

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

February 4, 2000

Deborah C. Dopkin, Esquire 409 Washington Avenue, Suite 920 Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Chadwick Manor Shopping Center, SEC Security Blvd, and Brookdale Road, 1st Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The majority zoning of this site per the !"=200' scale zoning map #NW2-G is Business Local-Automotive Service (BL-As) and a smaller portion of Density Residential (DR-5.5).

This site and it's uses were subject to the following zoning hearings:

Case No. 3626 is a Petition for Reclassification to BL to permit the development of a neighborhood shopping center; granted October 25, 1955 by the Zoning Commissioner

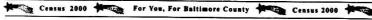
Case No 5582-XA permitting a filling station at the intersection of Security Blvd. and Brookdale Drive; granted July 18, 1962 by the Zoning Commissioner;

Case No. 5811-SPH dated October 15, 1963 denving a Petition for Special Hearing to modify the previously approved special ception for the filling station;

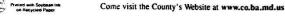
Case No. 71-215-A granting a Petition for Variance for shopping center identification sign granted January 5, 1971 by the Zoning Commissioner:

Case No. 72-22 SPH granting a Petition for special Hearing to permit commercial parking in a residential zone granted August 13, 1971 by the Zoning Commissioner;

Case No. 73-225-R for reclassification in zoning on a portion of the property to DR-16 to permit an office building dismissed December 18, 1973 by the Deputy Zoning Commissioner







Deborah C. Dopkin, Esquire February 4, 2000 Page 2

Case No. 84-85-SPH approving a Petition for Special Hearing to permit commercial parking in a residential zone granted October 26, 1983 by the Deputy Zoning Commissioner:

Case No. 86-80-SPH approving a Petition for Special Hearing to Amend Case No. 84-84-SPH to permit an additional entrance to Brookdale Drive granted August 30, 1985 by the Zoning Commissioner:

Case No. 86-491-A dated June 30, 1986, granting a Pe. tion for Variance concerning the number and size of signs granted June 30, 1986 by the Zoning Commissioner:

Case No. 96-106-XA granting a Petition for Special Exception and Variances to permit certain signs in a BL zone and granting a Petition for Variance permitting 721 parking spaces in lieu of the required 911 granted November 29, 1995 by the Zoning Commissioner:

Case No. 98-310-A granting a Petition for Variance permitting 707 parking spaces in lieu of required 938 granted April 21, 1998 by the Zoning Commissioner.

All subdivision approvals, or waivers thereof, required for the existing use, and for the freestanding office buildings on the site have been granted pursuant to the following:

A plan (J.S.P.C.) apparently submitted in June, 1968

County Review Group (CRG) Plan No. I-250 dated May 16, 1984 adding a twostory building including offices and retail uses:

Development Review Committee (DRC) approval No. 09064B granting a limited exemption for the addition of a restaurant pad and drive thru lane:

DRC No. 1268H dated May 11, 1998 granting a limited exemption for certain renovations to the shopping center.

A retail shopping center, free-standing office building free standing branch bank, drive-through bank, and a service station, and the uses accessory thereto, are uses permitted in the B.L.-A.S. zone. There are no outstanding zoning or building code violations against the property. The property complies with applicable subdivision regulations, and no further steps must be taken under the subdivision regulations of Baltimore County to effect a transfer of the entire Property by the terms of the proposed

Deborah C. Dopkin, Esquire February 4, 2000 Page 3

transaction as described above. The subject property is not affected by any Special Exceptions, Variances, conditional uses or planned unit developments, other than listed

The mere change of ownership, without modification to the building or use, does not require the application for or issuance of a new certificate of occupancy or other permit. A transfer of ownership of the Property does not, of itself, require a new certificate of occupancy be issued or that renovations be made to the property to comply with current building, life safety or other code requirement. No new approvals are required to change the message on the existing sign provided the size, location and number of signs is unaltered. If a portion of the Property is destroyed by fire, casualty or condemnation, under the current zoning regulations and building code the Property may be reconstructed to the same status as it was immediately prior to the occurrence of such event. The Property is not in any special district or area which requires the giving of notice or disclosures prior to its transfer or which imposes any special assessment or fiscal obligation on the property owner. There are no local or special laws (other than the Americans With Disability Act, the Fair Housing Amendments Act of 1988 or other federal statute) governing the needs of the handicapped which would applicable to the transfer of the Property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

> Planner II Zoning Review

Sincerely

JJS:kew

c: file

PETITION I DR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Relph DeChiago. Enterpriseral owner. . of the property situate in Baltimore tion and plat attached hereto and made a part hereof, County and which is described in the des hereby petition (1) that the zening status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R., 5,5 en 1 PL zone to an

D.R. 16 zone; 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 Baltimor County, to use the herein described property, for

Property is o 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 fiting 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		Rolph DeChisro Enterprise, Inc
30	Contract purchaser	Legal Owner
water		Address
10	001	
1	Pelitioner's Attorney	Pro 'est ant's Attorney
Address	21204	
ORDERED	By The Zoning Commissioner of B	altimore County, this 13th da ect matter of this petition be advertised, a

ired by the Zoning Law of Baltimore County, in two newspapers of ge unty, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Towson, Balti ..., 197 3., at .1100.o'clock

THIS AGREEMENT, Made this 2 . / day of November , 1973, by and between RALPH DeCHIARO ENTERPRISE, INC., a body corporate of the State of Maryland, hereinafter called "DeCHIARD" and KENNETH O. FREDERIC. DR., PATRICIA A. CHALCRAFT, HAROLD M. MILLER, JR., HOWARD M. BLOTTENBERGER, JOHN L. PAPIER and W. ALLEN WELCH, JR., all being residents of Baltimore County, Maryland, Parties of the Second Part, individually and in behalf of the Chaduick Manor Improvement Association, hereinafter called "NEIGHBORS".

WHEREAS, DeChiaro is the owner of certain undeveloped tracts of land situate and lying in the First Election District of Baltimore County, Maryland, as follows:

Parcel 1: 1.9137 acres N/E/S of Security Boulevard 160 fact of Kennicott Road for which application has been made for reclassification from D.R. 5.5 to D.R. 10.5; and

Parcel 2: 1.1044 acres N/W corner of Security Boulevard and Rolling Road for which application has been made for reclassification from D.R. 5.5 to D.R. 16 with a special exception fer office building.

Percel 3: 3.4587 acres, N/W/S of Neucastle Road between Fairbrook and Brookdale Road for which reclassification has been aked from D.R. 5.5 zone (2,2287 acres) and from a B.L.-C.N.S. (1.23 acres) to D.R. 16: and

WHEREAS. DeChiaro has heretofore applied before the Zoning Commissioner of Baltimore County to have the aforesaid roperties reclassified as hereinabove described: and.

WHEREAS, the Zoning Commissioner for Baltimore County and the authors to the three hove described cases, but has not rendered a decision therein; and

RE: PETITION FOR RECLASSIFI-

should be dismissed with prejudice

NE/S of Newcastle Road, 155' NW of Fai: brook Road -1st District Ralph DeChairo Enterprises NO. 73-225-R (Item No. 36)

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

The Petitioners have requested that this Petition be withdrawn or dismissed. However, since the property has been duly advertised and posted, and a hearing held on March 22, 1973, with testimony given by both Petitioners and Protestants, it is the opinion of the Zoning Commissioner that this Petition

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this _ # day of December, 1973, that the said Petition be and the same is hereb. DISMISSED with prejudice

WHEREAS, the Neighbors have filed a protest and appeared before the Zoning Commissioner to protest the said reclassifications

WHEREAS, after negotiation between the parties hersto, they are decirous of entering into a written agreement, containing certain covenants and restrictions on the use of the said properties, wherein in consideration of the dismissal of the protest of the Neighbors, DeChiaro has agreed to certain covenants and restrictions on its use of the said property and to certain agreements concerning the randing cases, these agreements being subject to the Zoning Commissioner's acceptance of the covenants and agreements hereinafter set forth.

NOW THEREFORE, in consideration of the premises and mutual ovenants of the parties, they do hereby covenant and agree each with the other, and for their respective heirs, personal representatives and assigns, as follows:

- 1. Neighbors agree that they will withdraw their protest now pending before the Baltimore County Zoning Commissioner.
- 2. In consideration of the withdrawal of the protest, DeChiaro hereby agrees to certain restrictions, covenants and agreements on the future use of the said property which shall become effective upon execution of this document which shall be recorded by Neighbors at their own expense on or before Thirty days (30) from the date of the execution of this agreement.
- 3. The Neighbors specifically and withdraw their protest b Parcel 1, consisting of 1.9137 acres, N/E/S of Security Souleward. 160 feet west of Kennicott Koad for which reclassification is requested from D.R. 5.5 zone to D.R. 10.5 zone and voice no objections to granting of this reclassification by the Zoning Commissioner. The Neighbors further expressly state and agree that they will file no appeal from any granting of this reclassifi cation request.



DESCRIPTION

3,4587 ACRE PARCEL BETWEEN FAIRBROOK ROAD AND BROOKDALE ROAD. NORTHEAST OF NEWCASTLE ROAD, "CHADWICK MANOR", FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for DR-16 Zoning

Beginning for the same at a point on the northeast side of Newcastle Road, as shown on the plat of Section II-A, "Chadwick Manor", recorded among the Land Records of Baltimore County in Plat Book W. J. R. 28, page 3, at the distance of 15:, 00 feet, as measured N 50" 41" 30" W from the intersection of said northeast side of Newcastle Road with the center line of Fairbrook Road. 70 icet wide, as shown on said plat, running thence binding on the northeast and northwest side of said Newcastle Coad three courses: (1) westerly, by a curve to the left with the radius of 180,00 feet the distance of 282,74 feet, (2) S 39" 18' 30" W 171,89 feet, and (3) southwesterly, by a curve to the right with the radius of 168,85 feet, the distance of 47.84 feet, thence along the northeast outline of Block H. as shown on said plat, five courses: (4) N 34° 27' 30" W 121, 46 feet, (5) N 86° 57' 00" " 62, 39 feet, (6) N 59* 21' 50" W 175,00 feet, (7) N 30* 38' 10" E 123,54 feet, and (8) N 07' 06' 00" W 105, 55 feet, thence along the south and southeast side of Brookdale Road,

Water Supply & Sewerage & Drainage > Highways # Structures & Developments > Flamming # Reports



as shown on the aforementioned plat and on the plat of Section VI of "Chadw, Manor" recorded among said Land Records in Plat Book W. J. R. 28, page 38, (9) northeasterly, by a curve to the left with the radius of 290,00 feet, the distance

of 254, 27 feet, thence five courses: (10) S 41° 47° 30" E 120, 00 feet, (11) S 45° 00' 00" E 133, 60 feet, (12) S 55" 59' 50" E 93, 00 feet, (13) S 61" 40' 50" E 121, 86 feet, and (14) S 50° 41' 30" E 80,00 feet to the place of beginning.

Containing 3, 4587 acres of land,

J. O. 66103

August 23, 1972

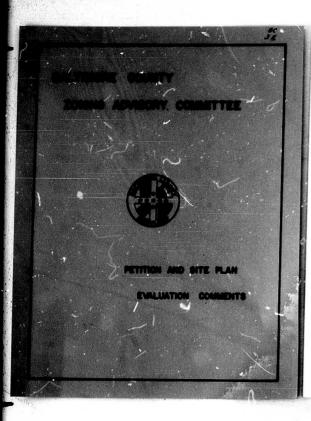


4. In connection with Parcel 2, 1,1944 acres N/U corner of Security Boulevard and Rolling Road, reclassification has been requested from D.R. 5.5 zone to D. R. 16 zone with a Special Exception for office building use, the Neighbors expressly state and agree that they will voice no objections thereto and will file no appeal from any granting of this reclassification request

5. In connection with Parcel 3, consisting of 3.4587 acres N/W/S of Neucastle Road between fairbrook and Brookdale Roads, for which reclassification has been requested from a D.R. 5.5 zone (2.2287 acres) and from a 8.L. zone-C.N.S. District (1.23 acres) to a D.R. 16 zone, DeChiaro expressly agrees that this or dismissed request shall be withdrawn/and the existing zoning continued and 2.2287 acres presently zoned D.R. 5.5 shall be developed as or semi-detached single family/or duplex homes, substantially in conformity with the Plan dated March 23, 1973, which is attached hereto and praye to be taken as a part hereof, and provided further, that Weighbor expressly agree that in the event DeChiaro wishes to develop all of the land contained in Parcel 3 within the D.R. 5.5 zoning classification, Neighborn will not oppose a request for a zoning classification of that portion of Parcel 3 presently zoned in a 6.L. zone-C.N.S. District (1.23 acres) to the D.R. 5.5 zoning reclassification, provided further that the said Parcel (1.23 acres now zoned B.L.-C.N.S.) District shall be developed as single family or duplex homes or semi-detached.

IN WITNESS WHEREOF, the Parties hereto have set their hand end seals the day and year first above written.

RALPH DOCHIARO ENTERORISE, INC.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Frank E. Cicone, Esq., 411 Jefferson Suilding Towson, Maryland 21204

> RE: Reclassification Petition Item 36 Ralph DeChiaro Enterprise, Inc. -

Dear Mr. Cicones

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 New Castle Road, 155 foot north of Fathrock Road botteen New Castle and lookeds load, in the First District of Batthone County. This property is currently zoned DR 5,5 and Business Local, and The proposed work and the property is currently zoned DR 5,5 and Business Local, and The proposed workshift in which will be proposed workshift in a mittain on the 3,45 across. The profit flower proposes to develop all so units on the 3,45 across. The profit proposes to develop all so units and provide IID parking spaces. The properties to the north, west and south that are dither adjacent or across the street from the site are improved with single family and somi-detached developes. Curb and gutter exists a long providate Road and New Castle Road.

The submitted plat shall be required to be revised to indicate the estation sections chedit uses in the stelling of this patition.

The 75 foot buffer stell, as required under \$111 No. 100, and revise the 75 look of the control of the control of the control of the perking in accordance with the Comprehensive Design famual. It should also reflect the location of any existing lighting in the shooting area that any adversely affect this property. Petfiloner is also advised to pay particular attention to the comments of the Department of Traffic Ingineering, Board of Education and Project Planning Office.

This petition is accepted for filing on the date of the enclosed filing certificate. However, ell corrections to site alens as recursted shall be submitted to this effice refer to Thursday, Fabruary 1, 1973 in order to ellow time for advertising. Failure to comply may result in this netition

Enitimare Caunty Maruland Bepartment Of Bublic Morke

COUPTY OFFICE BUILDING TOWSON, MARYLAND 21204

October 12, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item #36 (Cycle Zoning IV - Oct. 1972 - April 1973) Property Owner: Ralph DeChiaro Enterprises, Inc. (C) M/Z of Newcastle Md., bet. Fairbrook Rd. and Brookdale Rd. Proposed Zoning: D.R. 5.5 and B.L. Proposed Zoning: Reclass, from D.R. 5.5 and B.L.

District: lat No. Acres: 3.4587 acres

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

Highway Comments:

This prope, y was previously reviewed and processed as Section 5% of Chadwick Manor.

Brookdale Road is an existing 36-foot curb and gutter street on a 60-foot right-of-way.

Newcastle Road is an existing 30-foot curb and gutter street on a 50-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Saltimore County Standards,

Storm Drain Comments:

In a cordance with the drainage policy for this type development, the Pettitioner is responsible for the total actual cost of drainage facilities required to carry the store water num-off through the property to be developed required to carry the store water num-off through the property to be developed acquiring of easements and right through the proposition like the acquiring of easements and right through the proposition of the fact that the deeding in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Pettitioner.

Item #36 (Cycle Zoning IV Oct. 1972 - April 1973 Property Owner: Ealph DeChiaro Enterprises, Inc. (C) Page 2 October 12, 1972

Storm Drain Comments. (Con. 1)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or danages 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 All responsibility of the Petitioner.

Sediment Control Comments:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, demaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water and Sanitary Sewer Connents:

Public water and public sanitary sewer exist to serve this site. This property is in the Dead Run - Gwynns Falls sewer area.

Some Die ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAK: HWS: sa

L-SE Key Sheet NW 2 G Topo

Frank E. Cicone, Esq., Item 36 Page 2 November 17, 1972

not being scheduled for a hearing. Natice 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. JOHN J. DILLON, JR. Chairman, Zomino Advisory Committee

JJ0:J0

Enclosure

Baltimore County Fire Department



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

Attention: Mr. Mackenson Macket Chairman Zoning Advisory Committee

Re: Property Owner: Ralph DeChiaro Enterprises, Inc. (C)

Location: N/E of Newcastle Road, between Fairbrook Road and Brookdale Road

Zoning Agenda IV ZONING CYCLE 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 applicabl and required to be corrected or incorporated into the final plans for the property.

(X) 1. Pire hydrants for the referenced property are required and shall be located at intervals of 500 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. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

of the Fire Prevention Code prior to occupancy or beginnin

() 5. The buildings and structures existing or proposed on the
site shall comply with all applic * 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: Hanning Group May Approved: Special Inspection Division

Deputy Chief Fire Prevention Bureau

mls 4/25/72

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21264



DEPARTMENT OF TRAFFIC PINGINEERING

October 30, 1972

Eugene I Custone BF

Mr. S. Eric DiMenna Zoning Commissioner County Office Building

Re: Cycle Zoning IV

Item 36 - ZAC - Oct. 72 to Apr. 73

Property Owner: Ralph DeCharo Enterprises, Inc. (C)

Mexcastle Rd, Bet. Fairbrook Road and Brookdale Road
Reclass, from DR 5.5 and Bt to DR 16 District 1

Dear Mr. DiNenna:

The subject petition is requesting a zoning reclassification from DR 5.5 and BL to DR 16. As presently zoned, this site would generate approximately 850 trips per day. The reclassification to DR 16 would generate approximately 415 trips per day.

Michael S. Flanigan Traffic Engineer Associate

MSE-no

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

October 10, 1972

DONALD J. ROOP, M.D., M.P.H.

S. Eric DiNenra, Zoning Commissioner

Mr. S. Eric DiNenra, Zoning to 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: Ralph DeChiaro Enterprises, Inc. (C) Location: N/E of Newcastle Road, between Pairbrook Road and Brookdale Road Present Zoning: D.R. 5.5 and B.L. to D.R. 16

No. Acres: 34,731 sq.ft.

Metropolitan water and sever must be extended to the site prior to issuance of building permit.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn6

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

Dear Mr. DiNenna;

Comments on Item #36, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: Ralph DeChiaro Enterprises, Inc. (C)
Location: N/E of Newcastle Road, between Factbrook Road and Brookdale Road
Present - sings D. R.5.5 and B.L.
Proposed Zoning: Reclass from D.R.5.5 and B.L. to D.R.16 No. Acres: 3.4587 acres

The site plan must be revised to show the 75' setbacks required by Bill 100, and the parking closer to the building then the street, as required by the Comprehensive Design Manual.

Very truly yours, Richard & Whileson Richard B. Williams Project Planning Division Office of Planning and Zoning

October 25, 1972

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 2004

Date: October 23, 1972

Mr. S. Eric Dillerna Zoning Commissioner County Office Building Tosson, Maryland 2120

Then #36
Property Chron: Ralph Dechiaro Enterprises, Inc. (C)
Location: N/E of Newcastle Road, between Fairbrook Road & Brookdale Road
Present Zoning: D.R. 5.5 and S.L.
Proposed Zoning: Beclass from D.R. 5.5 and B.L. to D.R. 16

District: 1 No. Acres: 3.4587 acres

Doar Mr. DiNonna:

If the existing zoning of D.R. 5.5 was downloped into individual homes a yield of approximately 9 Elementary pupils, / Junior High pupils, and 3 Senior High School pupils could uticately be realized. The JiL. area would not yield any pupils. If the entire 3.6587 acres were to be reclassified to D.R. 16 and used to construct garden apartments the ultimate yield could be approximately 30 Elementary pupils, 22 Junior High pupils, and 7 Senior High pupils.

Calculations were based on the premise that the proposed garden apartments would be all 3 bedroom apartments since no breakdown was indicated on the plat submitted. Naturally, 1 or 2 bedroom units would yield less pupils

Very truly yours, W. Mick Potrovich

ITEM # 36

Since the plat did not specify how many acres were in each type of existing zone an estimate was made.

Schools servicing this area (based or September 20, 1972 enrollment):

	Capacity	Enrollment	+/-
Chadwick Elementary	385	422	+37
Johnnycake Junior	-2340	1280	+40
Woodlawn Senior	2050	1954	-96

173-223-e HARRY & SWARTZWELDER, JR.

ATTORNEY AT LAW
400 TOTMAN BLDG.
210 E REDWOOD STREET
MALTIMONE, MARYLAND 21202 727-4929

November 13, 1973

S. Eric DiMenna, Zoning Commissioner for Baltimore County County Office Building Towan, Maryland 21204

RE: Item 34 (Eycle Zoning IV)
Property Owner: Ralph DeChiaro Enterprise, Inc.
Pending request for reclassification

Dear Mr. DiNenna:

An agreement has been reached between the Applicant and the Protostants in the above antitled case and I am enclosing here—with a copy of that executed Agreement.

My clients have no objection to an Order being passed pertaining to the terms of that Agreement.

If you have any questions in regard to the foregoing please

Very truly yours. HARRY S. SUARTZUELDER, JR.

HSS/rb enclosure



HUGO A. RICCIUT ATTORNUY AT LAW

March 15 1973

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

> Re: Ralph DeChiaro Enterprises Inc. Zoning Reclassifications 73-223 R Item34 73-224 R Item 35 73- 225 R Item 36

Dear Mr. DiNenna:

Please be advised that I now represent Please be advised that I now represent Ralph DeChiaro Enterprises Inc. as attorney in the above captioned zoning cases. Accordingly I would appreciate it if you would note my appearance as counsel in these matters.

I am enclosing additional copies of this letter foreach of the files.

Very truly yours, They a Benit

Hugo A. Ricciuti



VA 9-4700

Atterney At Low SUITE 411 JEFFERSON BUILDING September 2º 1972

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

RE: Property of Relph DeChiero Enterprise, Inc.

Dear Mr. DiNenna:

Please be advised that I represent Relph DeChiero Enterprise, Inc. in the above-subject case and wish to cite the following reasons in support of the subject petition.

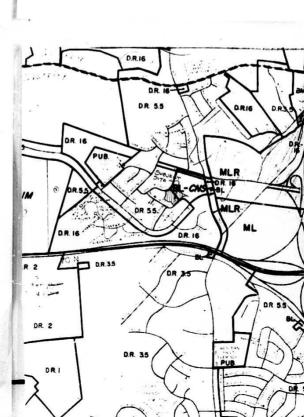
The map adopted on Merch 24, 1971 failed to recognize and create a buffer zone between the existing single-family area and the commercial area.

The said map failed to recognize the need and demand for the proposed development in this area.

And for such other and further sufficient ressons e shown at the hearing hereof.

Respectfully submitted,

FEC:kr





OF LCE OF

CATONSVILLE I MIES

CATONSVILLE, MD. 21228

March 5 - 19 7

ORIGINAL

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County
was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

lished in Baltimore County, Maryland, once a week for

the same was inserted in the issue/of March 19 73 that is to say.

STROMBERG PUBLICATIONS, Inc.

1 Ruth Morgan

POR BIGLARDING THOMES TO BE SHOULD B

And the second s

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 1 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., engelscates and one the account of the county, Md., engelscates and one the county of the cou

H. fank Jeffersonian,

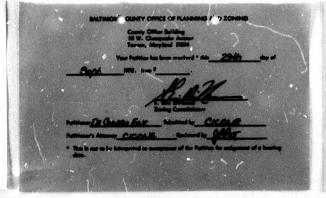
Cost of Advertisement, \$...

2 1 162 2 23-235 0

CERTIFICATE OF POSTING 20MING DEPARTMENT OF SALTIMORE COUNTY

72.9	
District.	Date of Posting . MA . 8H 3 1973
Posted for: RECHSSIFICATION	
Petitioner: DAKTH DECHIANO	
	EMPASILE Rd. 155 FT NW OF
FAIR BROOK	
Localic of Signa (2) 2/5 OF BASE	K PAK Rd. S.C.F. SEGIR ITY Blud.
(3) Whor New	1 RASTLE Rd. WOIF FAIT Brook Rd
Remarks:	
Posted by	Date of return: [14804 15-1973

PETITICN	M	APPI	NG	PRO	GRE	SS	SHEE	T		
musement	Wall Map		Original		Duplicate		fracing		200 Sheet	
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Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:		_	1	Chang	ed Pla ge in ou	atline	or des	cript	on	Ye No



HNING AND ZONING Zoom 35 ding Normus 1204
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ENTE DIRECTOR
_ Reviewed by for Pills

MALTIMORE SOUNT SPINS OF PRINCE - NO MINCELLAMEOUS CA	Y, MARYLAND past system .	U. 5777
<u>5-7, 6, 19</u>		-46e
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John Ser	-	See Malay My College Histo

BALTIMORE COUNTY, MARYLAND COPICE OF PINAS - REVENUE STATES MISCELLANEOUS CASH RECEIPT	7.095
DATE 19, 1973 CCOUNTOL	-662
AMPUNT_	\$200.88
morre - casses one - Accept Inligh Boshinso Enterprises, Inc. 700 Paissount Ave.	VELLOW - CUSTOMER
Advertising and porting of 200 (77)-225-2	Dasaco Propos





REVISED PLANS



#36

OFFICE COPY

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY

PECLASSIFICATION

VICINITY

BROOKDALE RD & SECURITY BLVD

Election District "1 Boltimare County, Md.

Aug 11, 1972

Revised San 81, 1979

old Plat



LOCATION PLAN SCALE: 1' - 500'

GENERAL NOTES

AREA OF PROPERV EQUALS 5.458740 2. EXISTING ZONING OF PROPERTY UP 55 E'BL" VACANT LAND & EXISTING USE OF PROPERTY_ PROPOSED ZONING OF PROPERTY_ DRIG" PROPOSED USE OF PROPERTY_ SARDEN APTS. NUMBER OF DENSITY UNITS ALLOWED NUMBER OF DENSITY UNITS PROPOSED REQUIRED OFF-STREET PARKING PROPOSED OFF-STREET PARKING 10.8 UNITS 86 UNITS

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY

VICINITY

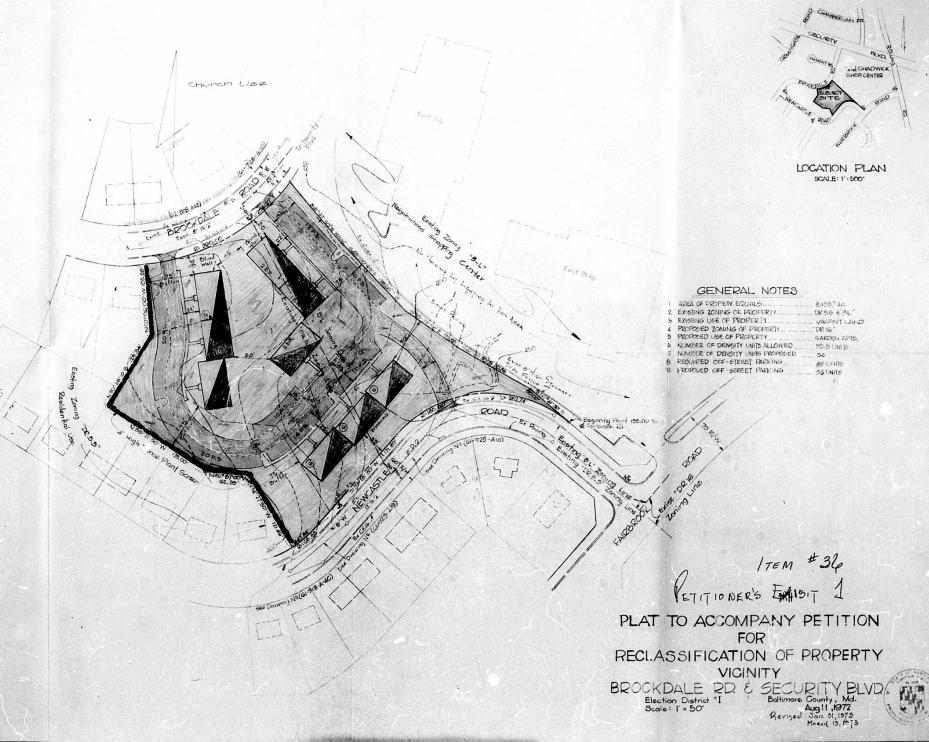
Farthrook Pd 155.00 To

BROOKDALE RD. & SECURITY BLVD. Baltimora County, Md. Scale: I' = 50' Aug 11, 1972

old Plat

Church Use





J.O. 66109