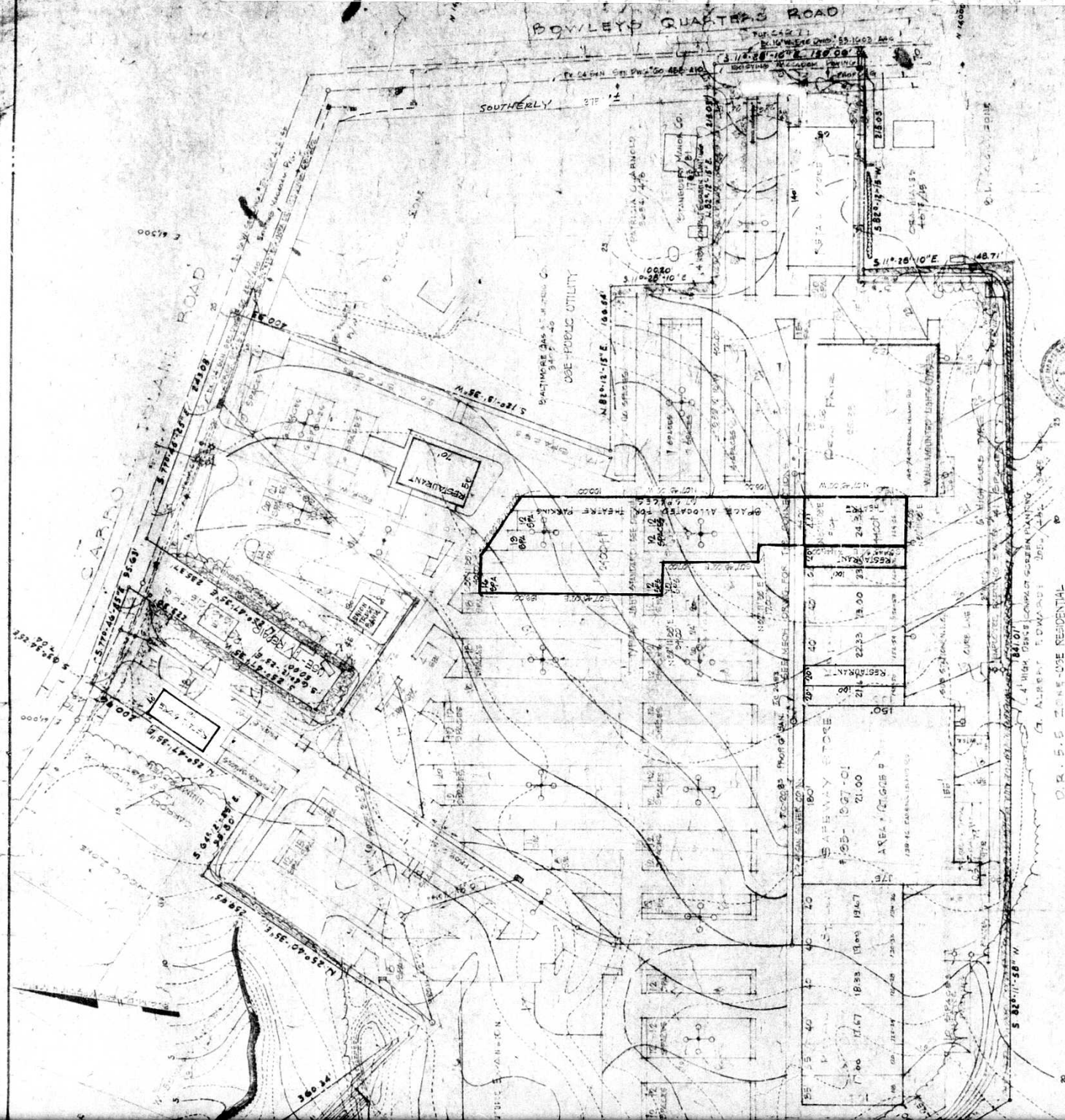




OWNER AND DEVELOPER
CARROLL ISLAND ASSOCIATES
 1015 MURPHY ROAD BALTIMORE, MD 21206

D.R. 5.5 ZONE - USE RESIDENTIAL

15TH ELECTION DISTRICT BALTIMORE, MARYLAND
 SCALE 1" = 50'
 FEB. 1974
 REVISED BY 1/12/74
 REVISED BY 1/12/74

— ENGINEERS —
GREINER ENVIRONMENTAL SYSTEMS
 1 VILLAGE SQUARE BALTIMORE, MD 21202



REVISED FEBRUARY 16, 1974

SAFEWAY STORE # 95-1067-0

MICROFILMED

DATE NO.



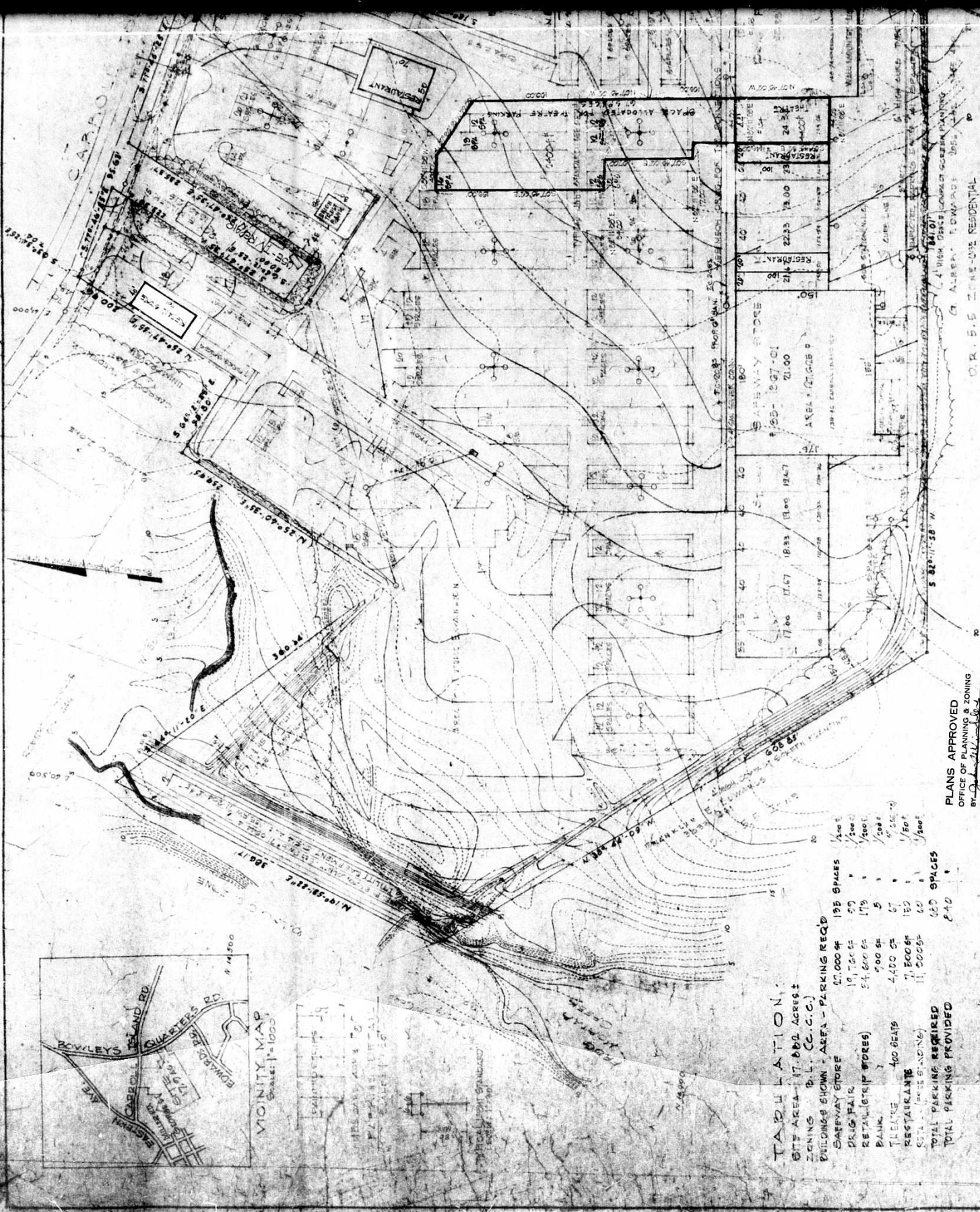
owner/developer
CARROLL ISLAND ASSOCIATES
 L.E. WOLF
 architect
 LAMPRECHT CONSULTANTS
 structural engineers

island shopping center

LEY'S QUARTERS ROAD

BALTIMORE COUNTY, MARYLAND

DATE



TABULATION:

SITE AREA - 17.000 ACRES
ZONING - B.L. CC (C.C.)

BUILDINGS SHOWN - AREA - PARKING REQ'D

BASEWAY STORE	27,000 SF	135 SPACES
DRUG FAIR	19,750 SF	50
RETAIL (SELF STORES)	24,000 SF	175
BANK	500 SF	5
THEATRE	4,000 SF	67
RESTAURANT	7,500 SF	120
STL. (WALKING STONE)	11,000 SF	40
TOTAL PARKING REQUIRED		620 SPACES
TOTAL PARKING PROVIDED		640

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 6-18-74

PAVING SHALL BE 1/2" MACADAM EMERALD COURSE WITH 5" MACADAM SUB BASE
COWING SHALL BE 1/2" MACADAM EMERALD COURSE WITH 5" MACADAM SUB BASE
AVERAGE BUILDING HEIGHT - 8' 0" MAX BUILDING HEIGHT - 10' 0"

OWNER AND DEVELOPER
CARROLL ISLAND ASSOCIATES
A LIMITED PARTNERSHIP
1015 MURPHY BLVD BALTIMORE

REVISED FEBRUARY 16, 1974

carroll island shopping center

CARROLL ISLAND ROAD & BOWLEY'S QUARTERS ROAD

BALTIMORE

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carroll Island Associates, legal owner... 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 movie theater in a M. - C2 Zone

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
David S. Cordish, General Partner
Carroll Island Associates
Legal Owner
Address: 7720 Belair Road
Baltimore, Md. 21236
Petitioner's Attorney
David S. Cordish
Address: 1613 Munsey Building
Baltimore, Md. 21202
Protestant's Attorney

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 _____ M.

By _____
Zoning Commissioner of Baltimore County.

(over)

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9000

BEL AIR
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

March 1, 1974

Beginning for the same at a point on the projection northerly of the centerline of the partition wall between buildings number 164 and number 168 Carroll Island Road said point being distant the two following courses and distances from the intersection formed by the south side of Carroll Island Road with the west side of Bowleys Quarter Road viz: (1) Southerly 375 feet more or less measured along the west side of said Bowleys Quarter Road thence (2) South 82°12'15" West 400 feet more or less thence North 0°48'02" West 190 feet thence North 57°36'13" West 72.00 feet thence South 82°11'58" West 40.00 feet thence South 0°48'02" East 183.00 feet thence North 82°11'58" East 24.00 feet thence South 0°48'02" East 97.00 feet thence North 82°11'58" East 17.00 feet thence South 0°48'02" East 145.00 feet thence North 82°11'58" East 44.00 feet thence North 0°48'02" West 195.00 feet to the place of beginning.

Malcolm E. Hudkins
Registered Surveyor #5095

Meetings: 2nd Wednesday of Each Month

SENECA PARK IMPROVEMENT ASSO.

5500
Seneca Park, Rt. 14, Seneca Park Road
BALTIMORE 20, MARYLAND

April 29, 1974

Mr. Erwin Balda
Edgewood Developers
P. O. Box 8826
Baltimore, Maryland 21206

Re: Carroll Island Shopping Mall

Dear Mr. Balda:

This letter represents our support for your request regarding special exception zoning in the Carroll Island Shopping Mall. It is my understanding that special zoning is needed in order for you to maintain a theater in this shopping center.

For many years, our area has had only the convenience of Douglas Drive in Theater nearby. However, the majority of entertainment shows consists of related and related movies. Due to being an outdoor theater it is impossible to prevent children and juveniles from viewing such shows. Residents are very hopeful that this will not continue much longer, and are looking forward to a family-type theater in our area.

Please feel free to acknowledge our support for your family-type theater.

Sincerely yours,

SENECA PARK IMPROVEMENT ASSOCIATION
M. Ethel Brown
H. Ethel Brown,
President

MSB

cc: Harry Bartenfelder,
County Council, Baltimore County

RECEIVED
APR 30 1974
CARROLL ISLAND ASSOCIATES

CARROLL ISLAND SHOPPING MALL CARROLL ISLAND ROAD • BOWLEYS QUARTERS ROAD BALTIMORE, MD. 21220

Mailing Address:
David S. Cordish
1613 Munsey Building
Calvert & Payne Streets
Baltimore, Maryland 21202
(301) 535-4141

May 12, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
S/S of Carroll Island Road, 250'
W of Bowleys Quarters Road - 15th Dist.
Carroll Island Associates - Petitioner
Case No. 74-254-X (Item No. 158)

Dear Mr. DiNenna:

I am in receipt of your Order dated May 10, 1974 in regard to the above-referenced matter and very much appreciate same.

Please accept this letter as a commitment on behalf of the developer, Petitioner in the above, to assume all responsibility in this matter should an appeal be filed, and to hold Baltimore County completely harmless in such instance. We are assuming this permits in regard to the subject theater. If any further evidence of our assumption of responsibility and desire to hold the County harmless in regard to the issuance of a permit is necessary, your earliest advices would be appreciated.

Again, your cooperation in this matter has been gratefully appreciated.

Very truly yours,

CARROLL ISLAND ASSOCIATES

By _____
David S. Cordish

OSC:rad



May 10, 1974

David S. Cordish, Esquire
1613 Munsey Building
Baltimore, Maryland 21202

RE: Petition for Special Exception
S/S of Carroll Island Road, 250'
W of Bowleys Quarters Road -
15th District
Carroll Island Associates -
Petitioner
Case No. 74-254-X (Item No. 158)

Dear Mr. Cordish:

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/srl

Attachments

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 11, 1974

David S. Cordish, Esq.
1613 Munsey Building
Baltimore, Maryland 21202

RE: Special Exception Petition
Carroll Island Associates -
Item 158 Petitioners

Dear Mr. Cordish:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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:JD

Enclosure

cc: Hudkins Associates, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, Maryland 21204

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

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

April 8, 1974

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

Re: Item #158 (1973-1974)
Property Owner: Carroll Island Associates
S/S of Carroll Island Rd. and the W/S of Bowleys Quarters Rd.
Existing Zoning: R-1 (C.C.C.)
Proposed Zoning: Special Exception for a Movie Theatre
in a S.L. C.C.C. Zone
No. of Acres: 17.822 District: 15th

Dear Mr. DiNenna:

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

General:

Baltimore County utilities and highway improvements are existing or as secured by Public Works Agreement #357007, executed in connection with "Carroll Island Shopping Center". This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #158 (1973-1974).

Very truly yours,

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

END: EAM: PWR:ee

cc: Key Sheet
15 NF 11 Pos. Sheet
RE & K Topo
91 Tax Map

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 1, 1974

FROM: William D. Fromm, Office of Planning

SUBJECT: Petition #74-254-X, South side of Carroll Island Road 250 feet West of Bowleys Quarter Road.
Petitioner for Special Exception for a Theater.
Petitioner - Carroll Island Associates

15th District

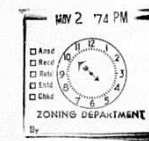
Hearing: Monday, May 6, 1974 (1:30 P.M.)

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

This request is consistent with the 1950 Guideplan policies relative to centers and use which are appropriate within them.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rv



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

The above described location should be had, and it is hereby recommended that the same be granted.

Special Exception for a Theater should be granted. It is ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of May, 1974, that the above described property should be granted a Special Exception for a Theater should be granted and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 8, 1974

David S. Cordish, Esq.
1613 Munsey Building
Baltimore, Maryland 21202

Re: Special Exception Petition
Carroll Island Associates - Petitioners
Item 158

Dear Mr. Cordish:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Carroll Island Road, west of Bowleys Quarters Road, in the 15th Election District of Baltimore County. It is presently improved by the Carroll Island shopping center, presently under construction.

The properties south of the site, along Bowleys Quarters Road, are improved with various frame residences. To the northeast of the site and at the intersection of Carroll Island and Bowleys Quarters Roads, there exists a BP automotive service station, and 7-11 convenience food store, and a Baltimore Gas and Electric Company public utility facility.

The petitioner is requesting a Special Exception to allow a 44 foot by 100 foot area within the existing structure to be utilized for a movie theatre.

David S. Cordish, Esq.
Item 158
April 8, 1974
Page 2

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
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
273-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Carroll Island Associates

Location: S/S of Carroll Island Road and the W/S of Bowleys Quarters Road

Item No. 158 Zoning Agenda March 19, 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
- (x) 4. The maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. Comply with all state regulations regarding (x) notification site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: [Signature] Noted and approved by: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

rls
4/16/73

WILLIAM D. 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 #158, Zoning Advisory Committee Meeting, March 19, 1974, are as follows:

Property Owner: Carroll Island Associates
Location: S/S of Carroll Island Road and the W/S of Bowleys Quarters Road
Existing Zoning: B.L. (C.C.C.)
Proposed Zoning: Special Exception for a movie theatre in a B.L. C.C.C. zone
No. of Acres: 17.822
District: 15th

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1974

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

Re: Item 158 Z.A.C. Meeting of: March 19, 1974
Property Owner: Carroll Island Associates
Location: S/S of Carroll Island Rd. and the W/S of Bowleys Quarters Rd.
Present Zoning: B.L. (C.C.C.)
Proposed Zoning: Special Exception for a Movie Theatre in a B.L. C.C.C. Zone.

District: 15th
No. Acres: 17.822

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3381

H. ENGLISH PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MR. ROBERT L. DEWEY

MARCUS M. BOSTON, JR.
JOSEPH N. MCGOWAN
ALVIN L. DECK
JOSEPH A. WHEELER, SUPERVISOR

T. DARVAD W. LILLIAN, JR.
RICHARD W. TRACY, V.M.
MR. RICHARD S. WHEELER

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

April 11, 1974

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

Re: Item 158 - ZAC - March 19, 1974
Property Owner: Carroll Island Associates
S/S Carroll Island Road and the W/S Bowleys Quarters Road
Special Exception for a Movie Theatre in a B.L. C.C.C. Zone
District 15

Dear Mr. DiNenna:

The special exception for a movie theatre should not increase the trip density of the tract.

Very truly yours,
C. Richard Moore
Assistant Traffic Engineer

CRN/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 20, 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 158, Zoning Advisory Committee Meeting March 19, 1974, are as follows:

Property Owner: Carroll Island Associates
Location: S/S Carroll Is. Rd., W/S Bowleys Qtrs. Rd.
Present Zoning: B.L. (C.C.C.)
Proposed Zoning: Special Exception for Movie Theatre in a B.L. C.C.C. Zone
No. Acres: 17.822
District: 15

Metropolitan water and sewer are available.

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 or buildings 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.

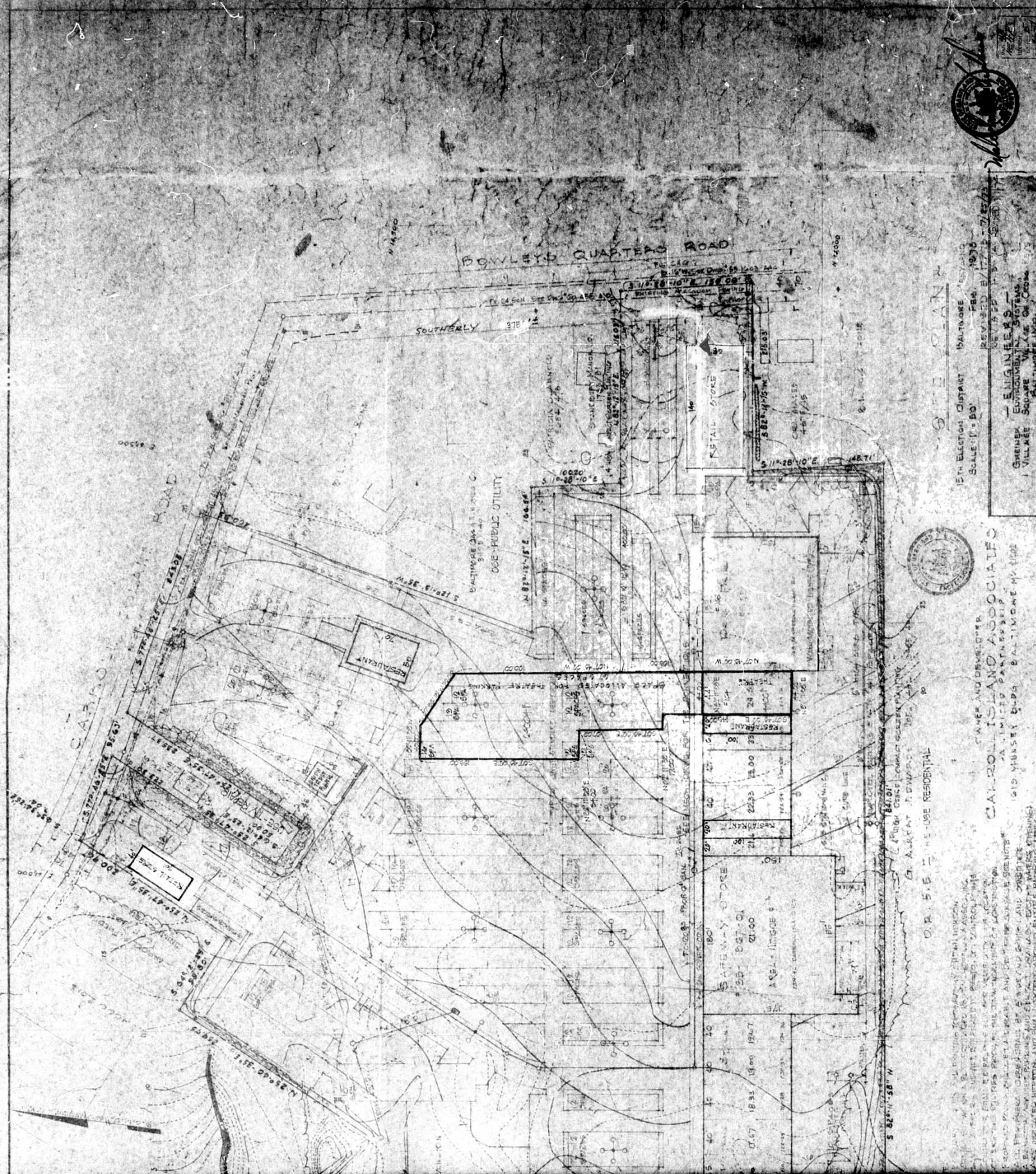
Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mg

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

Petitioner's Attorney David S. Cordish Reviewed by James E. Byrne, Jr.
cc: Budkins Associates, Inc., Chairman,
200 E. Joppa Road Zoning Advisory Committee
Room 101, Shell Building (21204)



O.R. 5.E. - 1-1 USE RESIDENTIAL

SAFETY STORE
AREA - IN USE
RESTAURANT
THEATRE PARKING
OFFICE - PUBLIC UTILITY
RESTAURANT

15TH ELECTION DISTRICT BALTIMORE, MARYLAND
SCALE: 1" = 50'

REVISIONS
REVISED BY DATE
1. 11/18/70
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CARROLL ISLAND ASSOCIATES
A LIMITED PARTNERSHIP
615 MURPHY BLVD BALTIMORE, MD 21202

ENGINEERS
GREENBERG
SOUTHERN
BALTIMORE, MD



FEBRUARY 126 1971

SAFETY STORE 105-1007-01

land shopping center

QUARTERS ROAD

BALTIMORE COUNTY, MARYLAND

owner/developer
CARROLL ISLAND ASSOCIATES

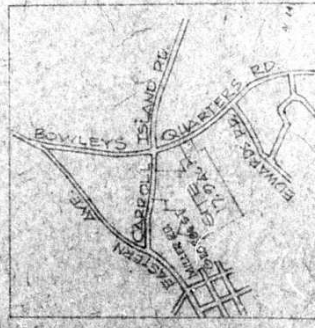
L.E. WOLF
architect

LAMPRECHT CONSULTANTS
structural engineers



date

FILE NO. 10000



VICINITY MAP
Scale: 1" = 1000'

TABULATION

SITE AREA: 17.000 ACRES
ZONING: B.L. CC (C.O.)

BUILDINGS SHOWN - AREA - PARKING REQ

BUILDING TYPE	AREA (SQ. FT.)	PARKING REQ.
SALEWAY STORE	10,000 SF	135 SPACES
DRUG FAIR	10,700 SF	50
RETAIL (TRIP STORE)	24,000 SF	175
BANK	900 SF	5
THEATRE	4,400 SF	5
RESTAURANT	1,800 SF	150
RETAIL (FRESH MEAT)	1,500 SF	10
TOTAL PARKING REQUIRED		420 SPACES
TOTAL PARKING PROVIDED		410

PARKING SHALL BE AT WALKWAY ENTRANCE COURSE WITH 5' MAXIMUM SIDE WALK
WALKWAY FROM NEIGHBORHOOD ENTRANCE COURSE TO PROJECT ENTRANCE
AVERAGE BUILDING HEIGHT: 18'0" MAX BUILDING HEIGHT: 22'0"

O.R. 5.5 ZONE - USE RESIDENTIAL

FOR ALL BUILDINGS TO BE CONSTRUCTED WITHIN THE ZONE
THE MAXIMUM BUILDING HEIGHT SHALL BE 22'0" EXCEPT FOR
TOWER OR TOWER LIKE STRUCTURES WHICH MAY EXCEED THIS
HEIGHT PROVIDED THAT THE TOTAL HEIGHT OF THE TOWER
STRUCTURE SHALL NOT EXCEED 100'0" AND THE TOWER
STRUCTURE SHALL BE CONFINED TO A MAXIMUM OF 10% OF THE
TOTAL AREA OF THE SITE. THE TOWER STRUCTURE SHALL
BE CONFINED TO A MAXIMUM OF 10% OF THE TOTAL AREA OF
THE SITE. THE TOWER STRUCTURE SHALL BE CONFINED TO A
MAXIMUM OF 10% OF THE TOTAL AREA OF THE SITE.

CARROLL ISLAND ASSOCIATION
A LIMITED PARTNERSHIP
100 YOUNG ST. BALTIMORE, MD.

REVISED FEBRUARY 26, 1977

carroll island shopping center

CARROLL ISLAND ROAD & BOWLEY'S QUARTERS ROAD

BALTIMORE COUNTY

