

EXISTING
SERVICE STATION
BTL

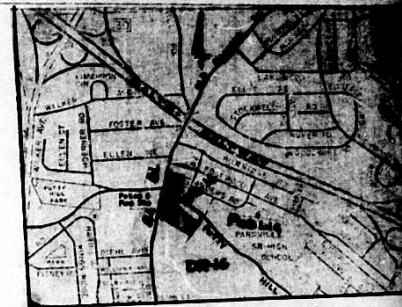
Parkville Chapter
Eastern Star

WOODCROFT

DR-16

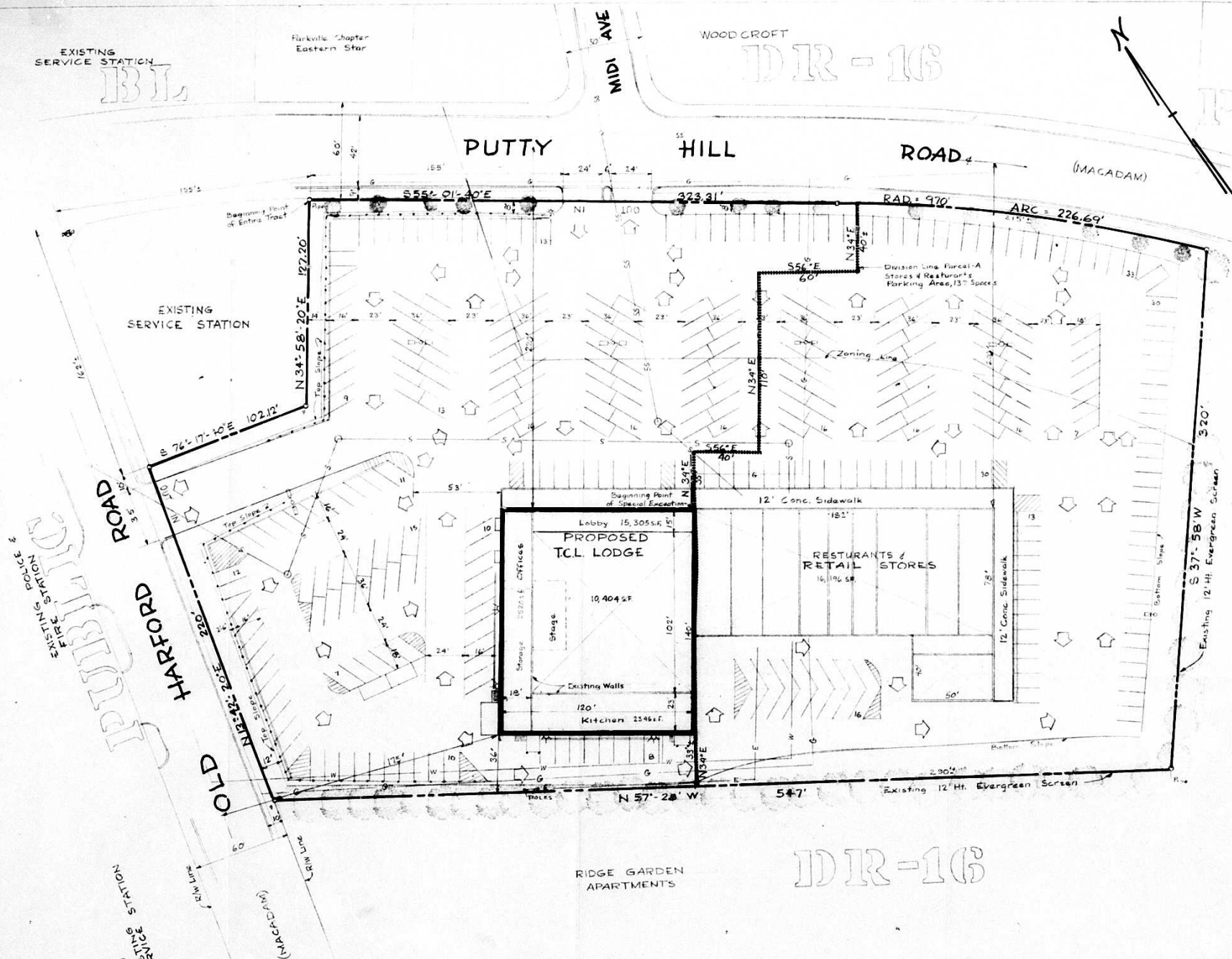
Parkville
Sr. High School Property

PUB



LOCATION MAP
SCALE: 1"=1000'

DR-16



ELECTION DISTRICT : 9TH

Zoning Status:

Existing Zoning - B.L.-CNS; DR-16
Proposed Zoning - B.L.-CNS (Special Exception), DR-16
Existing Use - Retail Stores, Restaurant
Proposed Use - Fraternal Functions in former Acme Store location

Access Points:

2-Driveways on Putty Hill Road, 24 Ft. Wide
1-Driveway on Old Harford Road, 35 Ft. Wide

Area Requirements:

	Total Area	204,000 s.f.
Existing Restaurants	3,744 s.f.	
Existing Stores, Restaurant	12,452 s.f.	
Proposed T.C.L. Lodge	16,800 s.f.	
Offices, Storage	2520 s.f.	
Kitchen	2346 s.f.	
Lobby	1330 s.f.	
Meeting Hall	10,404 s.f.	

Parking:

Parking Spaces Required	1/300 s.f.	62 Spaces
Stores	1/50 s.f.	75
Restaurants	1/500 s.f.	21 Spaces
T.C.L. Lodge - Offices, Storage, Kitchen, Lobby, Meeting Hall	1/1000 s.f.	173 Spaces
Total Required		331 Spaces
Total Parking Spaces Provided		833 Spaces

Lighting:

Existing 6-27 ft. Luminaires provided. No change.

Utilities:

All utilities existing. No change.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 7/24/93
73-293-X

PROJECT NUMBER	73-293-X	
PROPOSED SPECIAL EXCEPTION ZONING PLAT		
BALTIMORE #45 ASSOCIATION TALL CEDARS OF LEBANON		
MARYLAND SURVEYING AND ENGINEERING CO., INC. SUBSIDIARY OF LYON ASSOCIATES, INC. 8703 WHITE STONE ROAD BALTIMORE COUNTY, MARYLAND 21286		DRAWN J.R.C. CHECKED SCALE 1"=30' DATE 3-24-93 SHEET NO. 1 2091-1

73-293-X

MICROFILMED

EXISTING
SERVICE STATION

Parkville Chapter
Eastern Star

WOOD CROFT

DIR - 16

Parkville
Sr. High School Property

PUTTY

HILL

ROAD

(MACADAM)

EXISTING
SERVICE STATION

LOCATION MAP
SCALE: 1"=1000'

DIR-16

ELECTION DISTRICT : 9TH

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Parking Spaces Required	1/500 s.f.	62 Spaces
Stores	1/500 s.f.	75
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Meeting Hall	1/500 s.f.	331 Spaces
Total Parking Spaces Provided		233 Spaces

Lighting:

Existing 6-27ft. Luminaires provided. No change.

Utilities:

All utilities existing. No change.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 1/24/73
73-273-X

PROJECT NUMBER	PROPOSED SPECIAL EXCEPTION ZONING PLAT	
	BALTIMORE #45 ASSOCIATION TALL CEDARS OF LEBANON	
	MARYLAND SURVEYING AND ENGINEERING CO., INC.	
	SUBSIDIARY OF LYON ASSOCIATES, INC. 6703 WHITE STONE ROAD BALTIMORE COUNTY, MARYLAND 21286	
	DRAWN J.R.C. CHECKED SCALE 1"=30' DATE 3-24-73 SHEET NO. 1 2081	

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Acme Markets, Inc., legal owner... of the property situated 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 _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices, meetings and activities of Baltimore Forest #45 Tall Cedars of Lebanon. (See 236.13)

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

John J. Dillon, Jr.
Contract purchase
Address: 482 W. East Street
John J. Dillon, Jr.
Petitioner's Attorney
Address: 9105 Belair Road
DATE: 5/12/73

ORDERED BY, The Zoning Commissioner of Baltimore County, this 12th day of April, 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 6th day of June, 1973, at 10:30 o'clock.

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

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 22, 1973

COUNTY OFFICE BLDG.
111 N. Calverton Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

P. Louis Rohe, Jr., Esq.
9105 Belair Road
Baltimore, Maryland 21236

RE: Special Exception Petition
Item 198
Acme Markets, Inc. - Petitioners

Dear Mr. Rohe:

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 as to the appropriateness of the requested zoning.

The subject property is located on the south side of Putty Hill Road, 155 feet east of Old Harford Road, in the 9th District of Baltimore County. This property, which is zoned Business Local and D.R. 16, is requesting a Special Exception for offices, meetings and activities of the Baltimore Forest #45 Tall Cedars of Lebanon. This is an existing shopping center area where the largest structure on the site is an old Acme supermarket, which is of fairly modern construction. There are several small retail stores on the east side of the supermarket. The parking fronts on Putty Hill Road with some parking on the east side of Old Harford Road. To the rear of the site are the Ridge Garden Apartments that extend along the southern and eastern property lines of the site. The north side of Putty Hill Road is improved with an existing service station, a church, and residential dwellings. In general, the site as it currently exists is in fairly good condition.

The petitioners' request, what amounts to be a community building, would be located in the old Acme supermarket structure. The required amount of parking for this use will be provided on site.

P. Louis Rohe, Jr., Esq.
Item 198
May 22, 1973

In review of the overall parking calculations for the entire center there appears to be an excess of two parking spaces.

There are two factors of specific concern at this time insofar as this Committee is concerned and they relate to the existing surface of the shopping center parking lot which is in need of some repair. Also, there is a lack of effective screening along the property line of Putty Hill Road that fronts against the residential properties to the north. It is true that this shopping center is somewhat lower, and there is a small bank that leads up to the level of Putty Hill Road. We feel that at least some screen planting should be provided along the frontage of Putty Hill Road to add additional screening to this property.

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,

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

JJDjr:JD
(Enclosure)

cc: Maryland Surveying and Engr., Co., Inc.
6707 White Stone Road
Baltimore, Md. 21207

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

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

May 3, 1973

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

RE: Item 198
Property Owner: Acme Markets, Inc.
S/S of Putty Hill Road, 155' E/S of Old Harford Road
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Special Exception for offices, meetings, and activities of Baltimore Forest #45 Tall Cedars of Lebanon
District: 9 No. Acres: 4.7 acres

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

GENERAL:

Baltimore County utilities and highway improvements are not involved. This Office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 198 (1972-1973).

Very truly yours,

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

END:EAM:Wkl:jh

N.E.E. Key Sheet
3/ N.E. 18 Position Sheet
N.E. 9-D Topo
71 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Rohe Date: May 6, 1973
FROM: Mr. Thomas Kelly
Fire Department
SUBJECT: Meeting Agenda - Acme Markets

Dear Mr. Rohe:

In reference to the subject site, an additional inspection was made and it revealed fire hydrants at the following locations on Putty Hill Road - east of proposed building, and another on Old Harford Road to the west of the subject site.

It is my opinion that this site can be protected from existing hydrants, please disregard previous comments.

Thomas Kelly
Mr. Thomas Kelly
Baltimore County Fire Department

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
825-7510

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

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

Re: Property Owner: Acme Markets, Inc.

Location: S/S of Putty Hill Road, 155' E/S of Old Harford Road

Item No. 198 Meeting Agenda Tuesday, April 10, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "H" are applicable and required to be corrected or incorporated into the final plans for the property.

- (H) 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 Standard as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle 1-end condition shown at _____
- () 4. EXCEEDS the maximum allowed by the Fire Department.
- () 5. 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.

Reviewed: John J. Dillon, Jr. Noted and Approved: Paul H. Prindle
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
Wm. T. MELSER
DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 198 - ZAC - April 10, 1973
Property Owner: Acme Markets, Inc.
S/S of Putty Hill Road, 155' E/S of Old Harford Road
Special Exception for offices, meetings, and activities of Baltimore Forest #45 Tall Cedars of Lebanon
District 9

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for offices, meetings, and activities of the Baltimore Forest #45 Tall Cedars of Lebanon.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSF/pk

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

the above reclassification should be granted and it is further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

Special Exception for a Community Building, devoted to civic, social, recreational, and educational activities, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County that this Special Exception be granted.

day of June, 1973, that the above described property be reclassified from its present zoning of B.L. and D.R. 16 to Special Exception for a Community Building, devoted to civic, social, recreational, and educational activities.

and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of June, 1973, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a B.L. and D.R. 16 zone; and/or the Special Exception for Special Exception for a Community Building, devoted to civic, social, recreational, and educational activities be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204
April 18, 1973
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 198, Zoning Advisory Committee Meeting April 10, 1973, are as follows:

Property Owner: Acme Markets, Inc.
Location: S/S Putty Hill Rd., 155' E of Old Harford Rd.
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Special Exception for offices, meetings and activities of Balto. Forest #45 Tall Cedars of Lebanon

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mne

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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 198, Zoning Advisory Committee Meeting, April 10, 1973, are as follows:

Property Owner: Acme Markets, Inc.
Location: S/S of Putty Hill Road, 155' E/S of Old Harford Road
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Special Exception for offices, meetings, and activities of Baltimore Forest #45 Tall Cedars of Lebanon

District 9
No. Acres: 4.7 acres

Four foot high compact screening is required where the parking areas are across the street from residential properties.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1973

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

Z.A.C. Meeting of Tuesday April 10, 1973

Re: Item 198

Property Owner: Acme Markets, Inc.
Location: S/S of Putty Hill Road, 155' E/S of Old Harford Road
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Special Exception for offices, meetings, and activities of Baltimore Forest #45 Tall Cedars of Lebanon

District: 9
No. Acres: 4.7 acres

Dear Mr. DiNenna:

No problem envisioned from a special exception of this sort.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/ml

H. EMBLE PARKS, MRS. GURCH C. HERR, MRS. ROBERT L. BENEY

MARCUS M. SOTER, JOSEPH N. MAGNIN, ALVIN LORECK, JOSEPH H. WHEELER

T. GAYARD WILLIAMS, JR., RICHARD W. TRACY, VMD, MRS. RICHARD A. GULIELMI

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Affiliated With LYON ASSOCIATES, INC.
6707 WHITESTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9291
ENGINEERING • SURVEYING • PLANNING

DESCRIPTION OF ZONING PLAN

FOR SPECIAL EXCEPTION

Beginning for the same at a point on the South Side of Putty Hill Road, 60 feet wide, said point being situated 155' + from the intersection of the East Side of Old Harford Road and the South Side of Putty Hill Road; thence leaving the said point of beginning and running and binding on the South Side of Putty Hill Road, S 37° 01' 40" E, 223.31 feet; thence still binding on the South Side of Putty Hill Road by a curve to the right having a radius of 970' Southeasterly 226.69 feet; thence leaving the South Side of Putty Hill Road and running S 37° 58' 10" E, 320 feet; thence N 57° 24' W, 547 feet to intersect the East Side of Old Harford Road, N 13° 42' 20" E, 220 feet; thence leaving the last side of Old Harford Road and running S 76° 17' 40" E, 102.12 feet; thence N 34° 58' 20" E, 127.20 feet to the place of beginning.

Containing 4.7 acres more or less.

Saving and excepting that Parcel A of parking area containing 137 parking spaces provided for the use of the adjoining retail stores and restaurants. Said area thus described as beginning at the most easterly front party wall between Parcel A and Parcel B, thence running and binding on said party wall line extended N 34° E, 35.0 feet; thence the following courses and distances: (1) S 56° E, 40.0 feet; (2) N 34° E, 110 feet; (3) S 56° E, 60 feet; and (4) N 34° E, 40.0 feet to intersect the South Right-of-Way Line of Putty Hill Road; thence Easterly with said Right-of-Way with a curve, of radius of 970 feet, to the right a distance of 215 feet to the South boundary of the entire parcel; thence with said boundary S 37° 58' 10" E, 320 feet; thence N 57° 24' W, 547 feet to the above-mentioned party wall line extended; thence with this line N 34° E, 33 feet to; thence with said party wall 140 feet to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 25, 1973

FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition #73-293-X, South side of Putty Hill Road 155 feet, more or less, East of Old Harford Road.
Petitioner for Special Exception for a Community Building.
Petitioner - Acme Markets, Inc.

2nd District

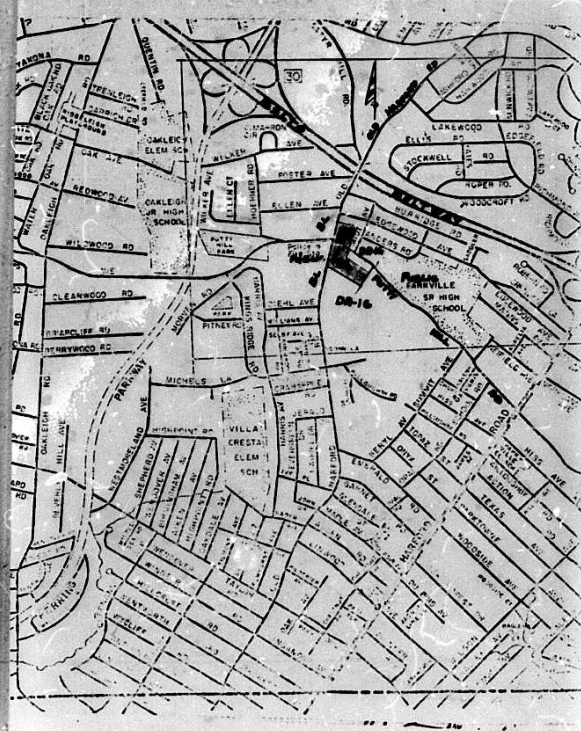
Hearing: Wednesday, June 6, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the above petition and has the following comment to make.

The proposed use from a "planning" stand-point is an acceptable re-use of this property.

William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-293-X

District: 9th Date of Posting: 5-17-73
Posted for: Neeney, Wm. J. June 6, 1973, 9:10:30 A.M.
Petitioner: Acme Markets, Inc.
Location of property: S/S of Putty Hill Rd. 155' East of Old Harford Rd.
Location of Sign: ① 1 Posted on all Vertical P. Posted on Putty Hill Rd.
Remarks: Met. L. H. H.
Posted by: Met. L. H. H. Date of return: 5/24/73



Signed This 24th day of March 1973
J. Robert Cassell

SCALE: 1" = 100 feet
File No.

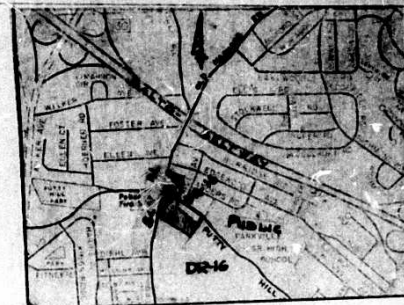
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

EXISTING SERVICE STATION

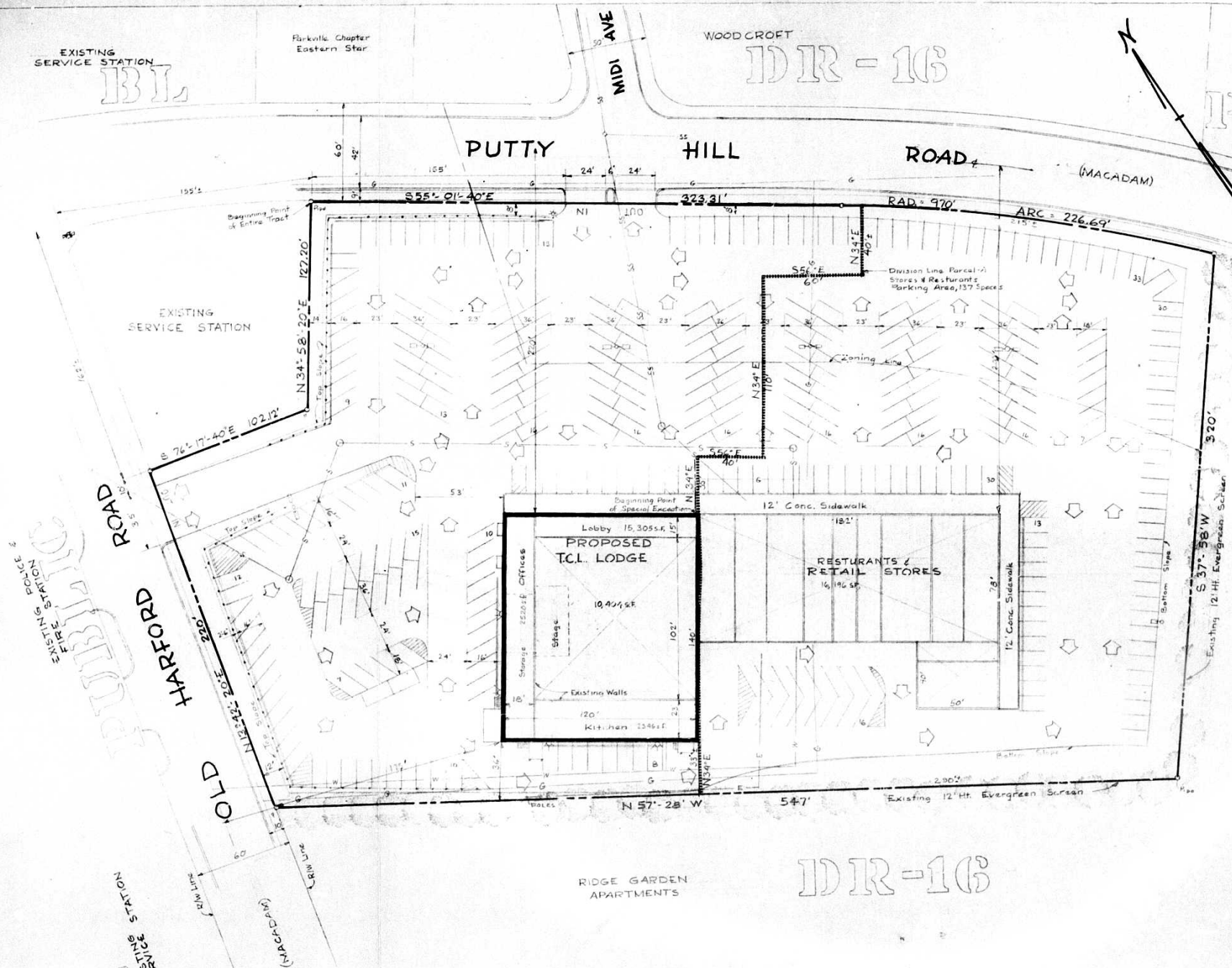
Parkville Chapter Eastern Star

WOODCROFT

Parkville Sr. High School Property



LOCATION MAP
SCALE: 1"=1000'



DR-16

ELECTION DISTRICT : 9TH

Zoning Status:

Existing Zoning - B.L.-CNS; DR-16
Proposed Zoning - B.L.-CNS (Special Exception), DR-16
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Proposed Use - Fraternal Functions in Former "Acme" Store location

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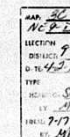
Parking Spaces Required	1/100 S.F.	62 Spaces
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Total Req'd		331 Spaces
Total Parking Spaces Provided		333 Spaces

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Utilities:

All utilities existing. No change.



PROJECT NUMBER		PROPOSED SPECIAL EXCEPTION ZONING PLAT	
	BALTIMORE #45 ASSOCIATION TALL CEDARS OF LEBANON		
	MARYLAND SURVEYING AND ENGINEERING CO., INC.		
	Baltimore, Maryland		
	DATE 3-24-79		
DRAWN J.R.C.		SHEET NO. 1	
CHECKED		2092-1	