
Towson, Maryland 21204

Re: Reclassification Petition
Item 18
Carroll W. Lawrence - Petitioner

Dear Mr. Howard:

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.

The subject property is located on the north side of Shawan Road, 904 feet east of the center line of the Harrisburg Expressway, in the 8th District of Baltimore County. This property which is currently zoned M2R and is improved with an existing two-story frame dwelling and a detached barn and garage was the subject of an earlier petition (Case No. 72-186) in 1972. This case is currently under appeal at the Circuit Court level in Baltimore County.

In order to avoid a repetition of comments with regard to this petition, I am attaching a copy of the Zoning Advisory comments with regard to the previous petition as well as the comments of the Committee men in regard to this Reclassification.

This petition is accepted for filing on the date of the enclosed filing certificate. However, all corrections to site plans as requested shall be submitted to this office prior to Thursday, February 1, 1973 in order to allow time for advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1973 and April 15th, 1973 will be forwarded to you in the near future.

Very truly yours,
[Signature]
JOHN J. DILLON, JR.
Chairman, Zoning Advisory Committee

JJD:JU

Enclosure

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLYDE, P.E.
DIRECTOR

Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

October 26, 1972

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

Re: Cycle Zoning IV
Item 18 - ZAC - Oct. 72 to Apr. 73
Property Owner: Carroll W. Lawrence
N/S Shawan Road E. of Harrisburg Expressway
Reclass. from M.L.R. to S.R.
District 8

Dear Mr. DiMenna:

The subject petition is requesting a zoning reclassification from M2R to BR. As presently zoned, the trip density from this site is approximately 380 trips per day. The proposed reclassification to BR would have a trip density of approximately 1900 trips per day.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

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

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

October 18, 1972

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

Re: Item #18 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Carroll W. Lawrence
N/S Shawan Rd., 904' E. of Harrisburg Expressway
Present Zoning: M.L.R.
Proposed Zoning: Reclass. from M.L.R. to S.R.
District: 8th No. Acres: 3.795 acres

Dear Mr. DiMenna:

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 Comments:

The Shawan Road interchange with the Baltimore-Harrisburg Expressway is being reconstructed in this area by the State Highway Administration; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drain Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or hazard to adjacent properties, especially by the concentration of surface waters. In the event of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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.

Drainage requirements as they affect Shawan Road come under the jurisdiction of the Maryland State Highway Administration.

Sediment Control Comments:

Development of this property through stripping, grading and stabilization would 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.

Item #18 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Carroll W. Lawrence
Page 2
October 18, 1972

Water Comments:

Public water is available to serve this site.

Sanitary Sewer Comments:

Public sanitary sewerage can be made available to serve this property by extending a public sewer approximately 1,300 feet from the existing public sanitary sewer at the intersection of Shawan Road and McCormick Road.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PM:188

V-35 Key Sheet

NW 19 C Topo



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
David A. Fisher
Administrator

October 12, 1972

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

Attention: Mr. John J. Dillon

Re: Reclassification
October, 1972
Property Owner: Carroll W. Lawrence
Location: N/S Shawan Road, 904'
East of Harrisburg Expressway
Present Zoning: M.L.R.
Proposed Zoning: Reclass. from M.L.R.
to S.R.
District 8
No. Acres: 3.795

Dear Sir:

The future right of way line indicated on the subject plan is incorrect. A new right of way plat #43117 was issued in August of 1972. A copy will be sent to the petitioner's engineer.

The plan should be revised accordingly.

The latest traffic count (1969) that the State Highway Administration has for this section of Shawan Road is 12,100 vehicles per day.

Very truly yours,

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

CL:JEM:bkk

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

812-7718

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. John J. Dillon, Acting
Chairman, Zoning Advisory Committee

Re: Property Owner: Carroll W. Lawrence

Location: N/S Shawan Road, 904' E. of Harrisburg Expressway

Item No. 18

Zoning Agenda IV ZONING CYCLE

Gentlemen: October 1972 - April 1973

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final 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
- () 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: *[Signature]* Noted and
Planning Group Approved:
Special Inspection Division Deputy Chief
Fire Prevention Bureau

nl
4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 12, 1972

DONALD A. ROOP, M.D., M.P.H.
DEPUTY DIRECTOR AND CHIEF OF HEALTH SERVICES

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

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 4, 1972, are as follows:

Property Owner: Carroll W. Lawrence
Location: N/S Shawan Road, 904' E of I-83
Present Zoning: M.L.R.
Proposed Zoning: Reclassification to B.R.
District: 8
No. Acres: 3.795

Metropolitan water and sewer must be extended to 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.

Swimming Pool Comments: Two complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

Very truly yours,

Thomas B. Devlin
Thomas B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mg

cc: L.A. Schuppert
K.A. Schmid

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MD. 21204
(410) 321-1111

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
(410) 321-1111

October 24, 1972

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 #18, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: Carroll W. Lawrence
Location: N/S Shawan Road, 904' E of Harrisburg Expressway
Present Zoning: M.L.R.
Proposed Zoning: Reclass from M.L.R. to B.R.
District: 8
No. Acres: 3.795 or less

The site plan appears to be generally acceptable, however, there must be some refinements made to the plan if granted.

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 23, 1972

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

Re: Item #18
Property Owner: Carroll W. Lawrence
Location: N/S Shawan Road, 904' E of Harrisburg Expressway
Present Zoning: M.L.R.
Proposed Zoning: Reclass from M.L.R. to B.R.

District: 8
No. Acres: 3.795 acres

Dear Mr. DiNenna:

Since this is an existing commercial zone there would be no effect on the student population.

Very truly yours,

W. Nick Petruvich
W. Nick Petruvich
Field Representative

WNP:ld

T. BAYARD WILLIAMS, JR., PRESIDENT
VICE: JOHN W. BRIDGEMAN, JES. BRIDGEMAN
MRS. ROBERT L. BERNET

EUGENE C. HALL
ALVIN L. BERNET

H. EMBLE PARKS
RICHARD W. TRACY, V.M.D.
MRS. RICHARD C. WURFEL

JOSHUA B. WHEELER, SUPERINTENDENT

WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON

SUN LIFE BUILDING

CHARLES CENTER
BALTIMORE, MARYLAND 21201
REPLY TO TOWSON OFFICE:

December 21, 1972

Mr. S. Eric DiNenna
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

Re: Petition of Carroll W. Lawrence
Location: N/S of Shawan Road
904' E of Baltimore Harrisburg Expressway
Present Zoning: M.L.R.
Proposed Zoning: Reclassification to B.R.
District: 8
No. Acres: 3.795

Dear Mr. DiNenna:

This office represents Maryland Properties, Inc., owner of property contiguous to the above-described tract.

We do not have a petition number, but this property was advertised as Property No. 18 in the recent advertisement of zoning petitions appearing in The Jeffersonian.

Would you please enter our appearance in the file pertaining to this matter and advise us of the date of hearing scheduled by your office.

Very truly yours,

Ernest C. Trimble
Ernest C. Trimble



ect:mb

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 28, 1972

John B. Howard, Esq.,
409 Washington Avenue
Towson, Maryland 21204

Re: Type of Hearing: Special Exception for a motel and public restaurant
Location: N/S Shawan Road, 904' E. of Baltimore-Harrisburg Expressway
Petitioners: Carroll W. Lawrence
Committee Meeting of January 11, 1972
8th District
Item 104

Dear Sirs:

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.

The subject property is located on the north side of Shawan Road approximately 904 feet east of the Harrisburg Expressway. The property is currently improved with a large two-story frame building and an existing garage and barn. These buildings are located to the rear of this property. The properties on either side of the subject site are unimproved tracts of land. The property to the south is improved with the Hunt Valley Inn Hotel and the Center Baltimore Industrial Park. There is existing and proposed along Shawan Road at this location.

BUREAU OF ENVIRONMENTAL SERVICES

The following comments are furnished in regard to the plot submitted to the Board of Education for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Shawan Road in this area is a State road. Therefore, all improvements, alterations and changes to this road will be subject to State departmental rules and regulations.

Sediment Control:

Development of this property through striping, paving and stabilization could result in a sediment pollution problem.

John B. Howard, Esq.,
Page 2
Item 104

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 issuance of any grading or building permits.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Shawan Road in this area is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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.

Water:

Public water supply is available to serve this property.

Sanitary Sewers:

Public sanitary sewerage can be made available to serve this property by construction of a public sanitary sewer extension, approximately 1,000 feet in length, from the existing 8-inch sanitary sewer, shown on Drawing 609-0090, File 1.

FIRE PREVENTION:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Metropolitan water and sewer must be extended to the site prior to approval of building permits.

John B. Howard, Esq.,
Page 3
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Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, 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 registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

BOARD OF EDUCATION:

No bearing on student population.

STATE HIGHWAY ADMINISTRATION:

The subject plan does not correctly indicate the right of way for the proposed ramp from Shawan Road to the Baltimore-Harrisburg Expressway.

Transmitted herewith is a copy of State Highway Administration Right of Way plat for the developer's use. The plan should eventually be revised.

DEPT. OF TRAFFIC ENGINEERING:

Revised plans showing the source to the access road to this site must be submitted prior to hearing date.

ZONING ADMINISTRATION DIVISION:

The subject petition is accepted for filing; however, revised plans will be required to be submitted to this office prior to the hearing, and these plans should indicate the following:

1. Show the actual right of way line from the Harrisburg Expressway to the subject property, or the center line of the Harrisburg Expressway.
2. Show the means of access to Shawan Road. If there is a contract or lease agreement with the adjoining property that will allow that type of access road, a copy of this will suffice.
3. Indicate the owners of the adjoining properties - both sides in the rear.
4. Show the calculations that indicate that the commercial uses on this site will not exceed the 15% of the total tract on which they are located (Section 219.4 B.).

John B. Howard, Esq.,
Page 4
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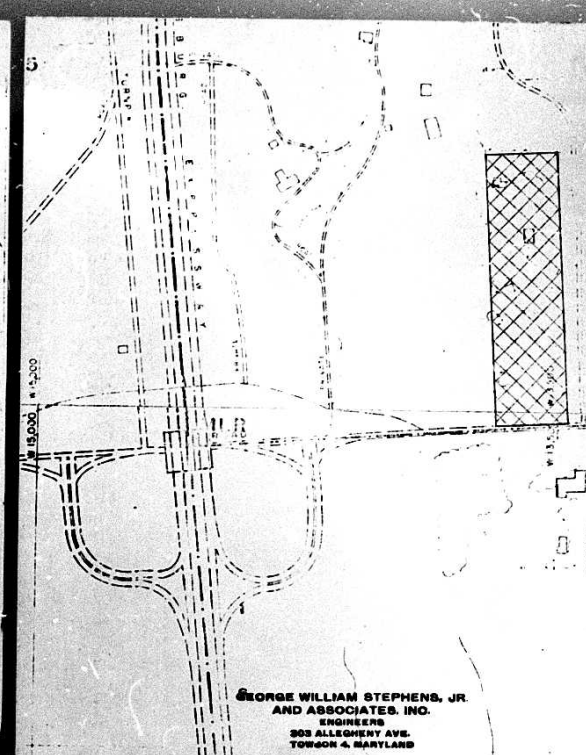
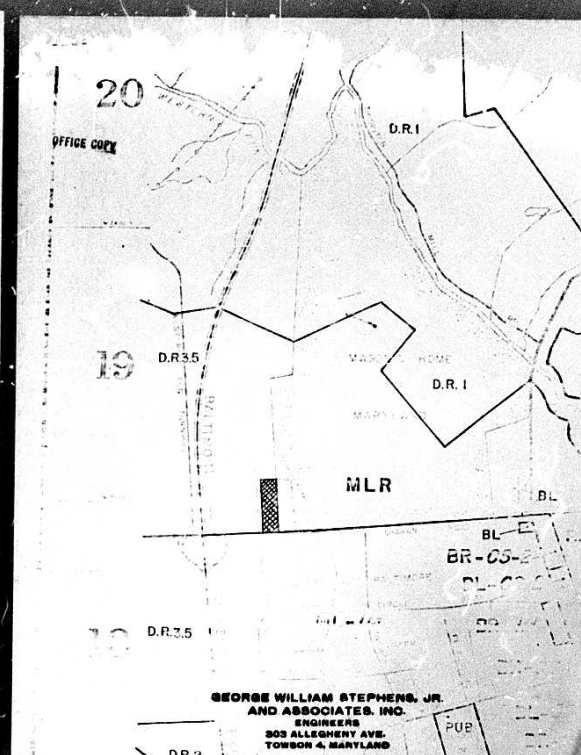
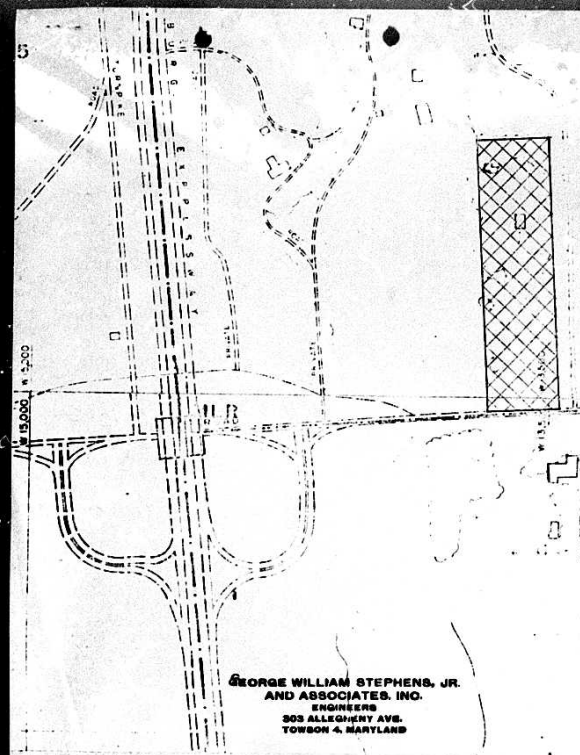
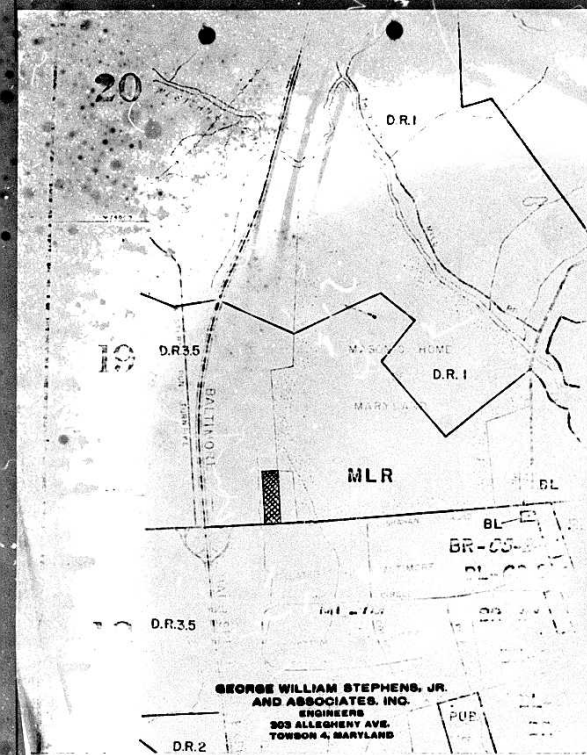
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JUB:JD

Enc.



John E. Howard, Esq.,
409 Washington Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing
this 13th day of October, 1972.

R. D. Howard
R. D. HOWARD
Zoning Commissioner

Petitioner: Carroll M. Lawrence
Petitioner's Attorney: John E. Howard Reviewed by: John E. Howard
Advisory Committee

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>R. D. Howard</u>									
Previous cases: <u>17</u>									

Revised Plans:
Change in outline or description Yes
Map # 17

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

Your Petition has been received* this 29 day of Sept, 1972. Item # 17

R. D. Howard
R. D. HOWARD
Zoning Commissioner

Petitioner: Carroll M. Lawrence Submitted by: John E. Howard
Petitioner's Attorney: John E. Howard Reviewed by: R. D. Howard

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

BALTIMORE COUNTY, MARYLAND No. 8251
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 8, 1973 ACCOUNT 01-662

AMOUNT \$36.88

DISTRIBUTION
WHITE - CASHIER
TOWSON LMS, ENCL.
1139 First & Harbort Bank Building
Norfolk, Va. 23510
Advertising and posting of property for
Carroll M. Lawrence
#73-212-R

BALTIMORE COUNTY, MARYLAND No. 5759
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 6, 1972 ACCOUNT 01-662

AMOUNT \$50.00

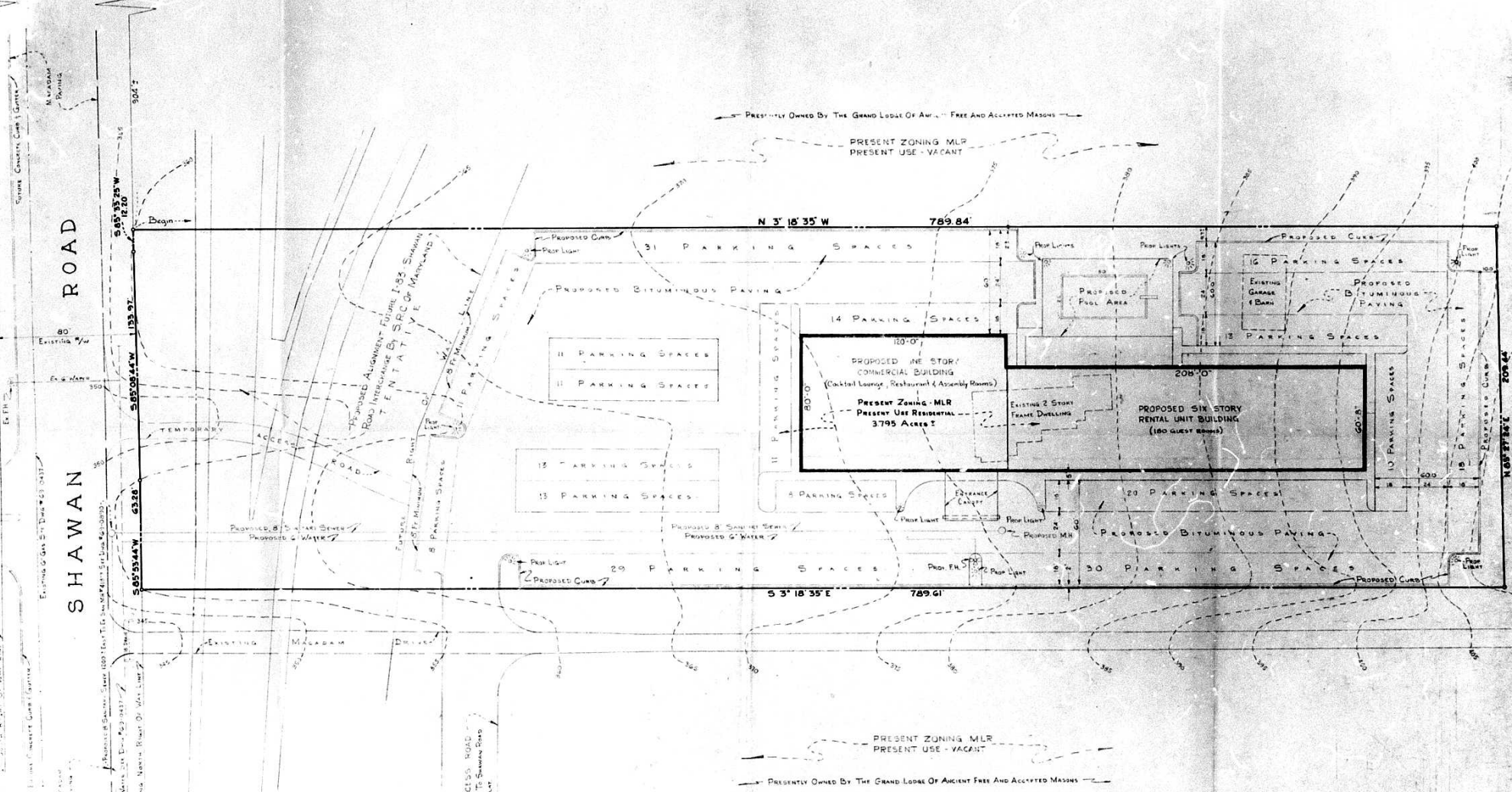
DISTRIBUTION
WHITE - CASHIER
HAGERS, Cook, Hadd, Murray & Howard
109 Washington Ave.
Towson, Md. 21204
Petition for Reclassification for Carroll M. Lawrence

PRESENT ZONING M.L.R.
PRESENT USE - MOTEL
(MOUNT VALLEY INN)

ROAD

SHAWAN

CENTER LINE OF RIGHT OF WAY
INTERSTATE ROUTE 83 - BALTIMORE HARRISBURG EXP.



PARKING TABULATION
PROPOSED COMMERCIAL BUILDING
Gross Area: 45,428 - 1240 Sq. Ft. = 26 SPACES
Parking Required: 81 Space Per 50 Sq. Ft. = 26 SPACES
Gross Area: 39,420 - 2340 Sq. Ft. = 47 SPACES
Parking Required: 81 Space Per 50 Sq. Ft. = 47 SPACES
Average: 1 Space For Each 6 Seats = 14 SPACES

PROPOSED RENTAL UNIT BUILDING
Parking Required: 81 Space Per Rental Unit = 80 SPACES
TOTAL PARKING REQUIRED: 146 SPACES
TOTAL PARKING PROPOSED: 267 SPACES

ABOVE PARKING REQUIREMENTS BASED ON BALTIMORE COUNTY ZONING REGULATIONS SECTION 409.2 SUBPARAGRAPH 10-3.1 AND SECTION 409.6 SUBPARAGRAPH 10-3.1. ALTERNATE PARKING SPACES SHOWN HEREON ARE 9 X 10.

IN COMPLIANCE WITH SECTION 408.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS

Present Area Of Tract = 1.74 Acres
Total Area Of Proposed Development On Site = 0.512 Acres
0.512 AC. = 34,464 Sq. Ft.

PROPOSED ACCESS ROAD
From The "Future Head Of Access To Shawan Road" Per City Submittal Plan

PLAT TO ACCOMPANY ZONING PETITION FOR RECLASSIFICATION FROM M.L.R. TO BR. ZONE PROPOSED RENTAL UNIT BUILDING

NORTH SIDE SHAWAN ROAD - EAST OF INTERSTATE ROUTE 83
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30'

ELECTION DISTRICT: NR 3
SEPTEMBER 28, 1972



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

MAP 130
449.06
SECTION 6
DISTRICT 3
FILED 11/1/72
BY