

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, 8655 Pulaski Limited Partnership, a Maryland Limited Partnership
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 M.L. zone to an
B.R. zone; for the following reasons:

- 1.) In classifying the property M.L. - I.M., the Council committed errors as set out on the attached exhibit, which is incorporated by reference herein; and
- 2.) Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit, which is incorporated by reference herein.

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 N.A.

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.

8655 Pulaski Limited Partnership, a
Maryland Limited Partnership
By: George M. Merritt Contract purchaser
General Partner Legal Owner
Address 1940 Ruxton Road
Towson, Maryland 21204
Address c/o Martin Padden, Esquire
Fidelity Building
Baltimore, Maryland 21201

James D. Nolan Petitioner's Attorney
Address 204 N. Pennsylvania Avenue
Towson, Maryland 21204
Petitioner's Attorney

BE ORDERED by the Zoning Commissioner of Baltimore County, this 13th 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 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 1st day of October, 1973, at 10:30 o'clock

James D. Nolan
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, 8655 Pulaski Limited Partnership, a Maryland Limited Partnership
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-districted, pursuant
to the Zoning Law of Baltimore County, from an undistricted and a C.S.1 District to a
C.S.A. (Commercial Supporting) district; for the following reasons:

- 1.) In placing the property in an undistricted status and an
Industrial Major District, the Council committed errors as
set out on the attached exhibit, which is incorporated by
reference herein; and
- 2.) Substantial changes have occurred in the neighborhood so as to
alter its character since the property was so districted by the
Council, as set out on the attached exhibit, which is incor-
porated by reference herein.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for N.A.

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

I, or we, agree to pay expenses of above re-districting 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.

8655 Pulaski Limited Partnership, a
Maryland Limited Partnership
By: George M. Merritt Contract purchaser
General Partner Legal Owner
Address 1940 Ruxton Road
Towson, Maryland 21204
Address c/o Martin Padden, Esquire
Fidelity Building
Baltimore, Maryland 21201

James D. Nolan Petitioner's Attorney
Address 204 N. Pennsylvania Avenue
Towson, Maryland 21204
Petitioner's Attorney

BE ORDERED by the Zoning Commissioner of Baltimore County, this 13th 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 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 1st day of October, 1973, at 10:30 o'clock

James D. Nolan
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFI-
CATION AND REDISTRICTING
SE/S of Pulaski Highway, 650' SW
of Stemmers Run - 15th District
8655 Pulaski Limited Partnership
Petitioner
NO. 74-77-R (Item No. 33)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a
M.L. Zone to a B.R. Zone together with a request for Redistricting from Un-
districted and a C.S.1 District to a C.S.A. District. The property in question
contains 6.14 acres, more or less, is located on the southeast side of Pulaski
Highway, 650 feet southwest of Stemmers Run Road, in the Fifteenth Election
District of Baltimore County.

Testimony and evidence was presented by the contract purchaser,
a civil engineer who prepared the site plan, a traffic expert, and a real estate
appraiser and broker. The site in question was previously used as a lumber-
yard which has long since been abandoned; the building located on the property
having been vandalized over the years.

The Petitioner's plans called for removal of all existing buildings
and the construction of a retail shopping area. The proposed uses would in-
clude a drive-in bank, a small individual building, two 10,000 square foot
buildings, and a retail and warehousing type building to contain 40,000 square
feet.

Water and sewer are available and adequate to serve the site.
There are no problems with the utilities such as those that exist in the Liberty
Road corridor. A one hundred year flood plain has been established for the
Stemmers Run that bisects the easternmost property line.

The traffic study prepared by the contract purchaser's traffic ex-
pert did not project any traffic problems as a result of the proposed develop-
ment. He felt that while any development of the site would generate additional

ORDER RECEIVED FOR FILING

DATE April 24, 1973

BY James D. Nolan

James D. Nolan

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James D. Nolan

traffic, there would be very little difference between the commercial
development of the site as compared to manufacturing type development.

Capital improvement recommendations with regard to the
widening of Pulaski Highway for additional lanes and several other major
area roads were included in the testimony supporting the Reclassification
with regard to traffic.

Changes in zoning classifications on two adjoining properties
since the adoption of the Comprehensive Zoning Map on March 21, 1971,
were presented. The Petitioner's real estate expert also felt that the map
was in error in not recognizing the existing commercial uses along this
section of Pulaski Highway. Many of these commercial uses (now non-
conforming) were permitted as a matter of right in the M.L. Zone prior
to the adoption of Bill 100 and the subsequent Comprehensive Zoning Map.

The Petitioner did not offer any supporting testimony for the
requested Redistricting.

There were no adverse comments with regard to the Petitioner's
proposed plans from the various County agencies who reviewed the Peti-
tioner's proposal. With the exception of the Redistricting, Planning Board
recommendations were favorable in support of the Reclassification.

After reviewing the above testimony and evidence presented in
this case, it is the opinion of the Deputy Zoning Commissioner that the
zoning designation on the Petitioner's property is in error and the Reclassi-
fication should be granted. In as much as the subject property and/or
the proposed C.S.A. District does not adjoin a C.C.C. District or a C.T.
District as required by the Zoning Regulations, and the fact that the Peti-
tioner did not present supporting testimony, the request for a C.S.A.
District must be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner
of Baltimore County this 24th day of October 1973, that the herein

- 2 -

described property or area should be and the same is hereby Reclassified
from a M.L. Zone to a B.R. Zone, subject to the Petitioner's site plan
being approved by the State Highway Administration, Department of Public
Works, Department of Traffic Engineering and the Office of Planning and
Zoning. It is further ORDERED that the Redistricting from a C.S.1 and
Undistrict is hereby Denied.

James D. Nolan
Deputy Zoning Commissioner of
Baltimore County

POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT PROPERTY M.L. - C.S.1

The Petitioner states that the County Council committed
at least the following errors in classifying the subject
parcel M.L. - C.S.1:

1.) That the character of this area of Pulaski Highway
has undergone a tremendous change from an antiquated small
manufacturing area to an area excellently suited to serve the
commercial needs of this eastern part of Baltimore County.
In fact, the subject tract is excellently suited for the
proposed business roadside shopping and commercial facilities,
since the present lumber yard use is obsolete and the yard has
been almost totally vacated and abandoned; and it was error
for the Council to fail to recognize this area change and ob-
solescence for manufacturing uses.

2.) That the Council erred when it passed Bill 100 and
the subsequent comprehensive rezoning maps deleting from manu-
facturing zones unutilized commercial zoning, in that the Council
should have, but did not, reexamine in minute detail each and
every manufacturing zone in the County to assess the impact of
such a major zoning change; and with reference to this tract
and many other tracts the elimination of such commercial utili-
zation potentials was and is clearly erroneous.

3.) That the subject tract, due to its exposure to and
excellent access to Pulaski Highway, is better suited for com-
mercial purposes than for manufacturing purposes; and it was
error for the Council to fail to recognize this fact.

4.) And for such other and further errors which shall be
disclosed by a minute study of the area and which shall be
brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

Since the Council zoned this property, at the very least
the following changes have occurred in the neighborhood:

1.) Interstate 95, which has been long delayed in
Baltimore City and which the Council could not have been cer-
tain as to its progress, will soon open in this area and will
further change the character of Pulaski Highway, removing
through traffic and enhancing its local shopping and conveni-
ence character, particularly in the area of the subject
property.

2.) That the property directly to the southwest was
heard out of the 4th Cycle, in the public interest, and this
property formerly owned by Shorealty Company and now soon to
open as a furniture store was reclassified to B.R. by the
Zoning Commissioner's Order dated January 8, 1973 in Case No.
73-156-RA.

3.) That the obsolete property improved by the former
long vacant Diecraft plant located directly to the southwest
of the Shorealty Company property was also reclassified to
B.R. by the Zoning Commissioner's Order dated March 13, 1973
in Case No. 73-175.

4.) For such other and further changes as shall be dis-
closed by a minute study of this area and which shall be
brought out at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
James D. Nolan
Attorney for Property Owner

-2-

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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>James D. Nolan</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>74-77-R</u>	Map # <u>10-1173</u>									

ORDER RECEIVED FOR FILING

DATE October 24, 1973

BY James D. Nolan

James D. Nolan

JAMES PETRICA AND ASSOCIATES, INC.
Consulting Engineers
400 JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 26, 1973

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR
RECLASSIFICATION FROM ML TO BR
AND REDISTRICTING FROM C.S.I. AND I.M. TO C.S.A.

All that parcel of land in the Fifteenth Election District of Baltimore County,

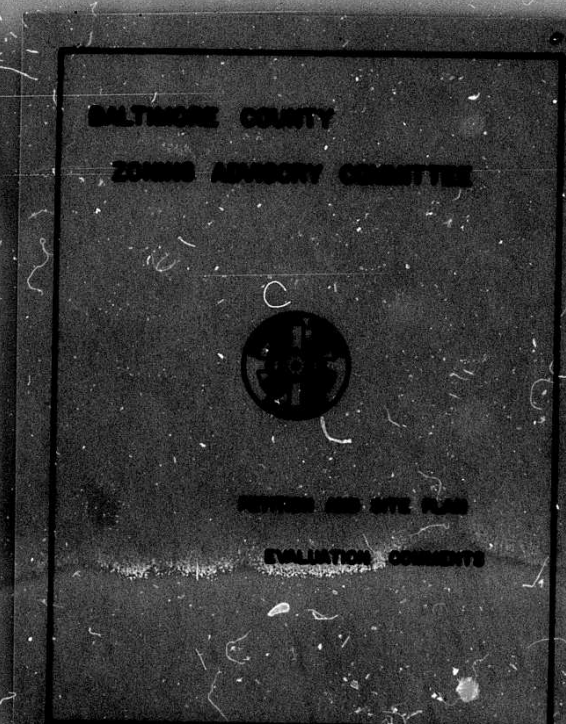
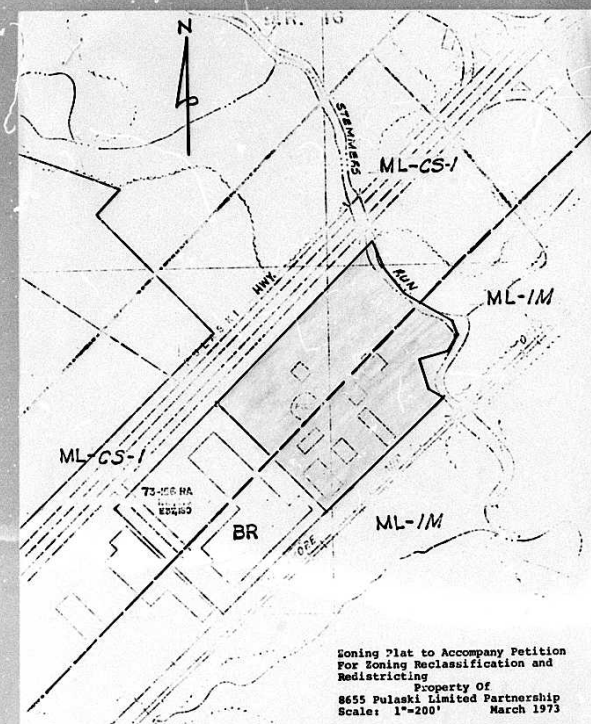
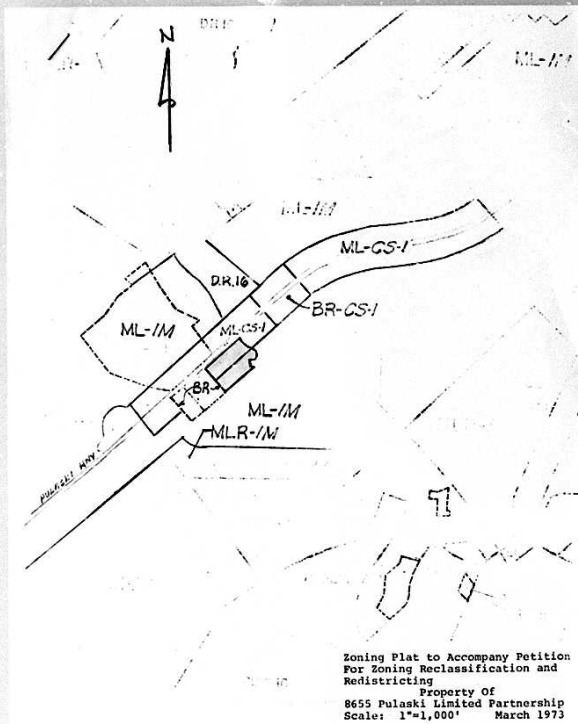
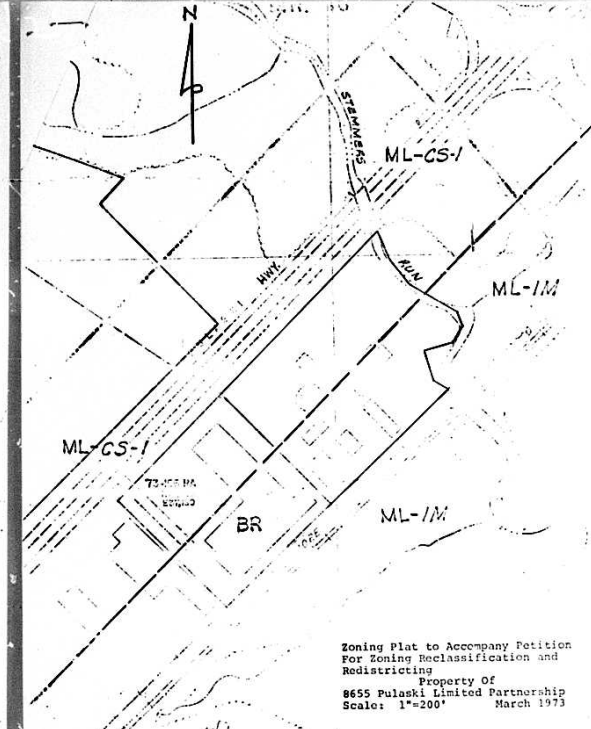
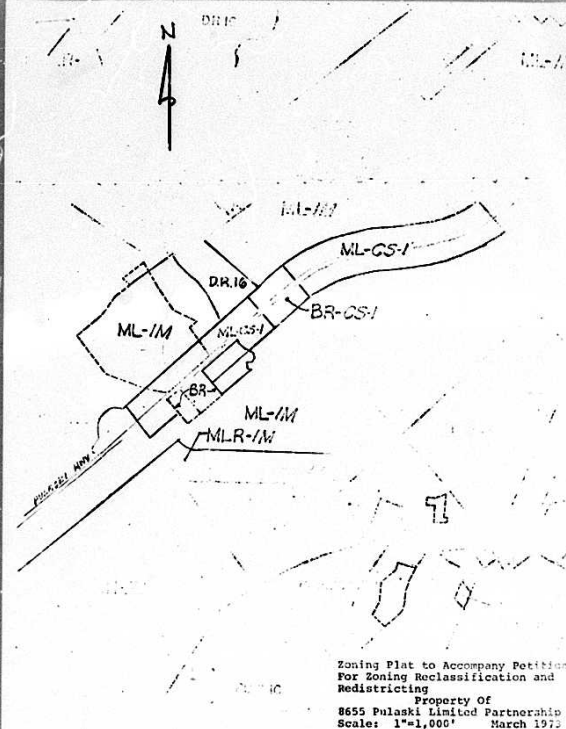
Beginning for the same at a point on the Southeast side of Pulaski Highway (150 feet wide) formerly Philadelphia Road, 650 feet Southwest of the center of Stemmers Run thence binding reversely along the Southeast side of Pulaski Highway North 53°-28' East 650 feet to the center of Stemmers Run; thence leaving the Southeast side of Pulaski Highway and running the following courses and distances: (1) South 14°-56' East 92 feet, (2) South 29°-59' East 91 feet, (3) South 50°-48' East 157.3 feet, (4) South 11°-43' East 46.8 feet, (5) South 41°-40' West 58.2 feet, (6) South 82°-36' West 85 feet, (7) South 7°-52' East 90 feet, (8) South 56°-34' East 50 feet, (9) South 55°-52' West 467.55 feet, (10) North 36°-32' West 477.80 feet to the point of beginning.

Saving and excepting therefrom that portion of land 40-feet wide, located on the Southwest side of Pulaski Highway at Stemmers Run, that was conveyed by Conrad Reich and wife to the State of Maryland by deed dated October 13, 1934 and recorded among the Land Records of Baltimore County in Liber No. C.W.B.Jr. 939

folio 394 and as shown on State Roads Commission of Maryland Plat No. 1364.

Being the property of 8655 Pulaski Limited Partnership as conveyed by Glenn F. Gall, Emily M. Gall, Nicholas E. Gall, and Glenn F. Gall, Jr. by deed dated June 5, 1970 and recorded among the Land Records of Baltimore County in Liber No. O.T.G. 5110 folio 683.

Containing 6.14 acres of land more or less.



Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
April 16, 1973

Office of Engineering
ELLSWORTH H. DIVER, P. E., CHIEF

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

Re: Item #33 (April to October 1973 - Cycle V)
Property Owner: 8655 Pulaski Limited Partnership
S/ES of Pulaski Highway, 650' S/W of Stemmers Run Rd.
Present Zoning: R.L. - C.S.I. - I.M.
Proposed Zoning: Reclass. to B.R. - C.S.A.
District: 35th No. Acres: 6.14 acres

Dear Mr. DiKenna:

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

Highways:
Pulaski Highway is a State Road; therefore, all road improvements and entrance locations along this road will be subject to State Highway Administration review and requirements.

Storm Drains:
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Drainage and utility easements, flood plains and drainage reservations must be established through this property, and will be required in connection with any grading or building permit.

Water:
An existing 12-inch water main exists in Pulaski Highway to serve this property.

Sanitary Sewer:
Sanitary sewer is available to serve this property. The extension of the existing main along Pulaski Highway is under construction, having started March 13, 1973.

Very truly yours,
Ellsworth H. Diver, P.E.
Chief, Bureau of Engineering

END:HAM:CLW:as
I-W Key Sheet, 1/4 NE 25 Pos. Sheet
NE 4 G Topo 90 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
8655 Pulaski Limited - Petitioner
Item No. 33
Fifth Zoning Cycle

Dear Mr. Nolan:

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 southeast side of Pulaski Highway, 650 feet southwest of Stemmers Run Road, in the Fifteenth District of Baltimore County. This property, which is currently zoned Manufacturing Light, is proposed to be reclassified to a Business Roadside Zone for the purpose of providing warehouse and retail sales in a completely new construction. The existing structures on this property were part of an old lumber mill and lumber company, and there are several existing structures on the property that have been abandoned. There is a railroad directly to the rear of the property and the properties immediately to the east have been the subject of reclassification petitions in the last few months. No curb and gutter exists along Pulaski Highway with this tract. There is a stream at the furthest end of this property and all precautions must be taken to avoid any serious problems in this area.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections

James D. Nolan, Esquire
April 13, 1973
Page Two

to petitions, descriptions, or plats, as may have been requested 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

cc: Brian D. Jones
James Petrica & Associates
409 Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. Malins
DEPUTY TRAFFIC ENGINEER

April 27, 1973

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

Re: Item 33 - Cycle Zoning V - April to Oct. 1973
Property Owner: 8655 Pulaski Limited Partnership
Pulaski Highway SW of Stemmers Run Road
Reclass. to BR - District 15

Dear Mr. DiNenna:

The subject petition is requesting a change from ML to BR of 6.14 acres. This should increase the trip density from 600 to 3000 vehicles a day.

There is sufficient capacity on Pulaski Highway at the present time, to handle this increased trip density. However, with the construction of the shopping center across Pulaski Highway from this site, serious capacity problems are anticipated and this commercial use can only compound these problems.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:gc



State Highway Administration

Harry R. Hughes
Secretary
James J. O'Donnell
Acting Administrator

April 13, 1973

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

Re: Reclassification
April, 1973
Property Owner: 8655 Pulaski
Limited Partnership
Location: S/E/S of Pulaski
Highway (Route 40) 650' S/W
of Stemmers Run Road
Present Zoning: M.L. - C.S.I.
Proposed Zoning: Reclass to
B.R. - C.S.A.
District 15 - No. Acres: 6.14

Dear Mr. DiNenna:

West of the Pulaski Highway frontage of the subject site is in an area of very poor stopping sight distance. This is due to the over-
vertical curve (hill) on the highway and the steep grade of the highway.
In the interest of highway safety, it may be necessary to eliminate the
central point of access.

The proposed one-way entrance at the west property line must be 20' in width. The maximum width for a standard two-way entrance is 35' and not 36' as indicated on the plan.

All entrances must be radius return type. The entire frontage of the site must be improved with curb and gutter and a paved shoulder. The roadside face of curb is to be 15' from the existing edge of the traveled way.

The plan should be revised prior to the hearing.

The entrances will be subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic count on this section of Pulaski Highway is ... 35,000 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
Mr. John E. Myers
Asst. Development Engineer

CLJ:EM:bk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



Towson, Maryland 21204
832-7210

J. Austin Deitz
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Jack Dillon
Attention: Mr. ~~James D. Nolan~~, Chairman
Zoning Advisory Committee

Re: Property Owner: 8655 Pulaski Limited Partnership
Location: S/E/S of Pulaski Highway, 650' S/W of Stemmers Run Road
Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
33
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" 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 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.
- (*) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *Paul H. Reinke* Noted and Approved: *Paul H. Reinke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1973

DONALD J. KIDOP, 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: 8655 Pulaski Limited Partnership
Location: S/E/S of Pulaski Highway, 650' S/W of
Stemmers Run Road
Present Zoning: M.L. - C.S.I. - I.M.
Proposed Zoning: Reclass to B.R. - C.S.A.
District: 15
No. Acres: 6.14

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

HVB:mgp

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 26, 1973

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

Z.A.C. Meeting of:

Re: Item 33
Property Owner: 8655 Pulaski Limited Partnership
Location: S/E/S of Pulaski Highway, 650' S/W of Stemmers Run Road
Present Zoning: M.L. - C.S.I. - I.M.
Proposed Zoning: Reclass to B.R. - C.S.A.

District: 15
No. Acres: 6.14 acres

Dear Mr. DiNenna:

No effect on student population.

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

WNP/al

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MR. ROBERT L. BERNY

MARCUS W. ROYD, JR.
JOSEPH M. MCGINNIS
ALVIN LOROCK
THOMAS W. WHEELER, SECRETARY

T. HARVARD WILLIAMS, JR.
RICHARD W. FRADLEY, V.M.D.
MR. RICHARD M. HUGHES

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

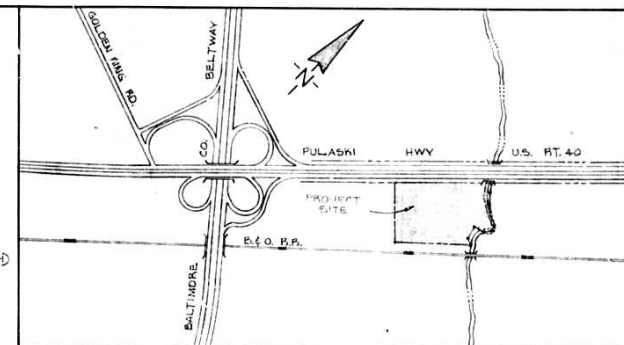
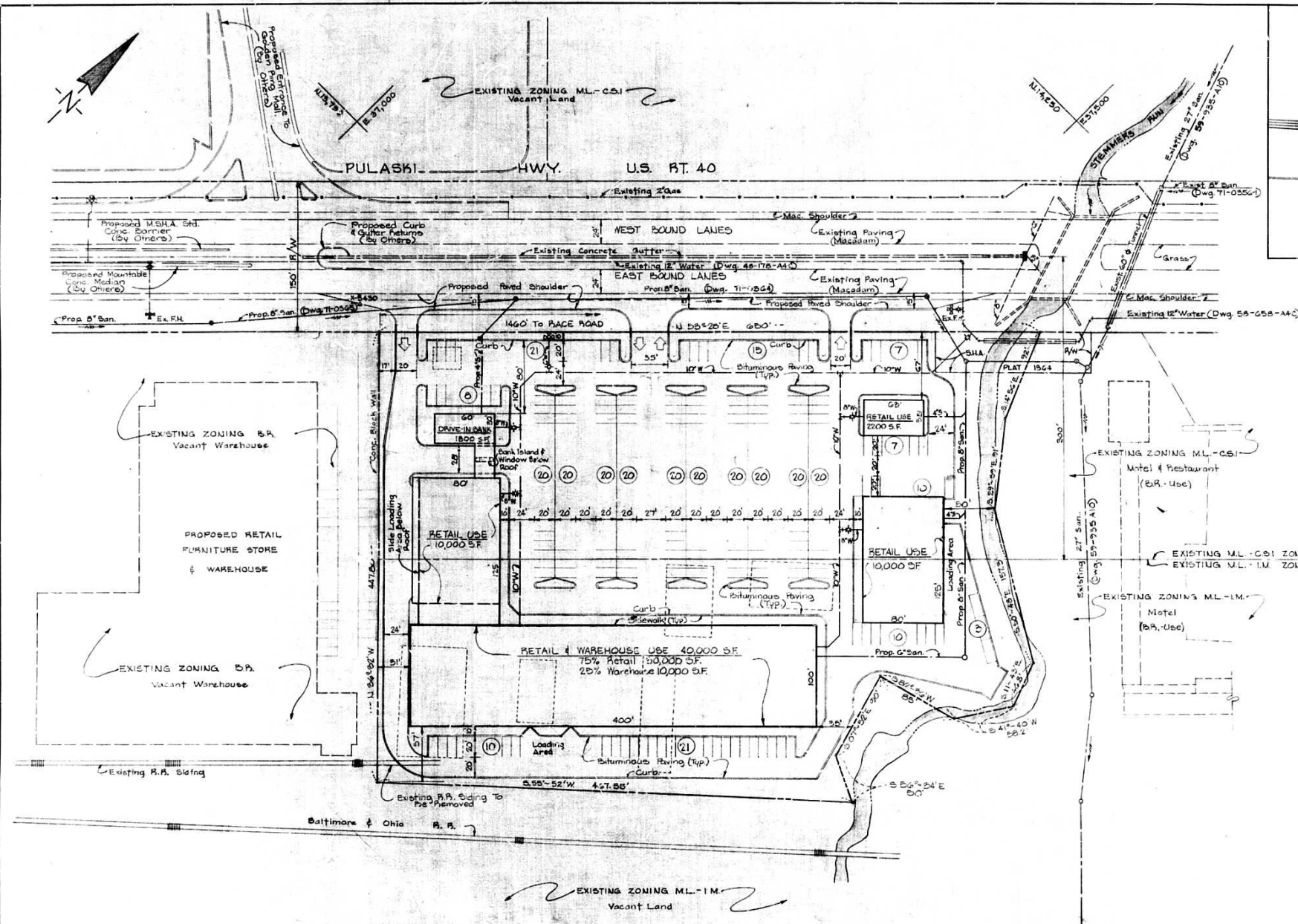
74-77R

District: 15A Date of Posting: 4-13-73
Posted for: Hearing Monday, Oct. 1, 1973 at 10:30 A.M.
Petitioner: 8655 Pulaski Limited Partnership
Location of property: S/E/S of Pulaski Highway, 650' S/W of
Stemmers Run Road
Location of Sign: 2 Signs, one at each end of lot, facing each other
Remarks: *Paul H. Reinke*
Posted by: *Paul H. Reinke* Date of return: 4-26-73

[illegible]BY Ruth Morgan

Cost of Advertisement, \$.....

Advertising and posting of property for \$650



VICINITY MAP
Scale: 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY: 6.14 ACRES
 2. EXISTING ZONING OF PROPERTY: ML-CS-1 & ML-1M
 3. EXISTING USE OF PROPERTY: CLOSED LUMBER YARD
 4. PROPOSED ZONING: BR-CSA
 5. PROPOSED USE OF PROPERTY: RETAIL & WAREHOUSE WITH MANUFACTURING & SHEDS
6. OFF STREET PARKING DATA
- A. Proposed Retail Area Equals 84,000 sq. ft. Requiring 270 Parking Spaces
 - B. Proposed Warehouse Area Equals 10,000 sq. ft. and Employees Requiring 4 Spaces
 - C. Proposed Parking Total: 274 Spaces
 - D. Proposed Parking: 272 Spaces
 - E. All Perpendicular Parking Spaces: 272
All Parallel Parking Spaces: 2

PETITIONER'S EXHIBIT #1

Map Revised 7/2/75 To Show
Entrances To Garden Ring Mall
Map Revised 8/30/75 To Show
On A Regrade Site

PLAT TO ACCOMPANY PETITION FOR
ZONING RECLASSIFICATION FROM ML TO BR
AND REDISTRICTING FROM CS1M TO CSA

PROPERTY OF

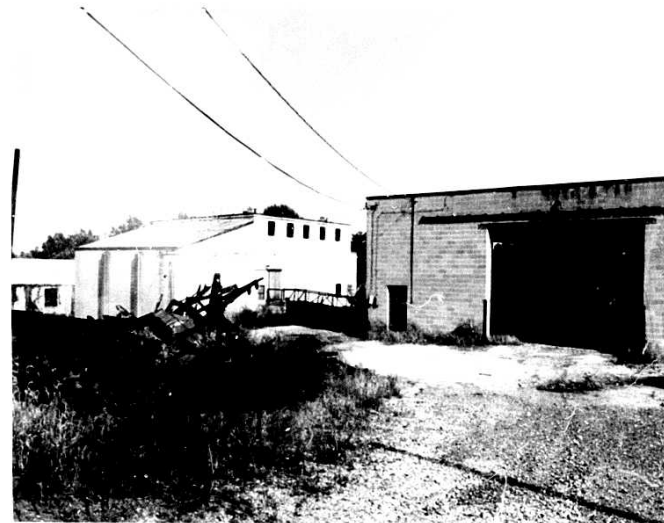
8655 POLASKI LIMITED PARTNERSHIP
ELECTION DISTRICT N#15 BALTIMORE COUNTY
SCALE: AS SHOWN DATE: MARCH 1973

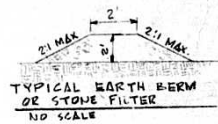
JAMES PETRICK & ASSOCIATES
409 JEFFERSON BUILDING
TOWSON, MARYLAND 21204

SITE PLAN
Scale: 1"=50'

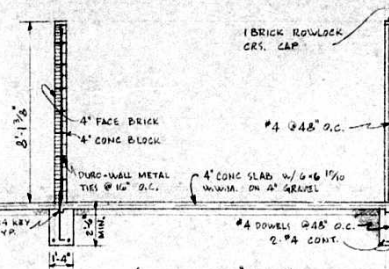
LEGEND

□ — Indicates Buildings To Be Removed

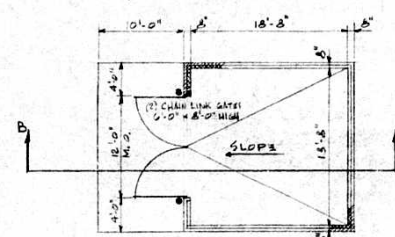




- 1) CONTRACTOR SHALL CONSTRUCT PROTECTIVE BERMS AND STONE FILTERS PRIOR TO START OF GENERAL CLEARING & GRADING
- 2) CONTRACTOR SHALL MAINTAIN BERMS UNTIL AREA IS STABILIZED BY PLACEMENT OF CURBS AND STONE PAVING BASE COURSE
- 3) SLOPE AREAS SHALL BE TOPSOILED & SODDED AS SOON AS GRADED.



SECTION 'B-B'
1/4" = 1'-0"



TRASH ENCLOSURE
1/8" = 1'-0"

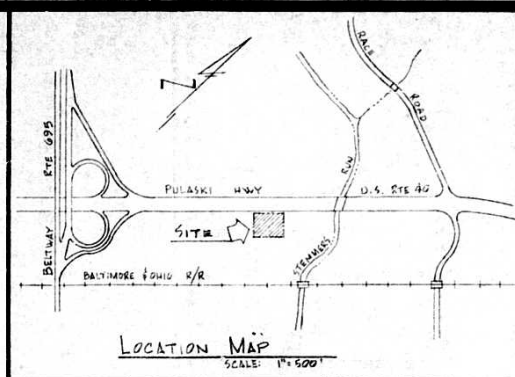
ZONING DATA

1. GROSS AREA OF TRACT = 40,250 SQ. FT.
2. EXISTING ZONING: BR
3. EXISTING USE: CLOSED LUMBER YARD
4. PROPOSED USE: McDONALD'S RESTAURANT
5. AREA OF PROPOSED BUILDING: 44.0' x 78.0' = 3,461 SQ. FT.
6. REQUIRED PARKING: 344/50 = 6.9 SPACES
7. PROPOSED PARKING: 77 SPACES @ 10' x 20'
8. HEIGHT OF BUILDING: 16' ±
9. AREA TO BE LANDSCAPED: 4.3%

EXISTING FURNITURE STORE

EXIST. FIRE HYDRANT

SHA CLASS 1 RIP RAP DITCH 10' WIDE
SECTION 'A-A'
1" = 10'



GENERAL INFORMATION

1. These Plans And Specifications Are The Property Of McDonald's Corporation. One McDonald's Plaza, Oak Brook, Illinois, 60521, And Shall Not Be Copied Or Reproduced Without Their Written Permission.
2. When Sanitary Sewer Is Not Available, An Adequate Septic System Must Be Shown In Detail. This System To Be Approved By Local Sanitation Authorities And McDonald's Corporation.
3. Ent./Exit Sign And Flag Pole Bases By General Contractor.
4. McDonald's Road Sign Base By Sign Contractor.
5. Finished Sidewalk Elevation To Be 6" Above Finished Blacktop Surface Unless Noted Otherwise.
6. All Landscaped Areas To Be Graded With Topsoil. (5" Min.)
7. It Is The Responsibility Of The Contractor To Meet All Requirements Of State And Local Authorities And Utility Companies Regarding Information Stated On Site Plan And Building Plans.
8. ALL PAVING AND CURBS IN STATE R/W, SHOWN THUS SHALL BE IN ACCORDANCE WITH MD. S.H.A. STANDARDS & SPECIFICATIONS

NOTES:

1. 77 Parking Spaces @ 10' x 20'
2. Survey Prepared By JOHN A. BRADY

UTILITIES & LOCATION

Sanitary Sewer _____
Storm Drain _____
Water _____
Gas _____
Electrical _____

No.	DESCRIPTION	DATE
1	AS NOTED	4/11/75
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Drawn: TJM
Date: 3-18-75
Scale: 1" = 20'-0"



Regional/District Dwg. No.

(2) SIGNATURES REQ.
Regional/District Mgr. _____
Construction Dept. _____
Operations Dept. _____

PULASKI HWY. (RTE 40)
STREET ADDRESS
15TH ELECTION DISTRICT MD.
BALTIMORE STATE
COUNTY

Corporate Dwg. No.
113-19-7

SITE PLAN

PULASKI HWY. — U.S. RTE. 40 (150' R/W)

LEGEND	Storm Drain	SD	Proposed Elevation	000.00'
Conduit	C	C	Topsoil Graded For Planting	
Water	W	W	Exposed Aggregate Bldg. Walk Finish	
Sewer	S	S	Tile Walk Finish	
Gas	G	G	Existing Elevation	000.00'
			Not In Contract	(N.I.C.)
			4" Guard Post	
			Lot Lighting	

McDONALD'S RESTAURANT

Revisions
No. Date By
D. E. Miller: Architect
Richter Road
Crete, Illinois 60417
Drawn By:
Job No.

McDonald's

Drawn For:
McDonald's Corporation
McDonald's Plaza
Oak Brook, Illinois 60521
C. W. Broadbent
Director Of Architecture
And Construction

APPROVED BY: