

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Pinkney Lee Walker, Jr. and
I, or we, Elizabeth M. Walker, legal owners 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 reclassified, pursuant
to the Zoning Law of Baltimore County, from an...DR-5.5...zone to an
D.R. 16...zone; for the following reasons:

See Memorandum filed herewith

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...Office Use

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

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

Calvert R. Bregel
Contract purchaser
Mercantile Towson Bldg.
403 Washington Avenue
Towson, Maryland 21204

John Grason Turnbull, II
Brooks & Turnbull
305 W. Allegheny Avenue
Towson, Maryland 21204

Address: 296-2600
ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day
of August, 1974, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 13th day of September, 1974, at 2:00 o'clock
P.M.

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IN THE MATTER OF RECLASSIFICATION
OF 401-403-405-407 West Chesapeake
Avenue, Towson, Maryland
21204

BEFORE THE ZONING
COMMISSIONER OF
BALTIMORE COUNTY,
MARYLAND

MEMORANDUM

Now come Pinkney Lee Walker, Jr. and Elizabeth M. Walker,
his wife, Petitioners, by John Grason Turnbull, II and Brooks &
Turnbull, their attorneys, and for reasons to support the Petition
for Reclassification heretofore filed, says:

1. That numerous and significant reclassifications and
special exceptions have been granted in the immediate vicinity
of the property;
2. That the need and demand for additional office facilities
within the Towson community have greatly increased since the
adoption of the Map designating the property as DR 3.5.
3. That numerous governmental complexes have been
constructed in the immediate vicinity thereby altering the genuine
conditions surrounding the subject property;
4. And for such other and further reasons as may be stated
at the time of any hearing hereon.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
305 W. Allegheny Avenue
Towson, Maryland 21204
296-2600
Attorneys for Petitioners

JOSEPH D. THOMPSON, P.E.-L.S.
CIVIL ENGINEERS & LAND SURVEYORS

DESCRIPTION FOR REZONING AND SPECIAL EXCEPTION, 401-407
WEST CHESAPEAKE AVENUE, 9th DISTRICT, BALTIMORE COUNTY,
MARYLAND

BEGINNING for the same at the corner formed by the intersection of the west side of
Florida Road, 50 feet wide, and the north side of West Chesapeake Avenue, 60 feet wide, and
running thence and binding on the west side of Florida Road, South 13 Degrees 37 Minutes 00
Seconds West 125.00 feet thence leaving the west side of Florida Road and running North 76 Degrees
23 Minutes 00 Seconds West 360.40 feet and North 13 Degrees 37 Minutes 00 Seconds East 125.00
feet to the south side of West Chesapeake Avenue herein referred to and running thence and binding
thereon South 76 Degrees 23 Minutes 00 Seconds East 360.40 feet to the place of beginning.

CONTAINING 1.034 acres of land, more or less.

3-30-73



Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
and Special Exception
SW corner of West Chesapeake
Avenue and Florida Road -
9th Election District
Pinkney Lee Walker, Jr., et ux -
Petitioners
NO. 74-61-RX (Item No. 16)

Dear Mr. Brooks:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sw

Attachments

cc: Mr. John Sheehan
417 Georgia Court
Towson, Maryland 21204

Mrs. John C. Wallace
899 Park Avenue
Towson, Maryland 21204

Mrs. Marge Turner
Towson Times
741 York Road
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
SW corner of West Chesapeake
Avenue and Florida Road -
9th Election District
Pinkney Lee Walker, Jr., et ux -
Petitioners
NO. 74-61-RX (Item No. 16)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners request a Reclassification from a D.R. 5.5 Zone to a
D.R. 16 Zone and a Special Exception for offices on a parcel of property con-
taining 1.034 acres of land, more or less, located on the southwest corner of
West Chesapeake Avenue and Florida Road, in the Ninth Election District of
Baltimore County.

Evidence on behalf of the Petitioners indicated that the property is now
titled under the name of Calvert R. Bregel, Esquire, and that the intended use
of the four (4) structures on the subject property would be for offices. Expert
traffic testimony on behalf of the Petitioners indicated that, as a result of his
own personal knowledge, without benefit of a detailed study and traffic count,
the granting of the subject Petition would not have a detrimental affect upon the
area.

Residents of the area, in protest of the subject Petition, indicated that
they were opposed to the Petition, based on the increase of traffic in the Tow-
son area, the lack of parking, and, generally, the quick growth of offices in
the west Towson area. It was also indicated that there are many homes in the
west Towson area, presently classified D.R. 16, to be made available for office
use.

Without reviewing the evidence further in detail but based on all the evi-
dence presented at the hearing, in the judgment of the Zoning Commissioner,
the D.R. 5.5 classification of the subject property is not in error. The subject

property is surrounded on all sides by residential (D.R. 5.5 zoning) or insti-
tutional uses. The Southland Hills Community lies immediately south and ad-
jacent to the subject property, and the granting of this request would be an
infringement upon the Southland Hills Community and its zoning classification.
The granting of this Reclassification and Special Exception would constitute
"spot zoning".

The Comprehensive Zoning Map, as adopted on March 24, 1971, is pre-
sumed to be correct, and the burden of proving error and/or substantial
changes in the character of the neighborhood is borne by the Petitioners. In
the instant case, this burden has not been met.

As the prerequisites of Section 502.1 have not been met, the Special
Exception for offices should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore
County, this 4 day of June, 1974, that the Reclassification be and
the same is hereby DENIED and that the subject property be and the same is
hereby continued as and to remain a D.R. 5.5 Zone and the Special Exception
for offices be and the same is hereby DENIED.

S. ERIC DI NENNA
Zoning Commissioner of
Baltimore County

LAW OFFICES
BROOKS & TURNBULL
305 W. ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

June 11, 1974

S. Eric DiNenna, Zoning
Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. DiNenna:

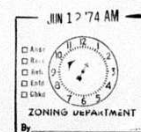
Please enter an Appeal from your Order and Decision dated
June 4, 1974 in reference to the above captioned property. I have
enclosed herewith my check in the amount of \$70.00 representing the
cost of filing said Appeal.

Should you have any questions as concerning the above or
enclosed, please do not hesitate to contact me.

Sincerely yours,
BROOKS & TURNBULL, BY:

Charles E. Brooks

Enclosure



RE: PETITION FOR RECLASSIFICATION
from D.R. 5.5 to D.R. 16, and
SPECIAL EXCEPTION
for Office Use
SW corner Chesapeake Avenue
and Florida Road
9th District
Pinkney Lee Walker, Jr., et ux,
Petitioners
Calvert R. Bregel,
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 74-61-RX

OPINION

This case comes before the Board on an appeal by the Petitioner from an
Order of the Deputy Zoning Commissioner which denied a requested reclassification from
D.R. 5.5 to D.R. 16, and likewise denied a special exception for office use. The
subject property is located at the southwest corner of Chesapeake Avenue and Florida Road
in the west Towson area of the Ninth Election District. The subject property contains
approximately 1.034 acres and is now improved by four rather substantial dwellings.
These are numbered as 401 through 407 West Chesapeake Avenue. These four prop-
erties are now owned in a limited partnership arrangement with the general partner being
the Towson lawyer, Calvert R. Bregel, Esquire. If the requested zoning be granted,
the limited partnership plans to convert these four residences to offices and plans no
changes to the exterior of these structures.

A review of the official comprehensive zoning map, adopted in March of
1971, indicates that the subject property is zoned D.R. 5.5 as are all of the properties
immediately surrounding the subject property. Since this appeal is a request for a
reclassification, the Petitioner carries the onerous burden of proving to this Board that the
County Council erred in March of 1971 when they adopted the underlying zoning for the
subject property, and/or there has been sufficient change in the character of the neighbor-
hood to warrant the requested reclassification. The existing zoning is presumed to be
correct and the Petitioner must carry forward the burden of overcoming this strong pre-
sumption. In pursuit of same, the Petitioner presented to the Board expert testimony
from a real estate consultant, a traffic expert and a registered land surveyor.

The Petitioners basically told the Board in detail of the growth and
development of the Towson business area. Mr. Horn, the real estate expert, detailed

a series of special exceptions that have been granted in the Towson area. He also mentioned that the somewhat irregular alignment of the D.R. 5.5 zoning as it encircles the subject property, seemed to him to be evidence of error on the part of the Council when they adopted this portion of the comprehensive zoning map in March of 1971. The new County Court House was cited as evidence of the continuing growth of the governmental center in the Towson area. Also, the physical completion of the widening of Bosley Avenue was discussed, as was the large number of older residences that have been converted to office use in the locations near the governmental center.

On cross-examination, Mr. Horn stated that the special exceptions were not considered by him to be changes in zoning as they were, in fact, not reclassifications but special exceptions; however, Mr. Horn stated that these were cited as evidence of growth. The only change cited by Mr. Horn was the Baldwin case, #72-201-RX, which at this time is not a final order, and can be distinguished from the subject property by its location immediately adjoining the Y.M.C.A. property and its location directly within the corridor existing between the new County Court House and said Y.M.C.A. property.

This Board has carefully reviewed the testimony and evidence presented in this case and, frankly, it is our judgment that same is not sufficient to overcome the presumption of correctness in original zoning, nor are the changes described the sort of same that might be adjudged to be of a substantial nature that would warrant the granting of the requested reclassification. In the mind of this Board, there is no evidence of error on the part of the Council nor has there been sufficient evidence of change. The requested reclassification to D.R. 16 is, of course, a prerequisite to the granting of the special exception. Hence, since the Board, for the reasons stated above, will issue an Order denying said reclassification, the special exception must also be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 11th day of July, 1975, by the County Board of Appeals, ORDERED that the reclassification and special exception petitioned for, be and the same is hereby DENIED.

An appeal from this decision must be in accordance with Rules 8-1 to 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles E. Brooks
Walter A. Brooks, Jr., Chairman
Robert L. Gilland
Robert L. Gilland

Note: A two-man Board heard this case.

RE: PETITION FOR RECLASSIFICATION * IN THE
from D. R. 5.5 to D. R. 16, and * CIRCUIT COURT
SPECIAL EXCEPTION *
for Office Use *
SW corner Chesapeake Avenue * FOR
and Florida Road * BALTIMORE COUNTY
9th District *
Pinkney Lee Walker, Jr., et ux *
Petitioners *
Calvert R. Bregel, *
Contract Purchaser *
No. 74-61-RX *

ORDER FOR APPEAL

MR. CLERK:

Please note an appeal to the Circuit Court for Baltimore County from the Decision and Order of the County Board of Appeals for Baltimore County denying the requested Reclassification and Special Exception, dated July 11, 1975 on behalf of Pinkney Lee Walker, Jr., et ux, and Calvert R. Bregel.

Charles E. Brooks
Charles E. Brooks
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21204
Phone: 296-2600
Attorneys for

I HEREBY CERTIFY that on this 8th day of August, 1975, a copy of the foregoing Order for Appeal was mailed to the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 and to John W. Hession, III, Esquire, Alex Brown & Sons Building, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, attorney for

Charles E. Brooks
Charles E. Brooks
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21204
Phone: 296-2600
Attorneys for

*Rec'd 8-15-75
12:15 PM
Hand delivered
after phone request*

RE: PETITION FOR RECLASSIFICATION * IN THE
from D. R. 5.5 to D. R. 16, and * CIRCUIT COURT
SPECIAL EXCEPTION *
for Office Use *
SW corner Chesapeake Avenue * FOR
and Florida Road * BALTIMORE COUNTY
9th District *
Pinkney Lee Walker, Jr., et ux *
Petitioners *
Calvert R. Bregel, *
Contract Purchaser *
No. 74-61-RX *

PETITION TO ACCOMPANY ORDER FOR APPEAL

Petitioners, Pinkney Lee Walker, Jr., et ux, and Calvert R. Bregel, contract purchaser, aggrieved parties, by Charles E. Brooks and Brooks & Turnbull, their attorneys, respectfully represent unto your honor as follows:

1. That the petitioners hereto are aggrieved parties whose interests are and will be adversely affected by the Decision and Order of the Board of Appeals of Baltimore County dated July 11, 1975 by which Decision and Order the Board did deny the petitioners request for reclassification and special exception.

2. That the Decision and Order of the Board of Appeals of Baltimore County was and is illegal and improper in that the Board did commit the following errors:

(a) That the Board's decision was arbitrary, discriminatory, and capricious in that there was substantial evidence before the Board of a change in the character of the neighborhood and/or error in adopting the maps of March, 1971.

(b) The County Council of Baltimore County committed error in the adoption of the maps of March, 1971 when they failed to foresee the increased need and demand for additional office facilities within the Towson Community.

(c) That the Board erred in failing to consider the numerous governmental complexes within the immediate vicinity

*Rec'd 8-15-75
12:15 PM*

-2-

which created a substantial change in the neighborhood.

(d) AND for such other and further reasons as may be presented at the time of any hearing hereon.

WHEREFORE, Appellants ask this Honorable Court to reverse the Decision and Order of the County Board of Appeals.

Charles E. Brooks
Charles E. Brooks
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21204
Phone: 296-2600
Attorneys for

I HEREBY CERTIFY that on this 8th day of August, 1975, a copy of the foregoing Petition to Accompany Order for Appeal was mailed to the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 and to John W. Hession, III, Esquire, Alex Brown & Sons Building, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, attorney for

Charles E. Brooks
Charles E. Brooks
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21204
Phone: 296-2600
Attorneys for

Re: PETITION FOR RECLASSIFICATION * IN THE
from D. R. 5.5 to D. R. 16, and * CIRCUIT COURT
SPECIAL EXCEPTION *
for Office Use *
SW corner Chesapeake Avenue * FOR
and Florida Road * BALTIMORE COUNTY
9th District *
Pinkney Lee Walker, Jr., et ux *
Petitioners *
Calvert R. Bregel, *
Contract Purchaser *
No. 74-61-RX *

MOTION TO EXTEND TIME
FOR TRANSMITTING RECORD

Pinkney Lee Walker, Jr., et ux and Calvert R. Bregel, Appellants by Charles E. Brooks and Brooks & Turnbull moves, pursuant to Maryland Rule 87 that the time for the transmittal of the record in this action be extended up to and including November 7, 1975. It is respectfully represented unto this Honorable Court as follows:

1. That the Appellants promptly requested a transcript of the testimony after the taking of this Appeal and directed the Board of Appeals to take up the record on the Appeal.

2. That the stenographer was requested to prepare the transcript but is presently on vacation and will not return until September of this year. Letter of 8/20/75 attached.

3. That the Board of Appeals was contacted and they advised that the stenographer has a heavy caseload and indicated a maximum extension of time would be needed.

WHEREFORE, the Appellants pray that an extension of sixty (60) days be granted from September 7, 1975 to November 7, 1975.

Charles E. Brooks
Charles E. Brooks
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21204
296-2600
Attorneys for the Appellants

*Rec'd 8-22-75
10 AM*

CERTIFICATION OF MAILING

I HEREBY CERTIFY, That on this 21st day of August, 1975, a copy of the foregoing Motion to Extend Time for Transmitting Record and Order were mailed to the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 and to John W. Hession, III, Esquire, Alex Brown & Sons Building, 102 W. Pennsylvania Avenue, Towson, Maryland 21204.

Charles E. Brooks
Charles E. Brooks
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21204
296-2600

O R D E R

UPON the foregoing Motion, it is this _____ day of _____, 1975, by the Circuit Court for Baltimore County,

ORDERED, that the time for the transmittal of the record of this action to this Court for an extension up to and including November 7, 1975.

JUDGE

RE: PETITION FOR RECLASSIFICATION
from D.R. 5.5 to D.R. 16, and
SPECIAL EXCEPTION for Office Use
SW Corner of Chesapeake Ave. and
Florida Rd., 9th District

Pinkney Lee Walker, Jr., et ux,
Petitioners-Appellants
Calvert R. Bregel, Contract Purchaser
Case No. 74-61-RX

Mary Anita Fitzsimmons, et al,
Protestants-Appellees

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
AT LAW

Misc. Docket No. 10
Folio No. 91
File No. 5679

MOTION TO DISMISS

The motion of the People's Counsel for Baltimore County to dismiss the
appeal heretofore filed in this cause respectfully shows:

1. That by its Order dated July 11, 1975, the County Board of Appeals
denied the zoning reclassification sought by the Petitioners herein and thereafter, on
August 8, 1975, Petitioners filed their appeal to this Honorable Court from that
decision of said Board, which said appeal is presently pending before this Honorable
Court.
2. That on October 8, 1976, the County Council for Baltimore County
enacted Bill No. 111-76, which adopted a new Comprehensive Zoning Map for the
Fourth Councilmanic District of Baltimore County, in which the property here involved
is situated, and said ordinance has now become effective.
3. That the adoption of said Comprehensive Zoning Map in October, 1976,
as aforesaid, renders this proceeding moot.

WHEREFORE, it is respectfully moved that this Honorable Court by its Order
dismiss the appeal herein pending, with costs to the Appellants.

AND AS IN DUTY BOUND, ETC.

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2108

I HEREBY CERTIFY that on this _____ day of January, 1977, a copy of
said Motion, and the proposed Order therein was mailed to Charles E. Brooks, Esquire,
610 Bosley Avenue, Towson, Maryland 21204, Attorney for the Appellants; Mary Anita
Fitzsimmons, 409 Chesapeake Avenue, Towson, Maryland 21204; Joseph F. Davis,
305 Alabama Road, Towson, Maryland 21204 and Richard A. Kronen, 4 Dixie Drive,
Towson, Maryland 21204, Protestants-Appellees.

John W. Hession, III

Baltimore County, Maryland
PEOPLE'S COUNSEL
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
Tel. 494-2344
2188

JOHN W. HESSIAN, III
People's Counsel
CHARLES E. KOUNTZ, JR.
Deputy People's Counsel

January 19, 1977

The Honorable
Edward A. DeWaters
Circuit Court for Baltimore County
Towson, Maryland 21204

RE: Misc. #5679
PINKNEY LEE WALKER, JR., et ux,
Petitioners

Dear Judge DeWaters:

In accordance with your direction, I have prepared and I am enclosing a
Motion to Dismiss the appeal pending in this matter, together with a proposed Order
thereon.

A copy of this letter, accompanied by copies of said Motion and proposed
Order, is being simultaneously mailed to Mr. Brooks and to the individual Appellees.

Very truly yours,

John W. Hession, III

Enclosures

JWH:sh

RE: PETITION FOR RECLASSIFICATION
from D.R. 5.5 to D.R. 16, and
SPECIAL EXCEPTION for Office Use
SW Corner of Chesapeake Avenue
and Florida Road, 9th District

Pinkney Lee Walker, Jr., et ux,
Petitioners-Appellants
Calvert R. Bregel, Contract
Purchaser
Case No. 74-61-RX

Mary Anita Fitzsimmons, et al,
Protestants-Appellees

IN THE CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW

Misc. Docket No. 10
Folio No. 91
File No. 5679

ANSWER TO MOTION TO DISMISS

Now come the Petitioners-Appellants, by their attorneys,
Charles E. Brooks and Brooks & Turnbull, and in answer to the
Motion to Dismiss, states as follows:

1. Admitted.
2. Admitted.
3. The Appellants can neither admit nor deny the state-
ments contained in Paragraph 3 of the Motion to Dismiss as the
same is a legal conclusion.

WHEREFORE, it is respectfully requested that this
Honorable Court deny the Motion to Dismiss.

AND, AS IN DUTY BOUND, ETC.

Charles E. Brooks
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21204
296-2600

I HEREBY CERTIFY, that on this 24th day of January, 1977,
a copy of said Answer to Motion to Dismiss was mailed to John W.
Hession, III, People's Counsel for Baltimore County, County Office

FILED JAN 24 1977

Building, Towson, Maryland, 21204; Mary Anita Fitzsimmons, 409
Chesapeake Avenue, Towson, Maryland 21204; Joseph F. Davis, 305
Alabama Road, Towson, Maryland 21204 and Richard A. Kronen,
4 Dixie Drive, Towson, Maryland 21204.

CHARLES E. BROOKS

PETITION FOR RECLASSIFICATION
from D. R. 5.5 to D.R. 16, and
SPECIAL EXCEPTION
for Office Use
SW corner of Chesapeake Avenue
and Florida Road
9th District

Pinkney Lee Walker, Jr., et ux
Petitioners

Calvert R. Bregel,
Contract Purchaser

vs.

PEOPLE'S COUNSEL FOR BALTIMORE COUNTY
MARY ANITA FITZSIMMONS
JOSEPH F. DAVIS
RICHARD A. KRONEN
Protestants

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY

LAW CASE NO. 5679

RULING ON MOTION TO DISMISS

The above case has been submitted to the Court for a
ruling on a Motion to Dismiss and Answer thereto.

This is a case where zoning was denied by the County Board
of Appeals on July 11, 1975 and appeal was filed to the Circuit
Court for Baltimore County on August 8, 1975. The property is
located in the Fourth Councilmanic District of Baltimore County.
On October 8, 1976, the County Council for Baltimore County
adopted a new Comprehensive Zoning Map for that councilmanic
district.

It has been held that the adoption of a comprehensive
zoning plan or map while appeal is pending in a zoning case
renders that zoning case moot. From the dates listed above it
is obvious that is exactly what has happened in this case.

Rockville v. Dustin, 276 Md. 232 held as follows:

"An appeal in a zoning case should be
dismissed as moot where, as here, the
zoning application has been superseded
by a subsequent comprehensive rezoning
act of the zoning authorities." See Lake
Falls Association v. Board of Zoning
Appeals, 209 Md. 561, 121 A.2d 809 (1956).

FILED FEB 1, 1977

Banner v. Home Sales Co., D. 201 Md. 425,
94 A. 2nd 264 (1953). See also Maryland
Rule 835 a 6; Md. Tobacco Grow. v. Md.
Tob. Auth., 267 Md. 20, 296A.1nd578 (1972).

The Motion to Dismiss is thereby granted this 17th
day of Feb 1977.

Edward A. DeWaters, Jr., Esq.

EAD/vc
dated: 2/16/77
cc: Charles E. Brooks, Esq.
John W. Hession, III, Esq.
Walter A. Reiter, Jr., Esq.
Robert L. Gilland, Esq.

The Zoning Commissioner
of Baltimore County

Re: Zoning Case 74-61-RX
401, 403, 405, 407 W. Chesapeake Avenue
Request for Reclassification from DR5.5
to DR16 with Special Exception for
Offices

- We the undersigned here present at this hearing
object to the petitioner's request, since
- 1 - It is not in keeping with the residential character
of our neighborhood
 - 2 - It will tend to overcrowd the land and congest the
roads and streets
 - 3 - It is not supported by the Planning Board and
would constitute "spot" DR16 zoning surrounded
by DR5.5
 - 4 - There has been no "change" to our neighborhood
since the comprehensive zoning maps were adopted
in March 1971
 - 5 - Offices belong in the Towson center within the
"ring" road in accordance with the 1980 guide plan.

SIGNATURE

ADDRESS

1. Charles E. Brooks 401 Chesapeake Ave.
2. John W. Hession, III 305 Alabama Rd.
3. Joseph F. Davis 409 Chesapeake Ave.
4. Richard A. Kronen 4 Dixie Drive
5. Mary Anita Fitzsimmons 409 Chesapeake Ave.
6. Charles E. Brooks 401 Chesapeake Ave.
7. Walter A. Reiter, Jr. 403 Chesapeake Ave.
8. Robert L. Gilland 612 W. Chesapeake Ave.

SIGNATURE

ADDRESS

8.	<i>Betty H. Davis</i>	<i>403 Alabama Rd.</i>
9.	<i>David D. Davis</i>	<i>305 Alabama Rd.</i>
10.	<i>Robert W. Lindsay</i>	<i>413 Georgia Court (4)</i>
11.	<i>James D. Lindsay</i>	<i>413 Georgia Ct. (4)</i>
12.	<i>Robert D. Lindsay</i>	<i>409 W. Chesapeake Ave.</i>
13.	<i>Dr. C. Taylor Bunch</i>	<i>405 Carolina Rd.</i>
14.	<i>Robert D. Lindsay</i>	<i>502 Alabama Rd.</i>
15.	<i>Robert D. Lindsay</i>	<i>4 Drive Drive</i>
16.	<i>Walter T. Harrison</i>	<i>408 Nottingham Dr.</i>
17.	<i>Walter T. Harrison</i>	<i>408 W. Chesapeake Ave.</i>
18.	<i>John Sullivan</i>	<i>417 Georgia Ct.</i>
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30.		

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE April 13, 1973

COUNTY OFFICE BUILDING
111 W. Chesapeake 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 COMMISSIONER
INDUSTRIAL
DEVELOPMENT

John C. Turnbull, II, Esquire
Brooks & Turnbull
305 W. Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
and Special Exception
Pinkney Lee Walker, Jr., et ux -
Petitioners
Fifth Zoning Cycle
Item No. 16

Dear Mr. Turnbull:

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 southwest corner of Florida Road and West Chesapeake Avenue and consists of dwellings 401, 403, 405 and 407 West Chesapeake Avenue. This property, which is currently zoned D.R. 5.5, is requesting a Reclassification to D.R. 16 and a Special Exception for offices. These properties, each of which are improved with individual attractive and well maintained dwellings, are located directly across the street from the Towson Presbyterian Church and the building, which was previously the manse for the Towson Presbyterian Church and, which has recently received a Special Exception for a boarding house, there are other existing dwellings on either side of the subject property and the Presbyterian Home of Maryland is located directly to the rear of the properties. Curb and gutter exist along West Chesapeake Avenue, Highland Avenue and Florida Road in this location. The Petitioner's site plan indicates that the entrance and parking for 401 West Chesapeake Avenue will be via Florida Road, Florida Road, up to this time, has been strictly a residential street however, this is the vicinity of the existing entrance. As long as on-street parking is controlled in this area and the existing entrance is widened sufficiently to accommodate this type of use, there are no

John C. Turnbull, II, Esquire
April 13, 1973
Page Two

serious problems anticipated from this parking arrangement. The property known as 403 West Chesapeake Avenue is proposed to have a single entrance from Chesapeake Avenue and with parking in the rear. The properties known as 405 and 407 West Chesapeake Avenue propose to use a common entrance between the two, which has been suggested and recommended by this office in other similar requests. In general, the Committee is concerned about the very serious problem of lack of parking spaces in the Towson area and it should be noted that parking required by these Regulations is set at a minimum and should be exceeded whenever possible. Furthermore, I recommend that should the Special Exception and Reclassification be granted, that it be restricted in such a manner as to prohibit any exterior changes to these properties with the exception of maintenance and that before any structure could be removed for the erection of a new building that another hearing be held to determine its appropriateness. Also, that it be restricted to retain as much of the landscaping as currently exists on these properties.

This petition for reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and 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 September 1, 1973 and October 15, 1973, will be forwarded to you well in advance of the date and time.

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

JJD:gc

Enclosure

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

April 26, 1973

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

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

Re: Item #16 (April to October 1973 - Cycle V)
Property Owner: Pinkney Lee, Jr. and Elizabeth Walker
S/W cor. of Florida Rd. & West Chesapeake Ave. (401-407 West Chesapeake Ave.)
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. to D.R. 16 and Special Exception for offices
District: 9th No. Acres: 1.034

Dear Mr. DiNenna:

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

Highways:

West Chesapeake Avenue is an existing County road which is proposed to be widened in the future to a 60-foot curbed cross-section on a 72-foot right-of-way.

Future highway improvements will be accomplished within the Capital Improvement Program; however, the dedication of the highway right-of-way and slope easements will be required in connection with any grading or building permit application.

Florida Road, also an existing improved County road, shall be widened in the future to a 30-foot curbed cross-section on the existing 50-foot right-of-way.

The subject plan should be revised to indicate the future right-of-way line and curb and gutter for West Chesapeake Avenue and Florida Road.

Sediment Control:

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

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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.

Item #16 (April to October 1973 - Cycle V)
Property Owner: Pinkney Lee, Jr. and Elizabeth Walker
Page 2
April 26, 1973

Water and Sanitary Sewers:

Public water and sanitary sewerage are available to serve these properties.

Very truly yours,

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

END:RAM:DPW:es

N-W Key Sheet
38 W 1 For. Sheet
NE 10 A Topo Sheet

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 17, 1973

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 #16, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Pinkney Lee, Jr. and Elizabeth Walker
Location: S/W cor. of Florida Road and West Chesapeake Avenue (401-407 West Chesapeake Ave)
Present Zoning: D.R. 5.5
Proposed Zoning: Reclassification to D.R. 16 and Special Exception for offices
District: 9
No. Acres: 1.034

The site plan must be revised to show the future paving and right of way of Chesapeake Avenue.

The revised site plan must also show the required 24 foot minimum commercial driveway entrances.

The revised plan should also indicate the use of the basements of the buildings.

Four foot high compact screening is required along Florida Road where the parking area is across the street from residential premises.

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. CHIEF
WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

April 26, 1973

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

Re: Item 16 - Cycle Zoning V - April to Oct. 1973
Property Owner: Pinkney Lee, Jr. & Elizabeth Walker
Florida Rd. & W. Chesapeake Avenue
Reclass. to DR 16 & S.E. for offices - District 9

Dear Mr. DiNenna:

The subject petition is requesting a change from DR 5.5 to DR 16 of 1 acre. This tract in itself, is not of sufficient size to create capacity problems. However, should the land surrounding this property continue to be re-zoned for offices, serious capacity problems can be anticipated on the existing road system.

Very truly yours,
E. Richard Moore
E. Richard Moore
Assistant Traffic Engineer

CRM:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
822-7310

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

Attention: Mr. Jack Dillon
Zoning Advisory Committee

Re: Property Owner: Pinkney Lee, Jr. and Elizabeth Walker

Location: 401-407 West Chesapeake Avenue

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
16
Gentlemen:

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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. 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.
- () 6. 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.
- () 7. Site plans are approved as drawn.
- () 8. The Fire Prevention Bureau has no comments at this time.

Reviewer: Alvin L. Loeck Noted and
Planning Group Approved: Paul H. Roop
Special Inspection Division Fire Prevention Bureau

nls
4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 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 reclassification, Zoning Advisory Committee Meeting, April 4, 1973, are as follows:

Property Owner: Pinkney Lee, Jr. & Elizabeth Walker
Location: 401-407 West Chesapeake Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to D.R. 16
District: 9
No. Acres: 1.034

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

HVR:mms

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 24, 1973

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

Z.A.C. Meeting of:

Property Owner: Pinkney Lee, Jr. and Elizabeth Walker
Location: 401-407 West Chesapeake Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to D.R. 16

District: 9
No. Acres: 1.034 acres

Dear Mr. DiNenna:

Offices would have no adverse effect on the student population.

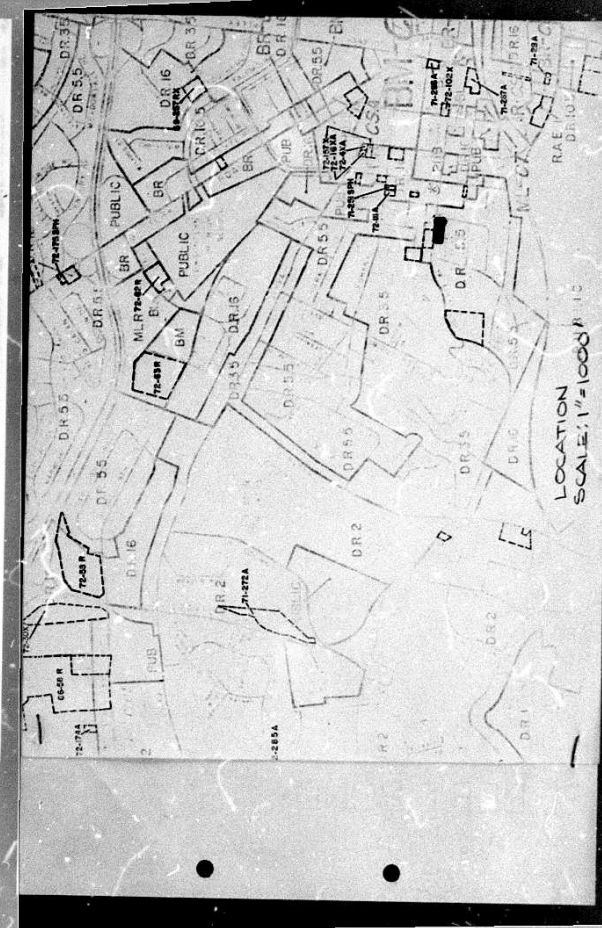
Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP:nl

A. ENGLISH PARKS, INC.
CUDEN & HESS, INC.
MRS. ROBERT J. GERNY

MARION W. BOTSARD
JOSEPH A. MURPHY
ALVIN LOROCK
JOSHUA R. WHEELER, SUPERVISOR

T. BAYARD WILLIAMS, JR.
RICHARD W. TUCKER, V.M.D.
MRS. MICHAEL K. HUBBARD



THE TOWSON TIMES

TOWSON, MD. 21204

August 27 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one successive
week before the 27 day of August, 1973; that is to say, the same
was inserted in the issue of August 23, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 23, 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., once in each
of successive weeks before the 23rd day of August, 1973.
day of September, 1973, the first publication
appearing on the 23rd day of August, 1973.

THE JEFFERSONIAN

St. Louis
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: June 22, 1974
Posted for: Appeal
Petitioner: PINKNEY LEE WALKER, JR. ET AL
Location of property: SW CORNER CHESAPEAKE AVE AND FLORIDA RD
Location of Sign: FRONT OF 401, 403, 405, 407 CHESAPEAKE AVE.
Remarks: Thomas H. Devlin
Posted by: Signature Date of return: JUNE 28, 1974

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: August 24, 1973
Posted for: Petition for Reclassification of Petition for Special Exception
Petitioner: PINKNEY L. WALKER
Location of property: SW CORNER OF CHESAPEAKE AVE AND FLORIDA RD
Location of Sign: FRONT OF 401, 403, 405, 407 CHESAPEAKE AVE.
Remarks: Thomas H. Devlin
Posted by: Signature Date of return: AUG 30, 1973

PETITION MAPPING PROGRESS SHEET										
FUNCTION	vull Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	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>OP</u>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: <u> </u>	Map # <u> </u>									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing

this 19th day of April 1973

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Pinkney Lee Walker, et al

Petitioner's Attorney John G. Turnbull, II, Esq.

Reviewed by John G. Turnbull, II
Chairman
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 30th day of

March 1973. Item #

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Pinkney Lee Walker, et al Submitted by Brooks & Turnbull

Petitioner's Attorney Same Reviewed by OP

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 8336

DATE May 3, 1973 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER PINK AGENCY YELLOW - CUSTOMER
Messrs. Brooks & Turnbull
305 V. Alleghany Ave.
Towson, Md. 21204
Petition for Reclassification and Special Exception
Pinkney Lee Walker, Jr.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 12405

DATE 9/13/73 ACCOUNT 01-662

AMOUNT \$145.32

DISTRIBUTION
WHITE - CASHIER PINK AGENCY YELLOW - CUSTOMER
Case No. 74-61-RX
Petitioner: Pinkney Lee Walker
S/W Cor. of Chesapeake Avenue & Florida Rd.
14532

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 15062

DATE June 13, 1974 ACCOUNT 01-662

AMOUNT \$70.00

DISTRIBUTION
WHITE - CASHIER PINK AGENCY YELLOW - CUSTOMER
Charles E. Brooks, Esquire
Cost of Filing of an Appeal on Case No. 74-61-RX
SW/corner of West Chesapeake Avenue and Florida Road
9th Election District
Pinkney Lee Walker, Jr., et al - Petitioners

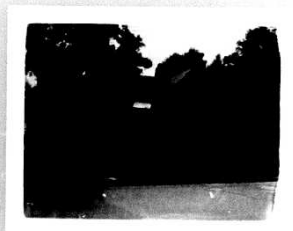
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

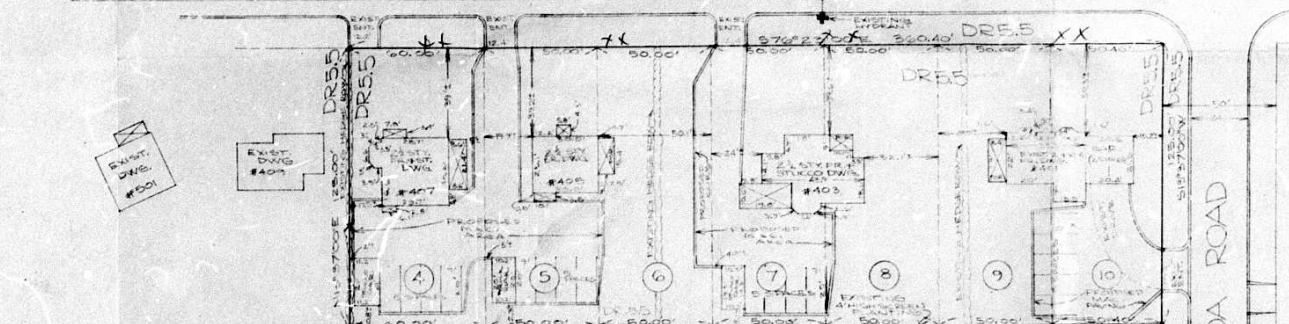
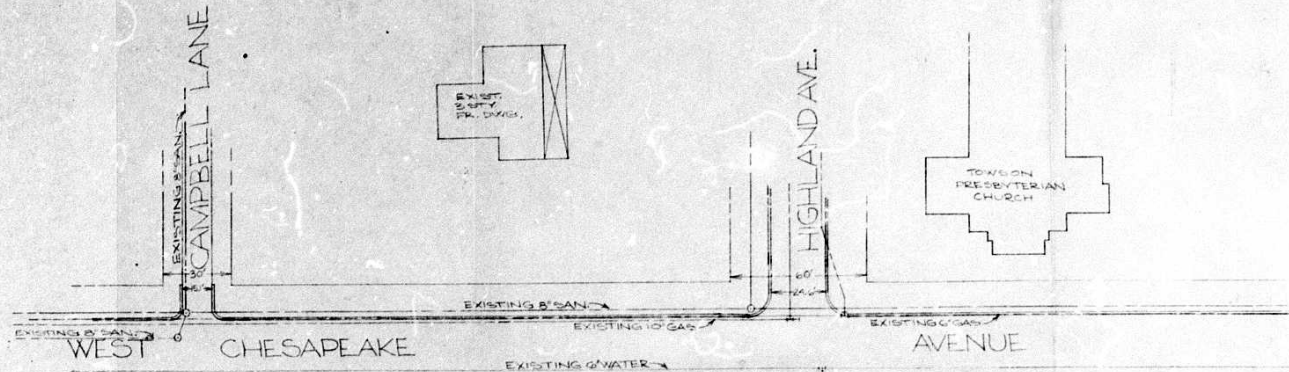
No. 15327

DATE 8/22/75 ACCOUNT 01-712

AMOUNT \$21.00

DISTRIBUTION
WHITE - CASHIER PINK AGENCY YELLOW - CUSTOMER
Brooks & Turnbull
610 Bosley Avenue
Towson, Md. 21204
Certified documents -
Walker-Bragel -
Case No. 74-61-RX

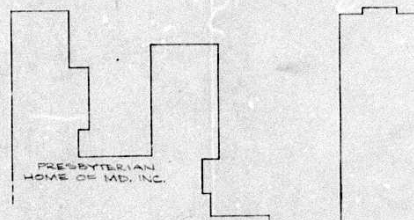




NOTES:
EXISTING ZONING: DR5.5
PROPOSED ZONING: DR1G WITH SPECIAL EXCEPTION FOR OFFICES
AREA OF TRACT: 1.0541 AC.

TOTAL FIRST FLOOR AREA: 3675.45' / 300' = 12
TOTAL SECOND FLOOR AREA: 3675.45' / 300' = 12
PARKING REQUIRED: 21 SPACES
PARKING PROVIDED: 22 SPACES

EXISTING SCREEN PLANTING IS LESS
BE SUPPLEMENTED IF NECESSARY.

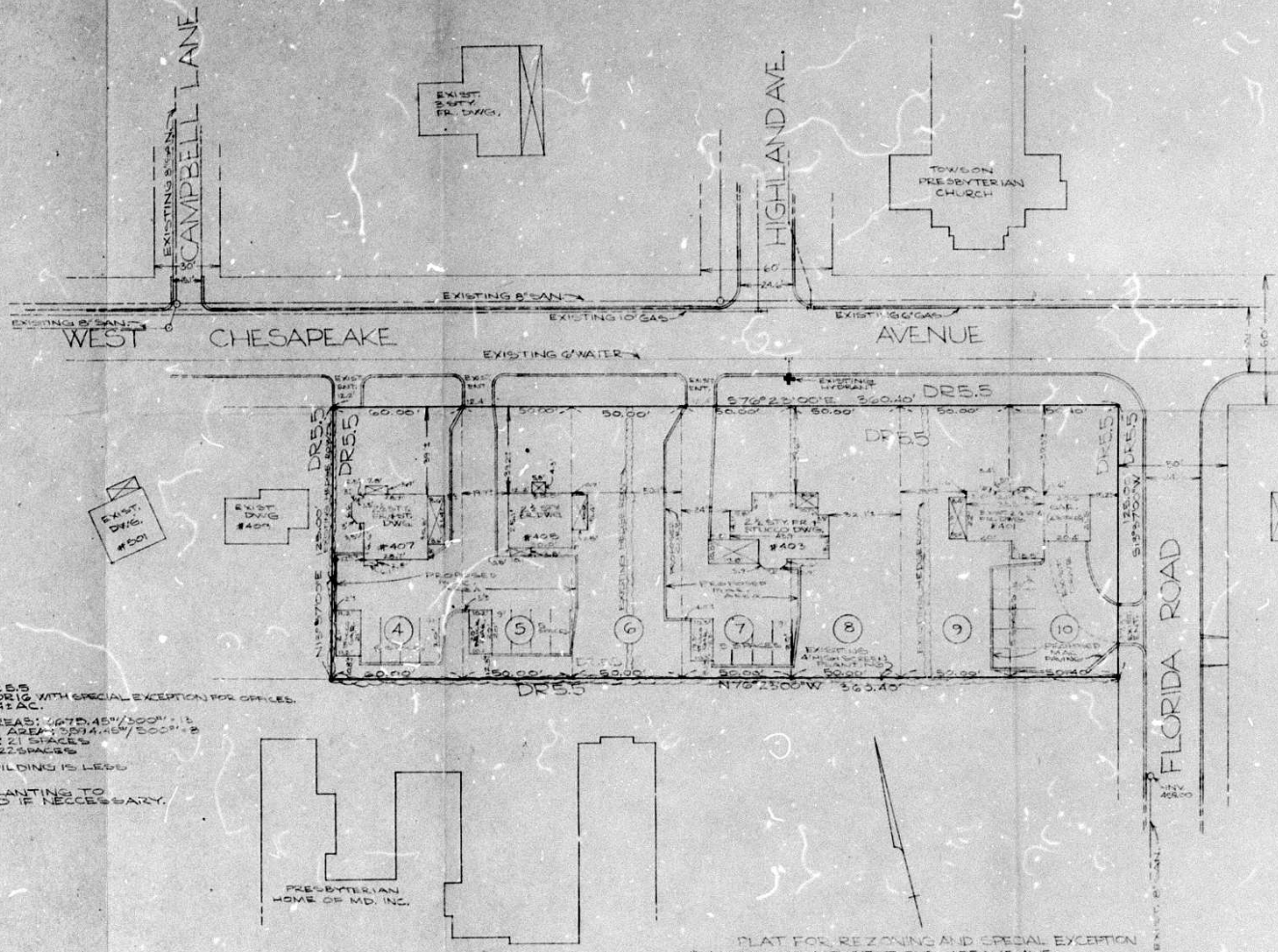


PLAT FOR REZONING AND SPECIAL EXCEPTION
401, 402, 403, 407 WEST CHESAPEAKE AVE.
9TH DISTRICT
BALTIMORE CO., MD.

LOTS 45, 67, 89, 10, BLOCK-1,
SOUTHLAND HILLS
PLAT BOOK: 12/30

JOSEPH D. THOMPSON
ENGINEERS AND SURVEYORS
101 CHILLENDE 220B JEFFERSON RD.
TOWSON, MD. MARCH 29, 1975
SCALE: 1"=50'

MAP	12/30
SUBJECT	DR1G
D. PL. #	12/30
TYPE	OFF
BY	12/30
DATE	12/30



NOTES:
 EXISTING ZONING: DRB.5
 PROPOSED ZONING: DRB.5 WITH SPECIAL EXCEPTION FOR OFFICES.
 AREA OF TRACT: 1.0341 AC.

TOTAL FIRST FLOOR AREA: 1,070.45 SQ. FT.
 TOTAL SECOND FLOOR AREA: 1,070.45 SQ. FT.
 PARKING PROVIDED: 21 SPACES
 PARKING PROVIDED: 22 SPACES

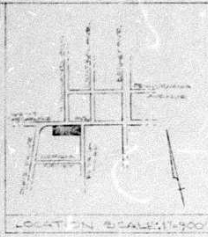
EACH SEPARATE BUILDING IS LESS THAN 5000 SQ. FT.

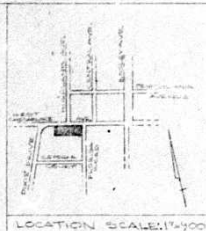
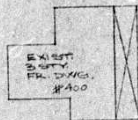
EXISTING SCREEN PLANTING TO BE SUPPLEMENTED IF NECESSARY.

PLAT FOR REZONING AND SPECIAL EXCEPTION
 # 401, 403, 405, 407 WEST CHESAPEAKE AVE.
 9TH DISTRICT
 BALTIMORE CO., MD.

Robert S. Spillman
 LOTS #4, 5, 6, 7, 8, 9, 10, BLOCK-1,
 "SOUTHLAND HILLS"
 PLAT BOOK: 12/30

JOSEPH D. THOMPSON
 ENGINEERS AND SURVEYORS
 101 W. HILLBROS. RD., JOEPA RD.
 TOWSON, MD. MARCH 23, 1975
 SCALE: 1"=50'

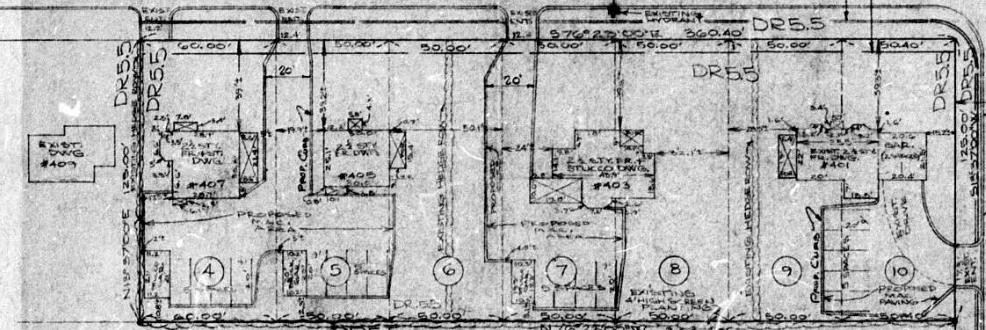
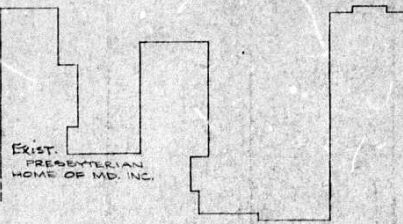




DIXIE DRIVE



NOTES:
 EXISTING ZONING: DR5.5
 PROPOSED ZONING: DR1G WITH SPECIAL EXCEPTION FOR OFFICES.
 AREA OF TRACT: 1.0242 AC.
 TOTAL FIRST FLOOR AREA: 3675.45⁰⁰/300⁰⁰ = 12.25
 TOTAL SECOND FLOOR AREA: 3574.45⁰⁰/300⁰⁰ = 11.91
 PARKING REQUIRED: 21 SPACES
 PARKING PROVIDED: 22 SPACES
 EXIST. SEPARATE BUILDING IS LESS
 EXIST. SCREEN PLANTING TO
 BE SUPPLEMENTED IF NECESSARY.



PLAT FOR REZONING AND SPECIAL EXCEPTION
 # 401, 402, 406, 407 WEST CHESAPEAKE AVE.
 9TH DISTRICT
 BALTIMORE, CO, MD.



Robert C. Thompson
 LOTS # 401, 402, 406, 407 BLOCK #1,
 SOUTH AND HILLS
 PLAT BOOK: 12/50
 REV. 1/2/75 1/18/75
 JOSEPH D. THOMPSON
 ENGINEER AND SURVEYOR
 101 CHELL BLVD. 2008 JOY RD.
 TOWSON, MD. MARCH 23, 1975
 SCALE: 1"=50' 3/15/72
 3475

copy 03/24/75