

74-235-X #145 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Leonard Stulman and Helen R. Stulman, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ 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 a Service Garage.

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.

Leonard Stulman
Leonard Stulman
Helen R. Stulman
Address: 1147 Donnington Circle, Towson.

W. Harrison
W. Harrison, Petitioner's Attorney
Protestant's Attorney

1147 W. Joppa Road, Towson, Md. 21204
823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 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 _____ day of _____, 1974, at _____ o'clock _____ P.M.

W. Harrison
Zoning Commissioner of Baltimore County.

(over)

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 823-0000

DESCRIPTION

0.55 ACRE PARCEL, MORE OR LESS, NORTHEAST OF JOPPA ROAD,
NORTHWEST OF WALTHAM WOODS ROAD, NINTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND.

"THIS DESCRIPTION IS FOR SPECIAL EXCEPTION"

Beginning for the same at a point distant N 62° 08' 58" W 118.3 feet, more or less, from a point on the center line of Waltham Woods Road, 90 feet wide, said last mentioned point being distant southwesterly 2100 feet, more or less, from the intersection of the center line of said Waltham Woods Road with the center line of Joppa Road, running thence from said place of beginning four courses: (1) S 31° 30' E 138 feet, more or less, (2) S 58° 30' W 173 feet, more or less, (3) N 31° 30' W 138 feet, more or less, and (4) N 58° 30' E 173 feet, more or less to the place of beginning.

Containing 0.55 of an acre of land, more or less.



MD:ejq

J.O.# 159178-C

January 28, 1974

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for a Service Garage : COUNTY BOARD OF APPEALS
NW/S of Waltham Woods Road 2100' : OF
NE of Joppa Road : BALTIMORE COUNTY
9th District :
Leonard Stulman, et al, :
Petitioners : No. 74-235-X

ORDER OF DISMISSAL

Petition of Leonard Stulman, et al, for special exception for a Service Garage on property located on the northwest side of Waltham Woods Road, 2100 feet northeast of Joppa Road, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed September 23, 1974 (a copy of which is attached hereto and made a part hereof), from the Protestants-Appellants in the above entitled matter.

WHEREAS, the said Protestants-Appellants request that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of September 23, 1974.

IT IS HEREBY ORDERED, this 24th day of September, 1974, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Kellor, Jr.
Walter A. Kellor, Jr., Chairman

John A. Miller
John A. Miller

Walter C. Horn, Jr.
Walter C. Horn, Jr.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NW/S of Waltham Woods Road, 2100' : DEPUTY ZONING
NE of Joppa Road - 9th District : COMMISSIONER
Leonard Stulman - Petitioner :
NO. 74-235-X (Item No. 145) : OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a service garage. The area in question contains .55 acres and is part and parcel of an overall 31.7 acre proposed shopping center that is bounded by Perring Parkway, Satyr Hill Road, Joppa Road and Waltham Woods Road. The service garage will consist of a tire, battery and accessory center with five bays and a storage area. The total area of said center will consist of 5,183 square feet, and will be inset within the southeasternmost corner of a 93,144 square foot department store. The .55 acre parcel, for which a Special Exception is being requested, will include the tire, battery and accessory center as well as an adjoining portion of the parking lot that is capable of supporting the required number of parking spaces to support said center.

All public utilities are available and adequate to serve the site. A proposed interchange, with Perring Parkway and Joppa Road, was discussed at length as was an on grade intersection at Waltham Woods Road and Perring Parkway. Both the Petitioner's attorney and his engineer, were confident that there would be no conflict between either of these intersections and the proposed tire center.

Mr. Daniel S. Rogers, President of the Perring Park Community Association, appeared with two area residents whose homes front on Cider Mill Road. One home was described as being situated on a corner lot at the intersection of Cider Mill Road and Waltham Woods Road, at a distance of 300 feet from the bays of the service center. They objected to the location

Re: Petition for Special Exception: BEFORE THE
for Service Garage, NW/S of : COUNTY BOARD OF APPEALS
Waltham Woods Road, 2100' NE : OF
of Joppa Road, 9th District, : BALTIMORE COUNTY
Leonard and Helen R. Stulman, : Case No. 74-235-X
Petitioners :

ORDER OF DISMISSAL

Gentlemen:

Please dismiss the appeal of Edward T. O'Toole, Sr., Mary O'Toole, his wife, James C. Lolley and Angela Lolley, his wife, with prejudice.

Edward T. O'Toole
Edward T. O'Toole

Mary O'Toole
Mary O'Toole

James C. Lolley
James C. Lolley

Angela Lolley
Angela Lolley

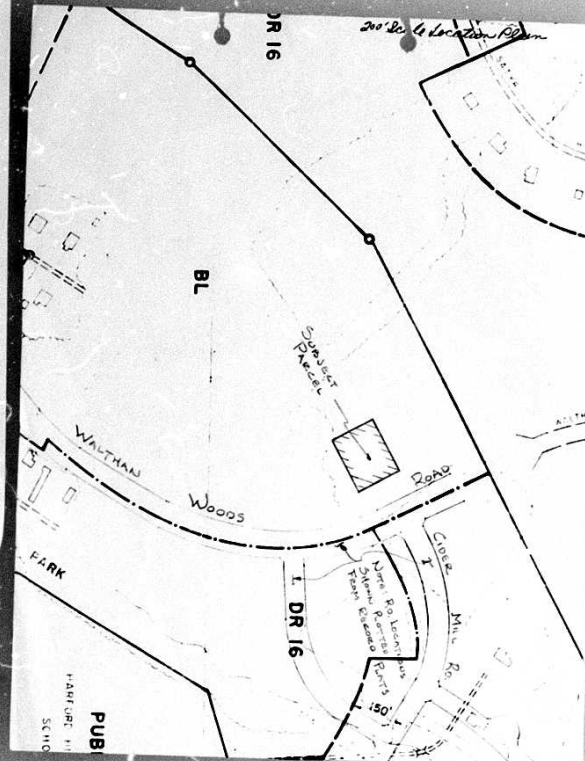
of the service center opposite their homes and to the traffic and noise expected to be generated by said center.

Without reviewing all testimony and evidence in detail but based on all testimony received at the hearing, it is the opinion of the Deputy Zoning Commissioner that with certain restrictions, the proposed use will meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and as such should not be detrimental to the health, safety and general welfare of the locality involved.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of April, 1974, that the herein requested Special Exception should be and the same is hereby GRANTED, subject, however, to the following restrictions:

1. The area opposite the residences fronting Cider Mill Road and siding on Waltham Woods Road is to be screened by two rows of six foot high hemlocks on staggered six foot centers.
2. Hours of operation for the tire, battery and accessory center shall be limited to those hours between 10:00 a.m. and 9:00 p.m.
3. All work shall take place inside the service bays.
4. Subject to the approval of an overall site plan including ingress and egress to the site by the Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

James C. Lolley
Deputy Zoning Commissioner of Baltimore County



J. C. Lolley
2106 Cider Mill Rd.
Baltimore, Md. 21204
May 16, 1974

S. Eric Dinenna
Zoning Commissioner
Baltimore County Office Bldg.
Towson, Md. 21204

RE: Petition for Special Exception
NW/S of Waltham Woods Road,
2100' NE of Joppa Road - 9th District
Leonard Stulman - Petitioner
NO. 74-235-X (Item No. 145)

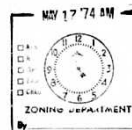
Dear Mr. Dinenna:

We, the residents listed below wish to appeal the decision of Your Deputy Zoning Commissioner, Mr. James Dyer, who granted the petitioner the requested exception on April 18, 1974. We request that posting of the appeal on the site be placed at least at and on the site of the subject property. (Original posting of exception hearing was at a location some 1,000' from Joppa Rd. and approximately 500' off Waltham Wood Rd.)

Respectfully,

J. C. Lolley
J. C. Lolley
Angela Lolley
Edward T. O'Toole, Sr.

cc: Mr. D. S. Rogers
Check Enclosed: \$75.00



UNDER RECEIVED FOR FILING

DATE: April 18, 1974

BY: John P. Lolley

Dec. 03, 1974

April 18, 1974

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Petition for Special Exception
NW/4 of Waltham Woods Road,
2100' NE of Joppa Road - 9th District
Leonard Stulman - Petitioner
NO. 74-235-X (Item No. 145)

Dear Mr. Harrison:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mr. Daniel S. Rogers
President
Perring Park Community Association
2512 Cider Mill Road
Baltimore, Maryland 21234

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 9, 1974

FROM: William D. From, Director of Planning

SUBJECT: Petition #74-235, Northwest side of Waltham Woods Road 2100 feet, more or less, Northeast of Joppa Road
Petition for Special Exception for Garage, Service
Petitioners - Leonard Stulman and Helen K. Stulman

9th District

HEARING: Wednesday, April 10, 1974 (1:00 P.M.)



The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The granting of this request may be in conflict with the 1980 Guideplan, the official master plan for Baltimore County.

That plan calls for the construction of an interchange at the intersection of Joppa Road and Perring Parkway. The State Highway Administration is currently reviewing three alternative construction proposals which are intended to meet the objective of providing an interchange for the traffic moving through the intersection identified above.

Parts of those alternative schemes include the construction of interchange ramps at Perring Parkway and Waltham Woods Road to handle some of the movements which would normally occur at Joppa Road and Perring Parkway. The proposed building would conflict with 2 of the 3 alternatives now being considered.

A. alternative has yet been selected; however, Baltimore County is working diligently with the State Highway Administration to select the alternative which best meets the needs of the community and at least cost to the community.

I am attaching correspondence dated March 21, and April 1, 1974 for your information.

William D. From
William D. From
Director of Planning

WDF:HBC:rw



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

March 21, 1974

Mr. Frederick L. Dewberry
County Administrative Officer
Administrative Office
Towson, Maryland 21204

Dear Mr. Dewberry:

In response to your query regarding the status of the connection between Joppa Road and the proposed Perring Freeway please be advised of the following.

The extension of Perring Freeway from Joppa Road to Waltham Woods Road has been included in the 1974-1978 Primary Construction Program for construction as a 6 lane freeway. This project was fully funded in Fiscal Year 1974. The initial improvement, however, includes an at-grade intersection at Joppa Road.

New traffic projections reveal that an at-grade intersection at this location would not function at an adequate level of service, and an interchange will be required ultimately. As a result, we included the interchange improvement in the State Highway Administration's Twenty Year Highway Needs Study (1975-1994) as a future project.

In addition, the section of the Perring Freeway between the interchange and Waltham Woods Road has been extended farther to the north to a terminus at Proctor Lane. Since Proctor Lane will provide access between the Perring Parkway and Harford Road it will function as an alternative route to the highly congested Joppa Road.

At the present time, the State Highway Administration is preparing design alternatives for Perring Parkway in the vicinity of Joppa Road. As you are aware, one proposal includes the at-grade intersection. Another includes Joppa Road bridging Perring Freeway with no access between the two. In this scheme, vehicular movements between Perring and Joppa would be accomplished via the Perring connection with Waltham Woods Road.

Other proposals containing various partial interchange movements at both Joppa and Waltham Woods which serve to connect Joppa Road with Perring Parkway are being reviewed.

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

Mr. Frederick L. Dewberry

-2-

March 21, 1974

Please be advised that the State Highway Administration will review these tentative schemes with the Baltimore County staff prior to public presentation.

If you have any additional questions or comments, please do not hesitate to contact me.

Very truly yours,

Bernard M. Evans
Bernard M. Evans
State Highway Administrator

BALTIMORE COUNTY, MARYLAND
ADMINISTRATIVE OFFICE
TOWSON, MARYLAND 21204



April 1, 1974

Mr. J. Gordon Mueller
W. C. Pinhard & Co., Inc.
1600 First National Bank Building
Light and Redwood Streets
Baltimore, Maryland 21202

Re: Perring Parkway Intersection

Dear Mr. Mueller:

Enclosed for your information is a response from the State Highway Administrator, Mr. Bernard M. Evans, to our inquiry of several months ago about the status of the above referred project.

As I believe our Department of Public Works has previously advised you, this matter is a decision resting in the hands of the SHA. We assure you of our continued interest in cooperating with you and the State to come to a final resolution of the problem.

Sincerely,

Frederick L. Dewberry
Frederick L. Dewberry

FLD:scb

cc: A. D. Kaltenbach
W. D. From
E. J. Clifford
L. M. Driver

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

74-235-X

April 19, 1974

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

Attn: Mr. James Byrnes

Dear Sirs:

Subsequent to the subject meeting it was revealed that the site of the proposed Tire, Battery and Accessory Shop could be seriously affected by the proposed interchange of Perring Parkway with Waltham Woods Road.

If copies of the plan could be submitted to this office, more definite information could be obtained.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

by: John E. Meyers

CLJ:Entbk

cc: Mr. George A. Keler
Mr. John L. Wootley
Mr. William F. Linn, Jr.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

April 10, 1974

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

Re: Item 145 - ZAC - February 26, 1974
Property Owner: Leonard and Helen Stulman
NE/O Joppa Road, NW/O Waltham Woods Road
Special Exception for a Tire, Battery and Accessory Shop
District 9

Dear Mr. DiNenna:

The special exception for a Tire, Battery and Accessory Shop should have no major effect on traffic.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

(74-235-X)
368

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

74-235-X

District: 9A

Date of Posting: June 6-74

Posted for:

Petitioner: Leonard Stulman

Location of property: NW/4 S. Waltham Woods Road, Dist. 9A

Location of Signs: Joppa Road, NW/O Waltham Woods Road

Remarks: Road Joppa Road, NW/O Joppa Rd.

Posted by: Mel H. Shaw

Signature

Date of return: June 13-74

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 13, 1974

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204

RE: Special Exception Petition
Item 145
Leonard & Helen R. Stulman -
Petitioners

Dear Mr. Harrison:

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 north of Joppa Road, between the proposed extension of Perring Parkway and Waltham Woods Road and has recently been cleared for a planning shopping center.

The Lowell Ridge apartment development is adjacent to the site on the west and the Kenilworth apartment development exists to the east, across Waltham Woods Road. Directly south of the site, and along Joppa Road is an existing Roy Rogers' restaurant, the Carney Crab House, and a sub shop and electronics store.

W. Lee Harrison, Esq.
Item 145
March 13, 1974

Page 2

The petitioner is requesting a Special Exception for a service garage as a use in conjunction with one of the proposed tenants in the planned shopping center.

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:UD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, MD. 21204

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

878-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Leonard & Helen R. Stulman.

Location: NE/O Joppa Rd., NW/O Waltham Woods Road

Item No. 145 Zoning Agenda February 26, 1974

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 _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *L.H. Phillips*

Planning Group
Special Inspection Division

Noted and
Approved: *Paul H. Reinisch*
Deputy Chief
Fire Prevention Bureau

mls
4/16/73

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 28, 1974

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

Z.A.C. Meeting of: February 26, 1974

Re: Item 145

Property Owners: Leonard & Helen R. Stulman
Location: NE/O Joppa Rd., NW/O Waltham Woods Road
Present Zoning: B.L. C.S.A.
Proposed Zoning: Special Exception for a Tire, Battery and Accessory Shop

District: 9th
No. Acres: 0.55

Dear Mr. DiNenna:

No effect on student population.

MNP/ml

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

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

Bureau of Engineering
ELLENWORTH H. DYER, P.E. CHIEF

March 15, 1974

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

Re: Item #145 (1973-1974)

Property Owner: Leonard & Helen R. Stulman
N/E of Joppa Rd., N/W of Waltham Woods Rd.
Existing Zoning: B.L. C.S.A.
Proposed Zoning: Special Exception for a Tire, Battery, and Accessory Shop
No. of Acres: 0.55 District: 9th

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:

Formal comments dated May 16, 1973, supplemented July 5, 1973 and October 18, 1973, were furnished Mr. Leonard Stulman in connection with the preliminary plan for the North Mall Shopping Center by the Bureau of Public Services. Apparently requirements in regard to the proposed Perring Parkway together with its intersections with Joppa Road and Waltham Woods Road rest with the State Highway Administration.

A copy of the aforementioned comments (May 16, 1973) are attached for your consideration.

Very truly yours,

Ellenworth H. Dyer, P.E.
ELLENWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:EN:ENR:cc

cc: G. Beyer
J. Trencher
C. Warfield

1-108 Key Sheet
31 x 39 US 14 x 15 P.W. Sheets
95 10 5 Tops
71 Tax Map

WILLIAM C. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



April 5, 1974

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 145, Zoning Advisory Committee Meeting, February 26, 1974, are as follows:

Property Owners: Leonard & Helen R. Stulman
Location: NE/O Joppa Road N/W Waltham Woods Road
Existing Zoning: B.L. C.S.A.
Proposed Zoning: Special Exception for a tire, battery, and accessory shop
No. of Acres: 0.55
District: 9th

This Office has reviewed the subject petition and offers the following comments:

Four foot high compact screen planting must be provided where the parking areas are across the street from residential premises.

The driveways must be revised to reflect the tentative subdivision plan.

All parking areas must be paved and curbed. Lighting must be in accordance with Section 409 of the Zoning Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHERAPPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 464-2811 ZONING 464-2821

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

February 28, 1974

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 145, Zoning Advisory Committee Meeting
February 26, 1974, are as follows:

Property Owner: Leonard & Helen R. Stulman
Location: Waltham Woods Rd. & Proposed Perring Pkwy
Present Zoning: B.L. C.S.A.
Proposed Zoning: Special Exception for a Tire,
Battery and Accessory Shop
No. Acres: 0.55
District: 9

Metropolitan water and sewer must be extended to site.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Water Resources Administration Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Admin. requirements.

Very truly yours,

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

ENB:sm
cc: L.A. Schuppert
W.L. Phillips

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-2358

District: 9th Date of Posting: 3-21-74
Posted for: *William C. Fromm*
Petitioner: *Leonard & Helen R. Stulman*
Location of property: *N.E. of Joppa Rd. N.W. of Waltham Woods Rd.*
Location of Sign: *Waltham Woods Rd. N.E. of Joppa Rd.*
Remarks: *See above*
Posted by: *William C. Fromm* Date of return: 3-21-74

RESEARCH & DEVELOPMENT
Engineering—**Parsons Corp.**, 1000 Broadway, New York, N.Y. 10018, is the lead contractor for the design and construction of the **Advanced Technology Research Facility**, a new research and development facility for the U.S. Army Research Office-Durham, Durham, N.C. The facility will be used for the development of new technologies for the Army's research and development program. The facility will be a state-of-the-art research and development facility for the Army's research and development program. The facility will be a state-of-the-art research and development facility for the Army's research and development program.

TOWSON, MD. March 21, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or before the 20th day of April, 1974, the first publication appearing on the 21st day of March 1974

L. Frank Shepherd
Manager.

Cost of Advertisement, \$.....

TOWSON, MD. 21204 March 25 - 19 74

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~~ ~~SIXTEEN~~ weeks before the 25 day of March 1974 that is to say, the same was inserted in the issue of March 21 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

[illegible]

Item 145

W. Lee Burdison, Esq.
206 W. Joppa Road
Tucson, Ar. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted

for filing this 2nd day of March 1974.


S. ERIC DINENNA,
Zoning Commissioner

Petitioner Leonard & Helen E. Stulman

Petitioner's Attorney W. Lee Harrison
c/o: MCA, 1430 Connell Bridge Road (71364)

Reviewed by James R. Jones, Jr.
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^d this 13th day of

Feb. 1972, Item 1


J. Eric DiNanna
Zoning Commissioner

Patient: Hydromedusa Submitted by: Hobbesian

Petitioner's Attorney Harrison Reviewed by LR

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

FUNCTION	We # 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: 

Previous case: 

Revised Plans:
Change in outline or description _____ No
Map # _____

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 29, 1974 ACCOUNT 01-652

AMOUNT \$75.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Mr. J. C. Lolley
Cost of Filing of an Appeal and Posting of Property on
Case No. 74-235-X
NW/8 of Waltham Woods Road, 2100' NE of Joppa Road
9th District
Leonard Stulman, et ux - Petitioners

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

DATE April 11, 1974 ACCOUNT 01-662

AMOUNT \$13.75

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Leonard Stulman
1147 Broomington Circle
Ft. Mon, Md. 21224
Advertising and printing of property
#714-255-X

43.7540

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

DATE March 15, 1974 ACCOUNT 01-662

AMOUNT \$50.00

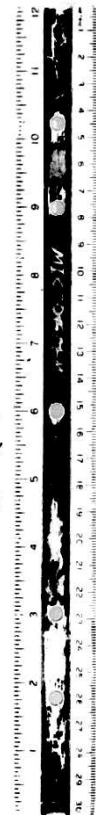
WHITE - CASHIER
V. Lee Harrison, Inc.
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

W. Lee Harrison, Esq.
306 W. Joyce Road
Tucson, Ariz. 21204
Petition for Special Exception for Leonard Stulman
#74-25-1381 7 12 PM 15
5 J.C.M.S.C.

5.0000

MS 9-81

Scale: 1"=200'



4

PERRING

ROAD

ROAD

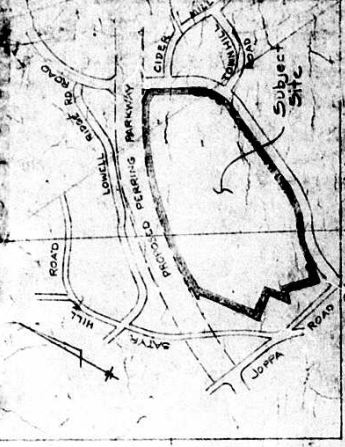
ROAD

JOPPA ROAD

SATYR HILL

GENERAL NOTES

1. TOTAL AREA OF SITE 31.70 AC.
2. EXISTING ZONING OF SITE DL-CCA + DL
3. EXISTING USE OF SITE "VACANT LAND"
4. PROPOSED ZONING OF SITE "BL-CAYL WITH SPECIAL EXCEPTION"
5. PROPOSED USE OF SITE "PLANNED SHOPPING CENTER"
6. AREA OF SITE REQUESTING SPECIAL EXCEPTION EQUALS 0.55 AC.
7. 26' STREET PARKING DATA:
 - A. AREA OF PARK - 1000 SF REQUIRING 54 SPACES
 - B. NETAL FLOOR AREA (INCLUDING WALL) 571,200 SF REQUIRING 1856 SPACES
 - C. AREA OF SERVICE DRIVE + ASSOCIATED PARTS STORAGE 5,189 SQ. FT. REQUIRING 15 SPACES
 - D. TOTAL SPACES REQUIRED 1866 SPACES
 - E. TOTAL SPACES PROVIDED 521.5 IN SERVICE DRIVE + 1345 SPACES



GENERAL REQUIREMENTS

Total Retail Store Area	10,235 P.S.
Total Mall Area	20,000 P.S.
Total Parking Area	117 P.S.
Bank Area	20 P.S.
Total Parking Spaces Req'd.	1057 P.S.

1. Total Spaces
2. All Utilities
3. County Street
4. Guaranteed Utility
5. Construction
6. Not to be
7. Containing
8. Water
9. Minimum
10. Water
11. To A
12. Existing

SITE & UTILITY PLAN
For:

NORTH MALL

PERRING PARKWAY
Election Dist. No. 9 - Baltimore Cd. Md.
Scale 1"=50'

Rev. Mar. 27, 1974
Rev. Apr. 5, 1974
Rev. Oct. 11, 1974
Rev. Nov. 11, 1974
Rev. Nov. 11, 1974

NOTE: PARKING REQUIRED -
SERVICE AREA - 20,000 P.S. - 10 P.S.
OFFICE/STOCK RM. - 2,000 P.S. - 7 P.S.
TOTAL P.S. - 17 P.S.

TPA SPACES INCLUDED IN PARKING
COUNT AS SHOWN ON GENERAL NOTE #3

HOURS OF OPERATION FOR TIRE & BATTERIES
AND ACCESSORIES CENTER SHALL BE LIMITED
TO THOSE HOURS BETWEEN 6:00 AM & 11:00 PM.
ALL WORK SHALL TAKE PLACE INSIDE THE
SERVICE BAYS.

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY: _____
DATE: _____
BY: _____
DATE: _____

WALTHAM



PERRING

Access

Temporary

2 1/2" Bituminous Concrete Spec 3 Surface
6" Gravel Base Course (CR-G Stone)
Compacted Sub-Grade

TYPICAL SECTION
of
Temporary Access Road

Scale

JOPPA

SATYR HILL

ROAD

JOPPA ROAD

WATKINS ROAD
(INSERT)

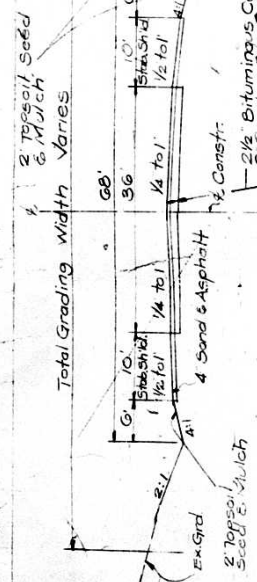
SATYR HILL

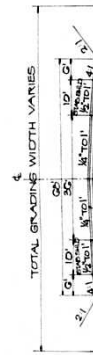
PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 11-22-74

74-235-X

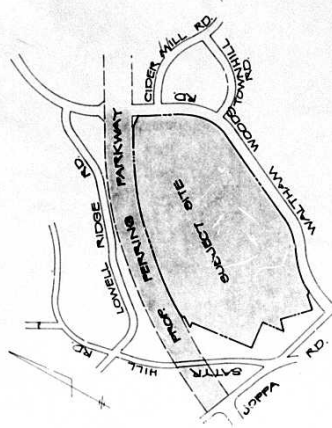
To Bellway

Construction Notes:
Extreme existing conditions under right-of-way.
Install 2" x 10" deep curb and 1/2" deep
curb on outside edge to provide
positive drainage.
Set the top of curb into existing ground
for a line and grade.





TYPICAL SECTION



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF SITE 51,7034 AC.
2. EXISTING ZONING D-1, D-CES
3. PROPOSED USE SHOPPING CENTER
4. PARKING REQUIREMENTS 1000
5. * TOTAL RETAIL STORE AREA : 372612 SQ. FT. = 1401 PS.
BANK AREA : 51000 SQ. FT. = 11 PS.
RESTAURANT AREA : 80000 SQ. FT. = 160 PS.
FAST FOOD AREA : 60000 SQ. FT. = 130 PS.
TDA SERVICE AREA : 20000 SQ. FT. = 10 PS.
TDA OFFICE/STOCK ROOM AREA : 30000 SQ. FT. = 7 PS.
TOTAL AREA REQUIRED = 1026 PS.
6. PARKING SPACE PROPOSED 1000 PS.
7. HOURS OF OPERATION FOR TIRES, BATTERIES AND ACCESSORIES CENTER SHALL BE LIMITED TO THOSE HOURS BETWEEN 10:00am & 5:00pm.
8. ALL WORK SHALL TAKE PLACE UNDER THE SERVICE BAY SPECIFICATION AND BE BUILT UNDER BALTIMORE COUNTY, MARYLAND PERMITS.
9. CONSTRUCTION SHOWING THESE PLANS NOT TO BE COMMENCED UNTIL THE CITY OF BALTIMORE HAS REVIEWED AND APPROVED THE PROPOSED WATER MAIN TO HAVE A MINIMUM OF 40' COVER, FROM FINISHED GRADE. WATER MAIN SHALL HAVE A MINIMUM OF 10' CLEARANCE WITH ALL SANITARY SEWER.
10. WATER SEWER SERVICES TO BE INSTALLED WITHIN 50' OF BUILDINGS UNDER THIS CONTRACT.
11. OWNER SHALL REMOVE ALL DISRUPTED PAVING, SIDEWALK OR DRIVEWAY AREA, AND SHALL REPAIR TO MATCH EXISTING. REPAIR TO A CONDITION COMPARABLE TO THAT EXISTING PRIOR TO CONSTRUCTION.
12. ALL LIGHTING WILL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES INCLUDING K-MART MEZZANINE AREA.

SITE PAVING

- MEANS OF PLACING: 1 STIFFENING CONC SURFACE COURSE
2 BITUMINOUS CONC BASE COURSE
3 DENSE GRADED STABILIZED
4 AGGREGATE WITH CALCIUM CHLORIDE
5 CRACKER RUN STONE OR SLAG TYPE
6 ASPHALT ON STEEL DECK
7 ALL OTHERS OR RES AND PAVING ON STEEL DECK
8 BITUMINOUS CONC SURFACE COURSE
9 CRACKER RUN STONE OR SLAG TYPE

APPROXIMATE BORING LOCATION
(SEE ROBERT B GALTER REPORTS FOR DATA)

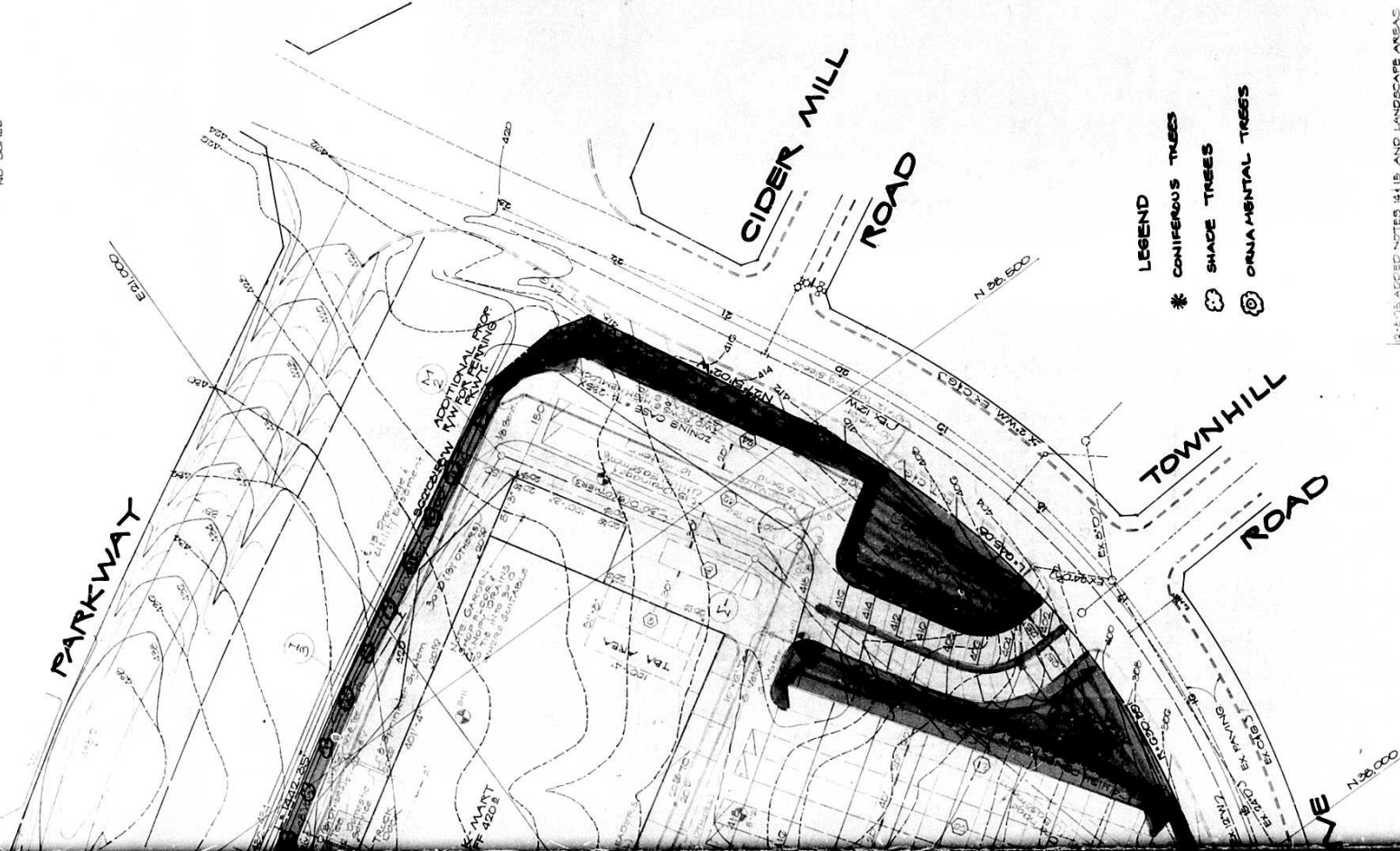
PLANS APPROVED

OFFICE OF PLANNING & ZONING
BY John F. Williams
DATE 12-17-75

74-230-3

LEGEND

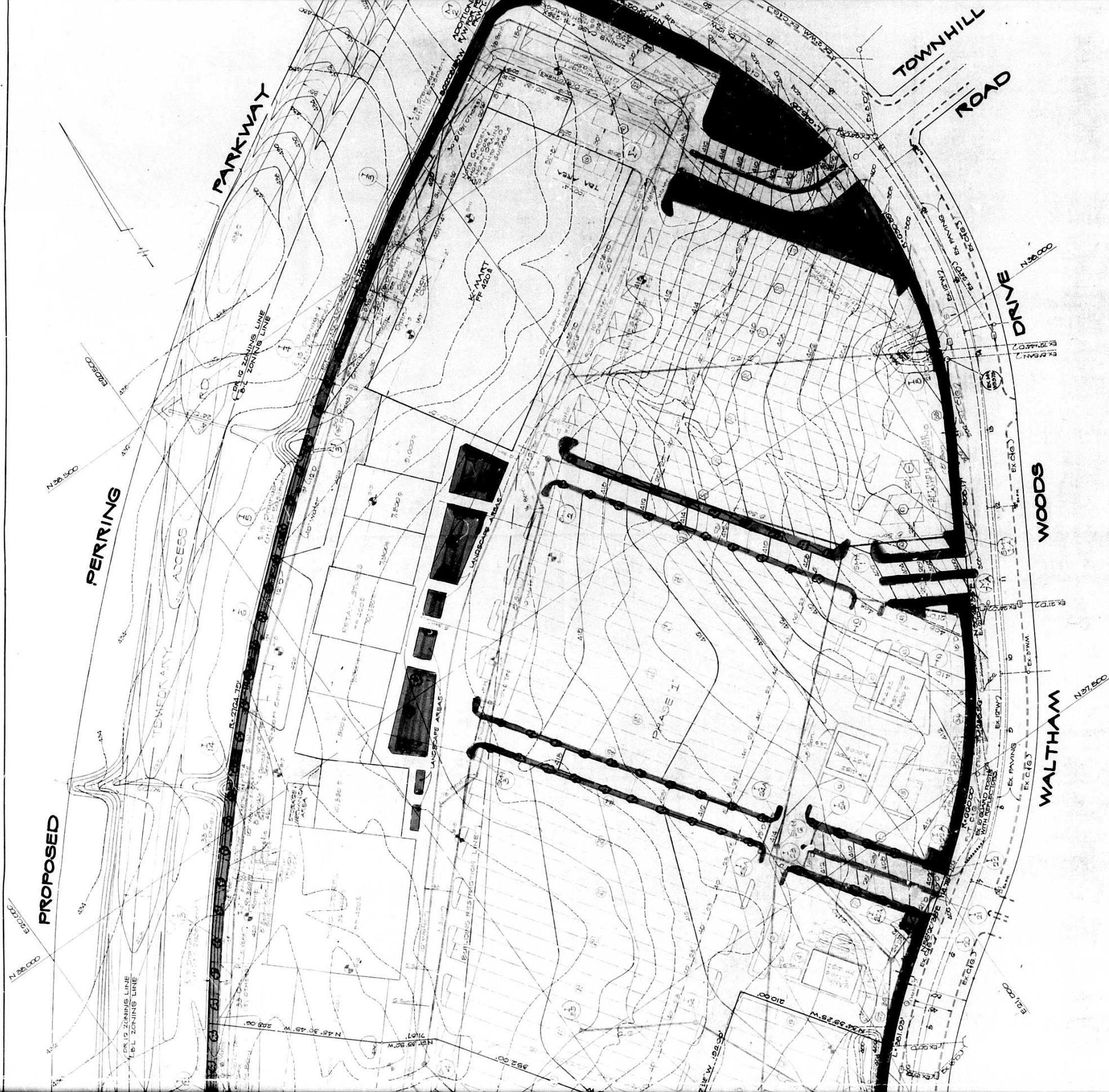
- * CONIFEROUS TREES
- ☁ SHADE TREES
- ☀ ORNAMENTAL TREES



SITE PLAN
NORTH PLAZA
(FORMERLY NORTH MALL)
9TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1"=50' JUNE 27, 1975

MCA 
MCA ENGINEERING CORP.,
1020 DEWELL BRIDGE ROAD
BALTIMORE, MD. 21204

01-59178-C



PROPOSED

OLD ZONING LINE
NEW ZONING LINE

ROAD

HILL

SATYR

ROAD

JOPPA

WALTHAM

CONSTRUCTION NOTE:
Remove existing curb ditch
around existing Satyr Top
and install new curb ditch
around existing Satyr Top
and install new curb ditch
around existing Satyr Top
and install new curb ditch
around existing Satyr Top