

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SLAVIE SAVINGS AND LOAN ASSN., 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... D.R. 5.5... zone to an... zone; for the following reasons:

1. The maps are in error
2. There has been a general change in the character of the area

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...

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.

SLAVIE SAVINGS AND LOAN ASSOCIATION
BY: RICHARD K. KILBA, Pres. Legal Owner
Address: 730 N. Collington Avenue, Baltimore, MD 21205

Protestant's Attorney
Address: 408 Jefferson Bldg., Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this... 20th... day of April... 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 23th... day of September... 1974... at 10:00 o'clock

APR 30 74 AM



Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to B.L. zone : COUNTY BOARD OF APPEALS
SW corner of Loch Raven Boulevard :
and Mussula Road : OF
9th District : BALTIMORE COUNTY
Slavie Savings and Loan Association :
Petitioner : No. 75-47-R

OPINION

This case represents a petition filed by the Slavie Savings and Loan Association for reclassification of a small tract of land on the southwest corner of Loch Raven Boulevard and Mussula Road, in the 9th Election District of Baltimore County, from D.R. 5.5 to B.L., which petition was denied by the Zoning Commissioner on November 12, 1974.

The Slavie Savings and Loan Association is an old and well thought of institution eminently solvent, and has been serving its depositors and borrowers since the year 1900. Up until now it has had but one location at 730 North Collington Avenue, in Baltimore City, and desires to operate in Baltimore County close to a large number of its customers.

The petition was filed, stating as its reasons therefor that the zoning maps are in error, and there has been a general change in the character of the area. The subject property consists of approximately one acre, which the Petitioner purchased from Mr. George J. Mass, who had owned the property and lived there since 1940. He formerly used the property in connection with his excavating business for about thirty-two years, and stored his trucks on the property up until about 1972. There are two houses on the property, both of which are presently occupied and in use as dwellings.

The Petitioners presented testimony of the President of the organization; an architect, Mr. Ferdinand C. Kelly, who had designed the proposed building; Mr. Bernard Willemain, a planning and zoning expert; Dr. Walter Worthington Ewell, a well qualified and widely known traffic engineer; and Mr. Frederick P. Klaus, an expert realtor, appraiser and planning consultant. The testimony was extensive, and they were all of the opinion that there had been error in the original zoning, mainly because

Slavie Savings and Loan Association - No. 75-47-R

of zoning classification changes which had been made in the area at the time of the adoption of the maps in 1971.

The subject property is located immediately across Loch Raven Boulevard from the Roman Catholic Church of the Immaculate Heart of Mary, which was represented in testimony by another Arthur W. Batress, its Rector, who was supported by resolutions of his Parish Council.

Other protestants represented various community associations in the neighborhood, as well as a number of residents in the immediate vicinity who were opposed to the rezoning for many reasons, and the gist of their testimony was that there had been no change in the neighborhood since the adoption of the last previous zoning maps. Mr. Norman Gerber, of the Baltimore County Planning Department, testified that he and his staff, after studying the petition, had recommended that the existing zoning be retained, and that the Planning Board has advised the Zoning Commissioner.

Directly to the north of the subject property on the same side of Loch Raven Boulevard, is a large tract of land owned by the Lutheran Church, immediately north of which is another tract upon which is erected a large Baptist Church. Both are in active use for church purposes and have extensive parking facilities. For some reason unknown to the Board, when the zoning maps were adopted in 1971 a strip of land approximately one hundred fifty feet in depth running from Mussula Avenue to the north end of the Baptist Church property was zoned D.R. 16. It is to be noted that the back line of this D.R. 16 zone goes right through the middle of both church buildings, and the Board feels impelled to say that if the question were before it, it would have no difficulty in determining that such zoning was error. However, on the testimony as a whole, the Board can find no error in the present zoning of the subject property as D.R. 5.5.

This Board has no doubt that the Slavie Savings and Loan Association would make a good neighbor and that its proposed design for a one story Savings and Loan Association would be compatible with the architecture of the rest of the neighborhood (perhaps esthetically more desirable than the dwellings on the subject property). The Board could not find that the proposed use by Slavie Savings and Loan Association would be

Slavie Savings and Loan Association - No. 75-47-R

of any detriment to the general welfare of the community. However, the controlling criteria are those of the existence of error in the original map adoption with reference to this particular property or a change in the character of the neighborhood, and the Board finds that the Petitioners have failed to meet the burden of overcoming the strong presumption of correctness of the original zoning. Therefore, the decision of the Zoning Commissioner will be affirmed and the petition will be denied.

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms the Order of the Zoning Commissioner dated November 12, 1974, and it is this 11th day of July, 1975, by the County Board of Appeals ORDERED, that the reclassification petitioned for be and the same is hereby DENIED.

Any 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

Walter A. Reiter, Jr., Chairman
W. Gilman
Robert L. Gilliam

PETITION FOR RECLASSIFICATION
FROM D.R. 5.5 TO B.L.
ZONE SW CORNER OF LOCH RAVEN
BOULEVARD AND MUSSULA ROAD,
9TH DISTRICT

SLAVIE SAVINGS AND LOAN
ASSOCIATION,
Petitioner

PETITIONER'S NO. 75-47R

BEFORE: HONORABLE JOHN GRASON TURNBULL, JUDGE

APPEARANCES:

JAMES H. COOF, ESQUIRE,
On behalf of the Petitioner

JOHN J. BISHOP, JR., ESQUIRE,
On behalf of the Defendants

OPINION OF COURT

Reported by:
Paul G. Griffin
Official Court Reporter
Circuit Court for Baltimore County

THE COURT: Miscellaneous No. 5666, Slavie Savings and Loan Association, Petitioner, Appeal by the Petitioner from the decision of the Board of Appeals of Baltimore County, there being a Petition for Reclassification from D.R. 5.5 to B.L. of a property located at the corner of Loch Raven Boulevard and Mussula Road in the 9th Election District of Baltimore County.

I would like counsel to understand that I have read the entire file, I have done my best with the somewhat voluminous testimony, much of which, as is usual in zoning cases, is repetitive. Take it from there.

(Counsel made argument to the Court.)

THE COURT: Gentlemen, the record shows that this property lies at the southwest corner of Mussula Avenue and Loch Raven Boulevard in a D.R. 5.5 zone. Catercorner from this property, on the northeast corner of Loch Raven and Joen Avenues, there is property which is zoned B.L., and which continues on the easterly side of Loch Raven Boulevard to and beyond the intersection of Joppa Road and Loch Raven Boulevard. On both sides of Joppa Road, for a considerable distance both east and west of Loch Raven Boulevard, the property is zoned B.L. On the westerly side of Loch Raven Boulevard, for some distance running southerly from Joppa Road, the property is zoned B.L., and then there is a stretch of D.R. 16 property to the depth of, I think, about 140 feet zoned D.R. 16 that

stops at Mussula Road. I might say for the record that Mussula Road and Joen Avenue are, if not precisely the same street with different names, for all practical intents and purposes they are the same street with different names. Extending southerly from Mussula Road for a long distance on both sides of Loch Raven Boulevard the property is zoned D.R. 5.5. Any change in zoning on this particular property would mean an incursion into the 5.5 zoned property in this large, very large area so zoned. It is unnecessary for me to say to counsel, who have been through these matters on numerous occasions, that there is a strong presumption of correctness of the original zoning, and that there is a heavy burden cast upon an applicant to show error in the zoning or change so as to warrant the Board or the Court to make a change in the zoning finally adopted by the County Council.

The Commissioner found, and the Board found, and from this record I cannot say that they were clearly in error, that there was insufficient evidence to grant the application here applied for. The Court very easily could adopt the entire opinion of the County Board of Appeals when it denied this application. The Court in particular will comment that what the Board said in its opinion is certainly warranted by the evidence. "This Board has no doubt that the Slavie Savings and Loan Association would make a good neighbor and that its proposed design for a one story savings and loan association

would be compatible with the architecture of the rest of the neighborhood (perhaps esthetically more desirable than the dwellings on the subject property). The Board could not find that the proposed use by Slavie Savings and Loan Association would be of any detriment to the general welfare of the community. However, the controlling criteria are those of the existence of error in the original map adoption with reference to this particular property or a change in the character of the neighborhood, and the Board finds that the Petitioners have failed to meet the burden of overcoming the strong presumption of correctness of the original zoning."

This Court can interfere with the decision of the Board, whether it is a decision denying or granting an application for rezoning, only if the Court finds that the record shows that the Board acted in a fashion which was arbitrary, capricious or illegal. And on the basis of this record, gentlemen, much as I personally feel that the building association would be a good neighbor, I cannot disturb the decision of the Board. It would indeed be an opening wedge into change in zoning of this large, large area which is zoned D.R. 5.5, and if it is to be changed, it is my opinion that it must be done by the legislative body and not by the Board of Appeals or by the Court.

The Court will sign an Order, gentlemen, affirming the Order of the County Board of Appeals.



Baltimore County, Maryland

PEOPLE'S COUNCIL
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

JOHN W. HESSMAN, III
People's Council
CHARLES E. KOUNTZ, JR.
Deputy People's Council

December 18, 1975

James H. Cook, Esquire (A.L.)
Cook, Mudd, Murray & Howard
409 Washington Avenue
Baltimore, Maryland 21204

RE: SLAVE SAVINGS AND LOAN
ASSOCIATION, PETITIONER
Case No. 75-47-R
Misc. No. 5666

Dear Jim

Enclosed is a stake copy of the Order that Judge Turnbull signed
this morning in this re-entitled matter.

Sincerely yours,

John W. Hession, III
People's Council

Enclosure

cc: John J. Miley, Jr., Esquire (Attorney for Petitioner)
Cyril S. Murphy, Jr., Esquire (Attorney for Respondent)

SLAVE SAVINGS AND LOAN ASSOCIATION BRIEF RECLASSIFICATION FROM DR 5.5 TO BL

The subject property is located on the south west corner of the intersection of Mussula Road and Loch Raven Boulevard in the 9th Election District of Baltimore County.

The proposed use of the subject property is for the construction of a one story Savings and Loan Association of moderate physical and financial size.

The reasoning for the Reclassification is two fold:

1. There has been a change in the character of the neighborhood
2. There was an error in the classification during the most recent map change.

The neighborhood has grown in two directions along Loch Raven Boulevard. Southward along Loch Raven Boulevard on the easternmost side thereof has been of a Commercial (BL) nature up to Joan Avenue where a church, the Immaculate Heart of Mary, property begins.

Both sides of Loch Raven Boulevard south of Putty Hill Avenue are Residential in character, however; the easternmost side of Loch Raven Boulevard from Glen Keith Boulevard to Putty Hill Avenue is (DR 16) apartments.

The westernmost side of Loch Raven Boulevard from Joppa Road to White Oak Avenue is BL. The recent map designation created a DR 16 Zone from that point down to Mussula Road or to the boundary of the subject property.

This was in error. The zone designation should have been in conport with the contiguous zone (BL) and should have continued up to the Natural zone barrier - Putty Hill Avenue; or in the alternate, the DR 16 zone should have continued up to the Natural barrier, Putty Hill Avenue.

The predominate character of Loch Raven Boulevard north of Putty Hill Avenue with the institutional exception of the Immaculate Heart of Mary and the tract of land between Putty Hill Avenue and White Avenue on the westernmost side of Loch Raven Boulevard is Commercial. To stymie that natural growth is to render the integrity of the map "Spot Zoning in Reverse".

The Baltimore County Planning Board had just such a panacea in mind when it recommended its Proposed Supplemental Zoning Amendments (1970/71)

RE: PETITION FOR RECLASSIFICATION
from D.R. 5.5 to B.L.
SW corner of Loch Raven Boulevard
and Mussula Road
9th District
SLAVE SAVINGS AND LOAN
ASSOCIATION, PETITIONER
Case No. 75-47-R

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
AT LAW
Misc. Docket No. 10
Folio No. 84
File No. 5666

ORDER

For the reasons assigned at the conclusion of the hearing held herein,
it is hereby
ORDERED, this 18th day of December, 1975, that the Order of the
County Board of Appeals of Baltimore County, entered on July 11, 1975 be and
it is hereby affirmed.

12-18-75
Original of this Order retained
by Judge Turnbull's Office.
12-23-75
Still being held by Judge
Turnbull's Office. This will be
so filed.
ph

to Bill 100 which were adopted by said Board on March 18, 1971. These
amendments were submitted to the County Council but action upon them was
deferred. At page 20 and 21 of this report the Banks are included as a
use which would be permitted as of right or by special exception under
the present zone classification.

The note states "For some years, it has been the custom to consider
a "bank" as an "office" or "office building" and therefore permissible by
special exception under the RA (now DR 16) classification. The second
entry under Recommendation No. 24 would make explicit what has been
considered to be implicit in the past."

The granting of this reclassification will be another patch in the
gaping hole on Loch Raven Boulevard.
This brief will be supplemented by points and authorities at a later
date.

IN THE MATTER OF
SLAVE SAVINGS AND LOAN
ASSOCIATION
IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
(At Law)
Misc. Docket: 10
Folio: 84
Case Number: 5666

PETITION FOR EXTENSION OF TIME TO TRANSMIT RECORD

Slave Savings and Loan Association, Petitioner, by its attorneys,
Joseph E. Pokorny and James H. Cook, moves, pursuant to Maryland Rule 87(b)
that the time for transmitting the record of the above-captioned matter be
extended from August 25th, 1975, to October 25th, 1975, on the grounds that the
Court Reporter, C. Leonard Perkins, has a particularly heavy schedule and has
notified the Petitioner that he will be unable to complete the transcript by
the 25th day of August, 1975.

15)
JOSEPH E. POKORNY
408 Jefferson Building
Towson, Maryland 21204
823-8500

15)
JAMES H. COOK
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204
823-4111

Attorneys for Petitioner

I HEREBY CERTIFY that on this 14th day of August, 1975, a copy of
the foregoing Petition for Extension of Time to Transmit Record was mailed to
the County Board of Appeals, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland 21204.

15)
JOSEPH E. POKORNY

RE: PETITION FOR RECLASSIFI-
CATION
SW corner of Loch Raven Boule-
vard and Mussula Road - 9th
Election District
Slave Savings and Loan Associ-
ation - Petitioner
NO. 75-47-R (Item No. 13)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner of Baltimore
County upon a Petition filed by the Slave Savings and Loan Association, for
a request for a Reclassification from a D.R. 5.5 Zone to a B.L. Zone, for a
parcel of property containing 0.99 acres of land, more or less, located on the
southwest corner of Loch Raven Boulevard and Mussula Road, in the Ninth
Election District of Baltimore County.

Without reviewing the evidence in detail but based on all the evidence
presented at the hearing, in the judgment of the Zoning Commissioner, the
Comprehensive Zoning Map, as adopted on March 24, 1971, was not in error
in classifying the subject property D.R. 5.5. The Comprehensive Zoning Map,
as adopted, is presumed to be correct. The burden of proving error or sub-
stantial changes in the character of the neighborhood is borne by the Petitioner.
In the instant case, this burden has not been met.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore
County, this 12th day of November, 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.

John W. Hession, III
Zoning Commissioner of
Baltimore County

IN THE MATTER
OF
SLAVE SAVINGS AND LOAN
ASSOCIATION
IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
(At Law)
Misc. Docket: 10
Folio: 84
Case Number: 5666

ORDER

IT IS, this 5th day of August, 1975, by the Circuit
Court for Baltimore County,
ORDERED, that the time for transmitting the record of the above-
entitled case, be and is hereby extended from August 25th, 1975 to the
day of , 1975.

W.R. Haile (for Clerk)
CLERK

Court Docket did not show date of extension, but
petition requests 60 days --- to 10/25/75

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6639, TOWSON, MD. 21204

Description to accompany zoning
petition for reclassification from
Existing D.R. 5.5 Zone to B.L. Zone
for Slave Savings and Loan Association

March 26, 1974

Beginning for the same on the westernmost side of Loch Raven Boulevard at
the cut-off leading to the southernmost side of Mussula Road, thence binding on said
cut-off, northwesterly by a curve to the left having a radius of 30.00 feet for the
distance of 51.63 feet to the southernmost side of Mussula Road, thence binding on
said side of Mussula Road, North 68° 59' 08" West 254.43 feet, thence leaving said
Road, running the four following lines viz: South 42° 52' 22" West 215.48 feet, South
68° 59' 08" East 133.00 feet, North 24° 17' 52" East 102.75 feet and South 68° 59' 08"
East 197.77 feet to the westernmost side of Loch Raven Boulevard, thence binding on
said side of said Boulevard, northerly by a curve to the left having a radius of 2043.48
feet for the distance of 66.58 feet to the place of beginning.



RE: PETITION FOR RECLASSIFICATION
from D.R. 5.5 to S.L.
SW corner Loch Raven Boulevard
and Muscula Road
9th District

Slavie Savings and Loan Assn.
Petitioner-Appellant

File No. 75-47-R

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW

Misc. Docket No. 10
Folio No. 84
File No. 5666

CERTIFIED COPIES OF PROCEEDINGS BEFORE
THE ZONING COMMISSIONER AND BOARD
OF APPEALS OF BALTIMORE COUNTY

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now come Walter A. Ralfer, Jr., W. Giles Parker and Robert L. Gilliland,
constituting the County Board of Appeals of Baltimore County, and in answer to the Order
for Appeal directed against them in this case, herewith return the record of proceedings
had in the above entitled matter, consisting of the following certified copies or original
papers on file in the office of the Zoning Department of Baltimore County:

ZONING ENTRIES FROM DOCKET OF ZONING
COMMISSIONER OF BALTIMORE COUNTY

Case No. 75-47-R

Apr. 30, 1974 Petition of Slavie Savings and Loan Association for reclassification from
D.R. 5.5 to S.L. zone, on property located on the southwest corner of
Loch Raven Boulevard and Muscula Road, 9th District - filed

" 30 Order of Zoning Commissioner directing advertisement and posting of
property - date of hearing set for September 13, 1974 at 10:00 a.m.

" 30 Comments of Baltimore County Zoning Advisory Committee - filed

Planning Board Recommendations and map - filed

Aug. 22 Certificate of Posting of property - filed

" 22 Certificate of Publication in newspaper - filed

Sept. 13 At 10:00 a.m., hearing held on petition by Zoning Commissioner -
case held sub curia

Nov. 12 Order of Zoning Commissioner denying reclassification

" 13 Order of Appeal to County Board of Appeals from Order of Zoning
Commissioner

November 25, 1974

Case No. 75-47-R (Item No. 13) - Slavie Savings and Loan Association

SW corner of Loch Raven Boulevard
and Muscula Road - 9th Election District

Petition for Reclassification

Brief in Support of Petition for Reclassification

Description of Property

Plat of Subject Property, revised May 28, 1974

200' Scale Location Plan

1000' Scale Location Plan

Zoning Advisory Committee Comments, dated April 30, 1974

Baltimore County Planning Board Recommendations and Accompanying Map

Certificates of Publication

Certificate of Posting (One (1) Sign)

Six (6) Letters of Protest from Area Residents

Petitioner's Exhibit I - Legal Holiday Schedule from Charles H. Kresslein,
Jr., Executive Vice President, Maryland Savings
and Loan League, dated August 12, 1974

Protestants' Exhibit A - Letter from John J. Brocato, Chairman, Parish
Council of the Immaculate Heart of Mary Church,
dated September 12, 1974

Protestants' Exhibit B - Letter from the Priests of the Church of the Immaculate
Heart of Mary

Protestants' Exhibit C - Letter from Mr. & Mrs. George Smith

Protestants' Exhibit D - Letter from Mrs. Margaret L. Coniglio, dated
September 12, 1974

Protestants' Exhibit E - Letter from George J. Seidel, Jr., dated Septem-
ber 12, 1974

Protestants' Exhibit F - Resolution from William G. Wood, President, Towson-
Loch Raven Community Council, Inc., dated Septem-
ber 13, 1974

Protestants' Exhibit G - Resolution from John Yori, President, Knettishall
Improvement Association, Inc., dated September 13,
1974

Slavie - 10/84/5666

June 17, 1975 Hearing on appeal before County Board of Appeals - case held sub curia

July 11 Order of County Board of Appeals denying reclassification

" 25 Order for Appeal filed in the Circuit Court for Baltimore County

" 25 Petition to Accompany Order for Appeal filed in the Circuit Court for
Baltimore County

" 31 Certificate of Notice sent to all interested parties

Aug. 4 Petition for Extension of Time to Transmit Record to 10/25/75 - filed

Sept. 16 Transcript of Testimony filed - 2 volumes

Petitioner's Exhibit No. 1 - Aerial Photo, 4/9/72 (Board of
Appeals' office)

" " " 2 - Photos (a) Proposed front view
(b) Proposed side view
(c) Loyola Federal Building
in Bel Air

" " " 3 - Architect's Rendering of proposal

" " " 4 - Plat, G. W. Stephens, 5/28/74

" " " 5 - Photos (a to i)

" " " 6 - Traffic Study, W. W. Ewell

" " " 7 - Plat - Stephens, 6/18/75

" " " 8 - Official Zoning Map - Towson
3-C - 1000' scale

" " " 9 - Official Zoning Map - Baynesville-
Loch Raven Village, NE 9-E, 200'

Protestants' Exhibit A - Letter to Zoning Commissioner from
Church of the Immaculate Heart of Mary

" " B - Letter from Parish Council of the
Church of the Immaculate Heart of
Mary, 9/12/74

" " C - (1) Affidavit
(2) Resolution delegating authority
(3) Resolution stating opposition
(Associates of Loch Raven Village)

" " D - (1) Photo - S/S Muscula Road
(2) Photo - N/S Muscula Road

" " E - Photos (1 to 3)

" " F - Photos (1 and 2)

" " G - Photos (1 to 5)

Case No. 75-47-R (Item No. 13)
Page 2
November 25, 1974

Protestants' Exhibit H - Letter from Vincent F. Montagna, President,
The Loch Raven Heights Community Association,
Inc., dated September 10, 1974

Protestants' Exhibit I - Resolution from William A. Sutts, Vice President,
The Associates of Loch Raven Village, Inc.

Protestants' Exhibit J - Four (4) Page Signed Petition from The Associates
of Loch Raven Village, Inc., dated September 11,
1974

Order of the Zoning Commissioner, dated November 12, 1974 - DENIED

Letter of Appeal from Joseph K. Pokorny, Esquire, on Behalf of the Peti-
tioner, received November 13, 1974

Joseph K. Pokorny, Esquire
Suite 408, Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

Counsel for Petitioner

Cyril R. Murphy, Jr., Esquire
1300 Mercantile Bank & Trust
Building
2 Hopkins Plaza
Baltimore, Maryland 21201

Counsel for Protestants

John J. Bishop, Esquire
600 East Joppa Road
Towson, Maryland 21204

Counsel for Protestants, Church
of the Immaculate Heart of Mary

Mr. William G. Wood, President
Towson-Loch Raven Community
Council, Incorporated
P.O. Box 9709, Eutawwood Branch
Towson, Maryland 21204

Protestant

Reverend David A. Mueller
Holy Cross Lutheran Church
8516 Loch Raven Boulevard
Towson, Maryland 21204

Protestant

Slavie - 10/84/5666

Protestants' Exhibit H - (1) Resolution - Towson-Loch Raven
Community Council, Inc.
(2) Resolution - Towson-Loch Raven
Community Council, Inc.
- Photos (1 to 4)

Oct. 7, 1975 Record of proceedings filed in the Circuit Court for Baltimore County

Record of proceedings pursuant to which said Order was entered and
said Board acted are permanent records of the Zoning Department of Baltimore County, as
are also the use district maps, and your Respondents respectively suggest that it would be
inconvenient and inappropriate to file the same in this proceeding, but your Respondents
will produce any and all such rules and regulations, together with the zoning use district
maps, at the hearing on this petition or whenever directed to do so by this Court.

Respectfully submitted

Edith T. Elsenhag, Administrative Secretary
County Board of Appeals of Baltimore County

cc: James H. Cook, Esquire
Joseph K. Pokorny, Esquire
Cyril R. Murphy, Jr., Esquire
John J. Bishop, Esquire
Mr. William G. Wood
John W. Hession, III, Esquire

THE LAW OFFICE OF
JOSEPH K. POKORNY
408 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

November 12, 1974

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

RE: Case No. 75-47-R (Item No. 13)
SW corner of Loch Raven Boulevard
and Muscula Road
Petitioner: Slavie Savings and
Loan Association
Petition for Re-Classification
Dated - November 12, 1974

Dear Mr. DiNenna:

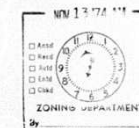
Kindly enter an Appeal in the above captioned matter.
Enclosed check in the amount of \$75.00 payable to Baltimore
County Maryland is in payment of filing costs.

Very truly yours,

JOSEPH K. POKORNY

dkr

ENC.



November 12, 1974

Joseph K. Pokorny, Esquire
Suite 408, Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
SW corner of Loch Raven Boule-
vard and Muscula Road - 9th
Election District
Slavie Savings and Loan Associ-
ation - Petitioner
NO. 75-47-R (Item No. 13)

Dear Mr. Pokorny:

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

Very truly yours,

ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: Cyril R. Murphy, Jr., Esquire
1300 Mercantile Bank & Trust
Building
2 Hopkins Plaza
Baltimore, Maryland 21201

Joseph K. Pokorny, Esquire
Page 2
November 12, 1974

cc: John J. Bishop, Esquire
600 East Joppa Road
Towson, Maryland 21204

Mr. William G. Wood, President
Towson-Loch Raven Community
Council, Incorporated
P.O. Box 9709, Eutawwood Branch
Towson, Maryland 21204

Reverend David Mueller
Holy Cross Lutheran Church
8516 Loch Raven Boulevard
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION
from D.R. 5.5 to B.L. zone
SW corner of Loch Raven Boulevard
and Mussula Road
9th District

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Docket No. 10
Folio No. 84
File No. 5666

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 9-2(d) of the Maryland Rules of Procedure, Walter A. Reiter, Jr., W. Giles Parler and Robert L. Gilland, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the appeal to the representative of every party to the proceeding before it; namely, James H. Cook, Esq., Mercantile-Townson Building, Towson, Maryland, 21204, and Joseph K. Pokorny, Esq., 408 Jefferson Building, Towson, Maryland, 21204, attorneys for the Petitioner; Cyril R. Murphy, Jr., Esq., 1300 Mercantile Bank and Trust Building, 2 Hopkins Plaza, and John J. Bishop, Esq., 600 E. Joppa Road, Towson, Maryland, 21204, attorneys for the Protestants; and William G. Wood, President, Towson-Loch Raven Community Council, Inc., P.O. Box 9709 Eudowood Branch, Towson, Maryland, 21204, Protestants, and The Reverend David A. Mueller, Holy Cross Lutheran Church, 8516 Loch Raven Boulevard, Towson, Maryland, 21204, a copy of which Notice is attached hereto and pray that it may be made a part thereof.

Muriel E. Budanier
County Board of Appeals of Baltimore County
County Office Building, Towson, Md. 21204
Telephone - 494-3130

I hereby certify that a copy of the foregoing Certificate of Notice has been mailed to James H. Cook, Esq., Mercantile-Townson Building, Towson, Maryland, 21204, and Joseph K. Pokorny, Esq., 408 Jefferson Building, Towson, Maryland, 21204,

Slavie Savings and Loan Association - No. 75-47-R

2.

attorneys for the Petitioner; Cyril R. Murphy, Jr., Esq., 1300 Mercantile Bank and Trust Building, 2 Hopkins Plaza, Baltimore, Maryland, 21201, and John J. Bishop, Esq., 600 E. Joppa Road, Towson, Maryland, 21204, attorneys for the Protestants; and William G. Wood, President, Towson-Loch Raven Community Council, Inc., P.O. Box 9709 Eudowood Branch, Towson, Maryland, 21204, Protestants; and The Reverend David A. Mueller, Holy Cross Lutheran Church, 8516 Loch Raven Boulevard, Towson, Maryland, 21204, on this 31st day of July, 1975.

Muriel E. Budanier
County Board of Appeals of Baltimore County

cc: Pokorny, Esq.
Cook, Esq.
Murphy, Esq.
Bishop, Esq.
Wood, Wm. G.
Rev. D. A. Mueller
Mr. B. Anderson
Mr. J. Howell

RE: PETITION FOR RECLASSIFICATION
from D.R. 5.5 to B.L. zone SW
corner of Loch Raven Boulevard and
Mussula Road, 9th District

IS THE CIRCUIT COURT
FOR BALTIMORE COUNTY
AT LAW

Slavie Savings and Loan Association,
Petitioner

Petitioner's No. 75-47R

ORDER FOR APPEAL

Mr. Clerk:

Please enter an appeal in the above-entitled matter on behalf of Slavie Savings and Loan Association, Petitioner, from the order of the County Board of Appeals passed on the above-entitled matter on July 11, 1975.

/s/ James H. Cook
409 Washington Avenue
Towson, Maryland 21204
823-4111

/s/ Joseph K. Pokorny
408 Jefferson Building
Towson, Maryland 21204

Attorney for the Appellant

I HEREBY CERTIFY that a copy of the foregoing was served on the County Board of Appeals, County Office Building, Towson, Maryland, and upon John J. Bishop, Esquire, 600 E. Joppa Road, Towson, Maryland 21204, Cyril R. Murphy, Jr., Esquire, Mercantile Bank Building, 2 Hopkins Pl., Baltimore, Maryland 21201, and John W. Hession, III, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, by mailing the same in accordance with the Maryland Rules of Procedure on this 31st day of July, 1975.

/s/ James H. Cook

MARYLAND SAVINGS AND LOAN LEAGUE

CHARLES H. KRESSLEIN, JR.
ADMINISTRATIVE VICE PRESIDENT
FREDERICK E. BOWLES
LEGISLATIVE VICE PRESIDENT

August 12, 1975

PETITIONER'S
EXHIBIT #1

TO THE MANAGING OFFICER:

LEGAL HOLIDAY SCHEDULE

During the last session of the Legislature, two bills were passed which would change the dates of three holidays: Memorial Day (from the last Monday in May to May 30th), Columbus Day (from the second Monday in October to October 12th) and Veterans Day (from the fourth Monday in October to November 11th). These changes will conflict with the present Federal holiday schedule, which we have been following.

Prior to the Governor signing these two bills (H.B. #189 and H.B. #197), your Board of Directors adopted a resolution opposing such a change and this office so communicated our opposition to the Governor. Nevertheless, the Governor signed the bills, but after this year's Memorial Day holiday had passed. Therefore, these bills will affect only Columbus Day and Veterans Day in 1974.

The bills amend Sections 9, 11 and 12 of Article 13 of the Maryland Code, which use the terminology "banking institutions".

Article 11, Section 63 of the Maryland Code defines "banking institutions" as follows:

The words "banking institutions" as used in this article, shall be held to mean incorporated banks, savings institutions and trust companies, and not apply to or include building and loan associations.

If you think this is confusing, I would be the first to agree. Nevertheless, the change in the three holidays is mandatory on the banks and we have determined that the Baltimore clearing house will be closed on the dates, as amended, i.e. May 30th, October 12th and November 11th. However, we also feel that the change may not be mandatory on the Savings and Loans, and would suggest you confer with your own legal counsel, unless of course you decide to go the same route as the banks.

Your Board has decided that this decision is one to be made by each individual association, however, our office would like to know of your decision. Please return the enclosed survey form.

Sincerely,

Charles H. Kresslein, Jr.
Executive Vice President

TLRCC

towson - loch raven community council, inc.
p. o. box 9709 eudowood branch
towson, maryland 21204

President
William G. Wood
Vice President
William S. Danilewski
Recording Secretary
Paul G. Schmidt
Corresponding Secretary
Robert B. Costello
Treasurer
John W. Perry
Legal Counsel
Cecil R. Murphy
Legislative Advisor
Robert E. Lutzke, Jr.

PROTESTANT'S
EXHIBIT #1

RESOLUTION
WHEREAS the Towson-Loch Raven Community Council, Inc., do on this day opposing any proposed zoning change or variance for the dwelling located on the N.E. corner of Mussula Avenue and Loch Raven Boulevard which is located in the 9th Electoral District of Baltimore County, Maryland;

AND FURTHER BE IT resolved that the member Associations represented by the Towson-Loch Raven Community Association, Inc., went on record as opposing any such zoning change or variance, do hereby authorize such representatives of the Organization to speak on behalf of both the residents and the Improvement Association in this stand of opposition to such zoning change or variance.

AND FURTHER BE IT resolved and known that this action is not one in opposition of the efforts of Slavie Savings and Loan Association but in opposition to the commercial encroachment of the general residential area surrounding the above mentioned property.

September 13, 1974

William G. Wood, President
TOWSON-LOCH RAVEN COMMUNITY COUNCIL, INC.
Recording Secretary

KNETTSHALL IMPROVEMENT ASSOC., INC.
TOWSON, MARYLAND 21204

PROTESTANT'S
EXHIBIT #1

RESOLUTION
BE IT RESOLVED, that the Knettishall Improvement Association, Inc. go on record as opposing any proposed zoning change or variance for the property and dwelling located on the N.E. corner of Mussula Avenue and Loch Raven Boulevard which is located in the 9th Electoral District of Baltimore County, Maryland;

AND FURTHER BE IT resolved that the residents, which number 364 homes, represented by the Knettishall Improvement Association, Inc., which at its meeting of Wednesday, September 11, 1974, went on record as opposing any such zoning change or variance, do hereby authorize such representatives of the Organization to speak on behalf of both the residents and the Improvement Association in this stand of opposition to such zoning change or variance.

September 13, 1974

John York, President
KNETTSHALL IMPROVEMENT ASSOCIATION, INC.

Mary Ann Little, Secretary
KNETTSHALL IMPROVEMENT ASSOCIATION, INC.

The Associates of Loch Raven Village, Inc.

Eudowood P.O. Box 9721
Towson, Maryland 21204

PROTESTANT'S
EXHIBIT #1

Whereas at the regular monthly meeting of the Board of Directors of the Associates of Loch Raven Village Inc. held on Monday, September 9, 1974, the said Board of Directors were requested to consider the change in the present zoning and viewed the preliminary plans as presented by Slavie Savings and Loan Association for their proposed building at the corner of Loch Raven Boulevard and Mussula Road and

Whereas after due discussion and consideration, the Board of Directors met in special session on Thursday, September 12, 1974 to vote on the requested proposal by Slavie Savings and Loan Association.

It is hereby resolved that the said Board of Directors of the Associates of Loch Raven Village Inc. by unanimous vote hereby rejects the requested change in present zoning proposed by the Slavie Savings and Loan Association for the lot of ground located at the southwestern corner of Loch Raven Boulevard and Mussula Road for the following reasons:

- I. If B.L. zoning is granted for the referenced property, we feel that precedent may be set for further rezoning down Loch Raven Boulevard to Putty Hill Avenue and west on Putty Hill Avenue to Pleasant Plains Road. Such changes would have detrimental effects to the surrounding residential neighborhood.
- II. Residents of our Association have received reduction in their real property assessments due to devaluation of their property which is in close proximity to commercialized facilities. Further, residents have experienced difficulty in selling properties which are to be kept as homes.
- III. It is further felt that any rezoning of this property will cause additional traffic and parking problems in the surrounding neighborhood which is already strained.
- IV. The plans for use of the property, which were presented to the Board, were neither complete nor definite for the total property. This indicated a lack of frankness about the intended use of the entire property.

The Associates of Loch Raven Village, Inc.

Eudowood P.O. Box 9721
Towson, Maryland 21204

page two

V. We feel that there is more than sufficient B.L. zoning existing in shopping centers and other areas near the subject location which may be used by the petitioner.

VI. We concur and support the request for denial of this petition by property owners, civic and other organizations in the area. In addition, we would like to point out the especially strong opposition of the adjacent property owner to the south of the subject property and those owners on Mussula and Myamby Roads.

It is further resolved that this Resolution be presented to the Zoning Commissioner of Baltimore County at the scheduled hearing on the requested zoning change to be held on Friday, September 13, 1974 at the County Office Building in Towson, Maryland.

Witness the hand and seal of the Associates of Loch Raven Village Inc. this 13th day of September, 1974.

Marian B. Holmes
Recording Secretary

William R. Little
Vice-President

George J. Seidel, Jr.
M. Lorraine Seidel
1003 Myramby Road
Tuxton, Md. 21004

beginning of the end of our peaceful
existence as a family, and a
community, but most of all it would
deprive us as to paying citizens to
our right to the pursuit of happiness.
The strongly urge the zoning board
not to follow the growing trend
in this country of tearing down,
but to join with all of us in
building up our efforts to make
this one of the most desirable
communities Baltimore County has
to offer. Vote Against the
Repealing of this Property to Local
Government.
Sincerely,

2nd Sept. 12/14

Dear Sir De Kenna

I have been a considerable
8504 1/2th River Road, I am a co-owning
with my 88 yr old father & mother under
property to which I have no access to the
the present time. I am attempting to
change the title of the property to
himself. I am strongly opposed
to this and I have offered a large
sum of money to my Gr. Father for the
purchase of my homestead property &
I strongly refused his offer.

The successful
regaining of the property would mean a
complete loss of security for me and
my family as this property would
become a source of ruin with many
poorish spaces, bringing additional
trouble to the side of my home and
I ultimately have enough trouble
at the front of my home.

Another thing that
bothers me is the fact that I could
have to my entire collection of my
papers taken down to my home.

Thank you Mr DiNenna

1618 Myamby Rd. → Agence

Name & address For Against Consider
 Jackie LeVee, 1636 Mussula Rd. ✓ Leave it
 Jean Grubill 1674 Mussula Rd. ✓ The way it is.
 William M. Swann 1632 Mussula Rd. ✓ Leave it the way it is.
 Sylvia E. Tracy 1628 Mussula Rd. ✓
 John & Pat Franklin 1614 Mussula Rd. the way it is.
 Frances Cider 1610 Mussula Rd. against
 Edward Edel 1606 Mussula Rd. against
 Harry R. Kirschner 1604 Mussula Rd. ✓
 James E. McBest 1611 Mussula Rd. against
 Will B. Hall 1601 Mussula Rd. ✓
 George M. Wooten 1613 Mussula Rd. against.
 Jerry & Kay Peters 1617 Mussula Rd. against
 Rita Hohl 1619 Mussula Rd. against
 James V. Shocker 1621 Mussula Rd. for
 Art L. Hodge 1623 Mussula Rd. 51200 for
 C. E. Juntter 1625 Mussula Rd. 152000
 Philip E. Lami 1629 Mussula Rd. - Residential Zone
 Max & Mrs. T. H. Hart 1659 Mussula Rd. Against

a thoroughfare for traffic from any establishments put on these properties. Our children will be faced with a hazardous safety problem because of increased traffic. The noise will become increasingly worse, and thus our street will be transformed into an undesirable place to live. If we are then labeled as an undesirable area, to move into and reside, our property values will steadily decline and our very goal and all we have worked for as a family and as a community will be slowly destroyed. The rezoning of this property as local business would be the

Mr. and Mrs. George Smith
1615 Myramby Rd.
Towson, Md 21204

THE LOCH RAVEN HEIGHTS COMMUNITY ASSOCIATION, INC.
BALTIMORE COUNTY, MARYLAND 21234

September 10, 1974

Mr. William G. Wood, President
Towson Loch Raven Community Council, Inc.
P.O. Box 9709, Eudowood Branch
Towson, Maryland 21204

Dear Mr. Wood:

On behalf of The Loch Raven Heights Community Association, I am writing to strongly oppose the rezoning of the property located on Loch Raven Boulevard and Mussula Road from a residential to a commercial classification for the purpose of erecting a bank.

I feel that such an action would not serve the best interests of the 323 families in our community.

At the present time, there is certainly a sufficient number of banks in and around the area. The establishment of still another one would only cause serious problems to the residents.

In the first place, most banks today have drive-in windows which would most definitely create a traffic congestion on Loch Raven Boulevard, which is already a heavily traveled road.

Secondly, the fact that the property is situated just across the street from the proposed bank site would seem to present a physical barrier to the children who have to cross the Boulevard.

Probably the most important reason for my opposition to a bank is that the commercial zoning might not stop there. Rather, it may very well be just a starting point for extended commercialism. Thus, the tranquility of our residential neighborhood would be threatened.

I trust that careful consideration will be given to my objections before a final rezoning decision is made.

Sincerely,

Vincent F. Montagna
President

VFM/cmc

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

Joseph K. Pokorny, Esq.
408 Jefferson Building
Towson, Maryland 21204

RE: Reclassification Petition
Item 13 - 7th Cycle
Slavie Savings and Loan Asso. -
Petitioners

Dear Mr. Pokorny:

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 at the southeast corner of Loch Raven Boulevard and Mussula Road, in the 9th Election District of Baltimore County. It is presently improved by a two-story masonry residence which is unoccupied.

To the east of the site and across Loch Raven Boulevard is an existing church and rectory, as well as the Loch Ridge Shopping Center. Opposite the site on Mussula Road is a large unimproved parcel, and west of the site along Mussula Road are various semi-detached and single family dwellings. Large residences exist along Loch Raven Boulevard and south of the subject property.

The petitioner requests a reclassification to Business Local zone and proposes to erect a

Joseph K. Pokorny, Esq.
Item 13 - 7th Cycle
April 30, 1974

Page 2

one-story savings and loan building. A floor area of 3300 square feet is proposed with off street parking for 12 vehicles.

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 Monday, June 3, 1974, 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, 1974, and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
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 26, 1974

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

Re: Item #13 (Cycle VII - April to October 1974)
Property Owner: Slavie Savings and Loan Association
S/W corner of Loch Raven Blvd. & Mussula Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.
No. of Acres: 66' x 250' 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.

Highways:

Loch Raven Boulevard is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Mussula Road is an existing curb and gutter street of which no additional improvements are required.

Sidewalks are required on all public roads adjacent to this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-20) which places the back edge of the sidewalk 2 feet off the property line.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drainage:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff from the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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 #13 (Cycle VII - April to October 1974)
Property Owner: Slavie Savings and Loan Association
Page 2
April 26, 1974

Sediment Control:

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

Water:

Public water exists adjacent to this site.

Sanitary Sewer:

Public sewer exists adjacent to this site.

Very truly yours,

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

END:FAN:PMH:as

N-NE Key Sheet
WE 9 C Topo
35 NE 10 Pcs. Sheet
70 Tax Map



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 13 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Slavic Savings and Loan Association
SW corner of Loch Raven Boulevard and Mussola Road
B.L.
District 9

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 5.5 to B.L. This could increase the trip density from 20 to 120 trips per day, therefore, this tract is of insufficient size to create any major traffic problems.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CBM/gk



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

April 19, 1974

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

Attn: Mr. James Byrnes

Re: Seventh Zoning Cycle,
April 1974
Property Owner: SLAVIC SAVINGS &
LOAN ASSOC.
Location: SW corner Loch Raven
Boulevard & Mussola Road
(Route 542)
Existing Zoning: D.R. 5.5.
Proposed Zoning: B.L.
No. of Acres: 66' x 250'
District: 9th

Dear Sir:

The proposed exit from the subject site to Loch Raven Boulevard must be a minimum of 8 ft. from the property line. This would increase the undesirable angle between the exit and the highway. It is our opinion that the building should be located farther back from Loch Raven Boulevard in order to provide a proper alignment for the exit.

An alternative would be to have all access from Mussola Road. The plan should be revised prior to the hearing. The petitioner had not previously contacted the State Highway Administration in this matter.

The 1973 average daily traffic count on this section of Loch Raven Blvd. is ... 27,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyer
by: John E. Meyer

CL:HEH/bk

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

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: Slavic Savings and Loan Assoc.

Location: SW corner of Loch Raven Boulevard & Mussola Road

Item No. 13 Zoning Agenda April 3, 1974

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

- (xx) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (xx) 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", 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: *James H. Brantley* Moted by: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

m1s
4/16/74

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

Apr 1 10, 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 the following item, Zoning Advisory Committee Meeting April 3, 1974, are as follows:

Property Owner: Slavic Savings and Loan Assoc.
Location: SW corner of Loch Raven Blvd. & Mussola Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.
No. of Acres: 66' x 250'
District: 9

Metropolitan water and sewer available to the site.

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
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES



HVB/caw

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 2, 1974

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

Z.A.C. Meeting of: April 3, 1974

Re: Item 13
Property Owner: Slavic Savings and Loan Association
Location: SW corner of Loch Raven Blvd. & Mussola Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.L.

District: 9th
No. Acres: 66' x 250'

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Mark Poterich
W. Mark Poterich
Field Representative

WMP/ml

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 13, 1974

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

XXXXXXXXXXXXXXXXX
Chairman

MEMBERS

BALTIMORE
COUNTY OFFICE

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROPERTY PLANNING

RECREATION DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Joseph K. Pokorny, Esq.
408 Jefferson Building
Towson, Maryland 21204

RE: Item No. 13
Reclassification Cycle VII
Slavic Savings and Loan Assoc., -
Petitioners

Dear Mr. Pokorny:

The above referenced Reclassification request additionally included a request(s) for Special Exception(s) and/or Variance(s).

Section 500.2b of the Baltimore County Zoning Regulations requires that a hearing be scheduled on these types of requests no sooner than thirty (30) and no later than ninety (90) days after its approval for filing by this committee. The enclosed blue slip indicates the date of approval and in to advise you that the additional request(s) will be considered at the same time as the Reclassification request.

Very truly yours,

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

JBB:JD

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 10, 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 #13, Zoning Cycle, VII, April, 1974, to October, 1974, are as follows:

Property Owner: Slavic Savings and Loan Association
Location: SW corner of Loch Raven Boulevard and Mussola Road
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.
No. of Acres: 66' X 250'
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised to provide better traffic circulation. Stacking (storage) spaces must be provided for the drive-in bank window in accordance with design criteria, 10 spaces minimum at a length of 22 feet each.

The parking spaces as shown are only 8 1/2 feet wide which is minimal and should be increased to a minimum of 9 feet in width.

If exterior lighting is proposed, it must be limited to 8 feet in height.

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 CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 424-3211 ZONING 424-3231

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#75-47-K

District: 9th Date of Posting: Aug 22-74

Posted for: Slavic Savings & Loan Assoc.

Petitioner: Slavic Savings & Loan Assoc.

Location of property: SW Cor. of Loch Raven Blvd. & Mussola Rd.

Location of Signs: One sign on Mussola Rd. One on Loch Raven Blvd.

Remarks:

Posted by: *Paul H. Reincke* Signature Date of return: Aug 22-74

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#75-47-K

District: 9th Date of Posting: 4/28/74

Posted for: Slavic Savings & Loan Assoc.

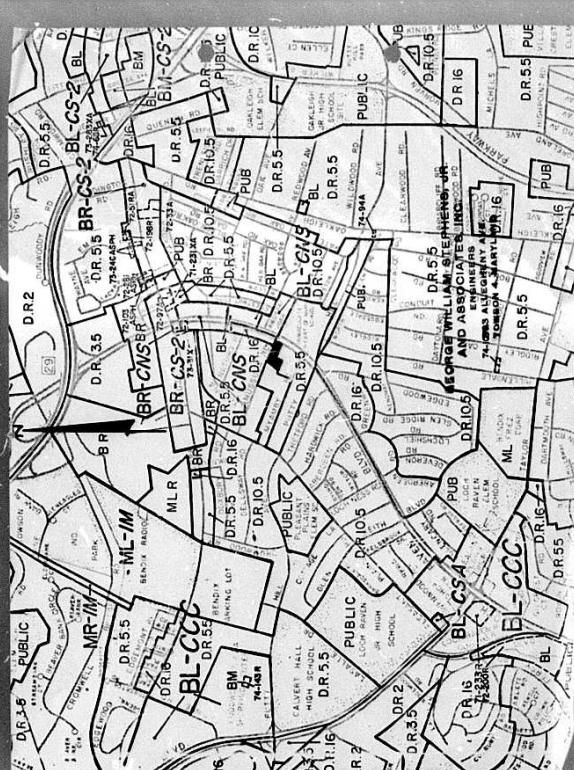
Petitioner: Slavic Savings & Loan Assoc.

Location of property: SW Cor. of Loch Raven Blvd. & Mussola Rd.

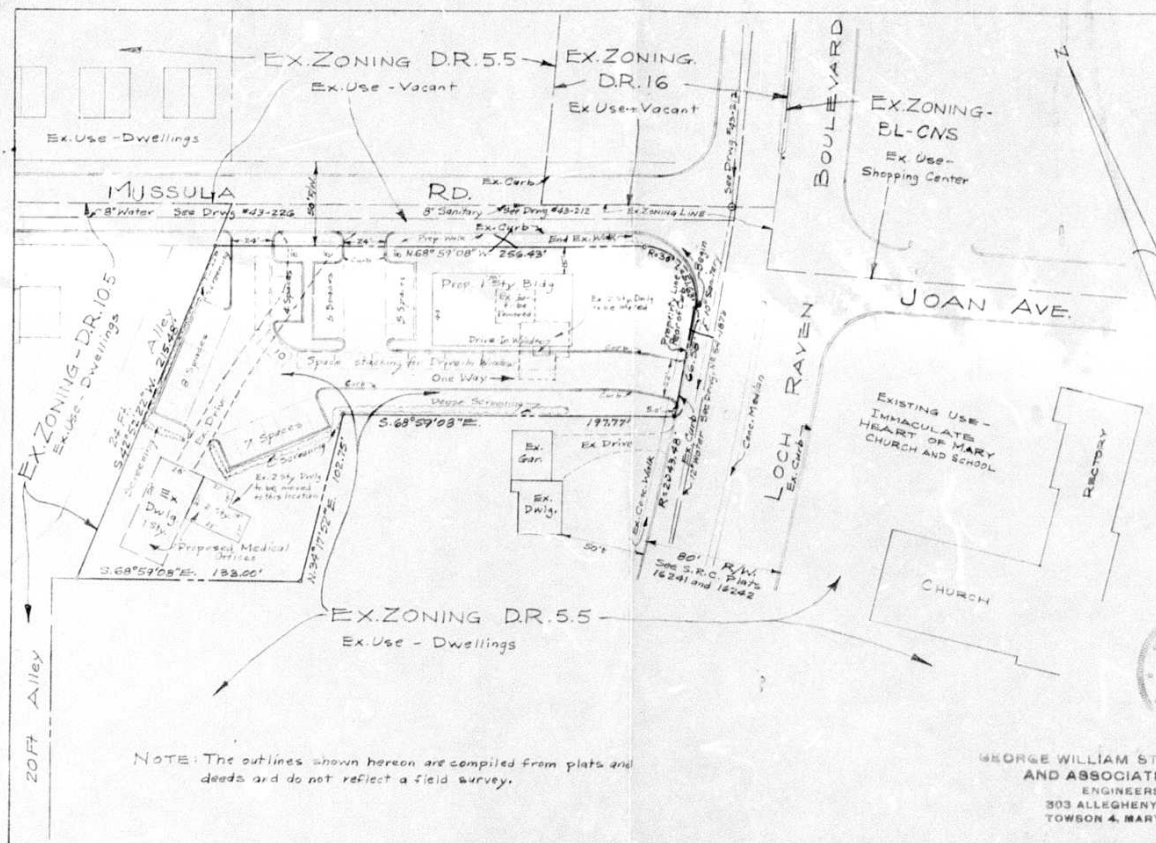
Location of Signs: One sign posted on corner Mussola Rd. & Loch Raven Blvd.

Remarks:

Posted by: *Paul H. Reincke* Signature Date of return: 10/21/74



Baltimore, Md. 21205
Petition for Reclassification



PARKING TABULATION

Parking Required Based on Section 4092, subparagraph B.5 of the Baltimore County Zoning Regulations.
 1 Space for each 300 Sq Ft. 187 Ft.
 3 F.L. Building Floor Area - 3080 Sq Ft
 Required Spaces - 11
 Proposed Spaces - 14
 Medical Office Floor Area - 3034 Sq Ft
 Required Spaces - 10
 Proposed Spaces - 15
 (Parking Spaces shall be 9' x 8')

GENERAL NOTES

Use of Existing Dwellings -
 Medical Office
 Use of Proposed Building -
 Savings and Loan Association
 Parking Surfaces: All parking area and drives shall be of Bituminous paving properly drained.
 Lighting: Proposed lighting shall be so arranged as to direct light away from adjoining residences.
 Screening: Proposed screening shall be of dense Arborvitae with a minimum height of 4 feet.



*Cycle 17 Item 13
Have 1st 2 Acen*

REVISED PLANS
MAY 30 1974

AREA OF PARCEL - 0.976 Ac.±

PLAT TO ACCOMPANY ZONING PETITION FOR RECLASSIFICATION

FROM EXISTING DR.5.5 ZONE TO B.L. ZONE

FOR

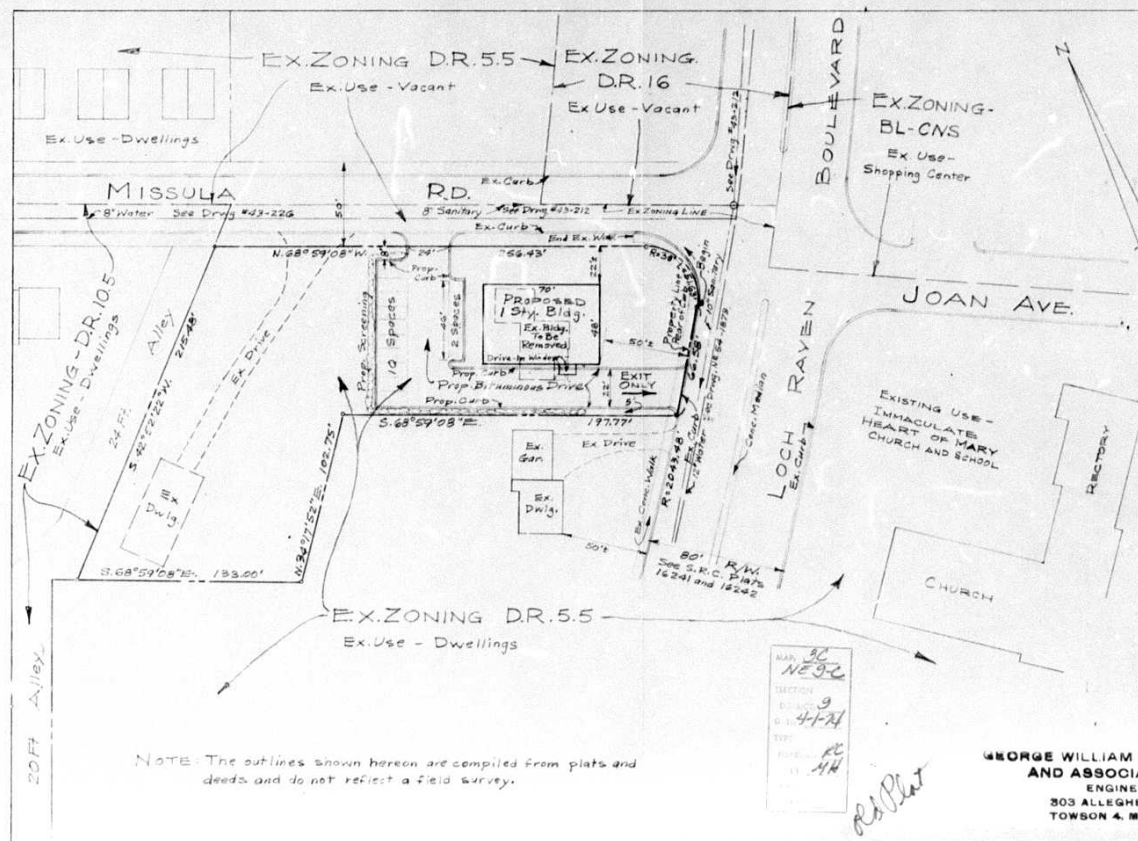
SLAVIE SAVINGS AND LOAN ASSOCIATION

BALTO. CO., MD.
SCALE: 1"=50'

ELECTION DIST. NO. 9
MARCH 26, 1974
REVISED MAY 7, 1974 - Areas added
REVISED MAY 28, 1974 - Changes in Layout
to comply with Zoning Board comments.



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

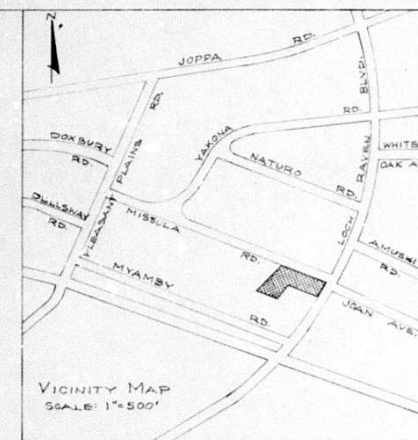


PARKING TABULATION

Parking Required Based on Section 4092, subparagraph B.5 of the Baltimore County Zoning Regulations.
 1 Space for each 300 Sq Ft.
 Total Floor Area - 3360 Sq. Ft.
 Required Spaces - 12
 Proposed Spaces - 12
 (Parking Spaces shall be 8 1/2' x 18')

GENERAL NOTES

Use of Proposed Building -
 Savings and Loan Association
 Parking Surfaces: All parking area and drives shall be of Bituminous paving properly drained.
 Lighting: Proposed lighting shall be so arranged as to direct light away from adjoining residences.
 Screening: Proposed screening shall be of dense Arborvitae with a minimum height of 4 feet.



PLAT TO ACCOMPANY ZONING PETITION FOR RECLASSIFICATION

FROM EXISTING DR.5.5 ZONE TO B.L. ZONE

FOR

SLAVIE SAVINGS AND LOAN ASSOCIATION

BALTO. CO., M.
SCALE: 1"=50'

ELECTION DIST. NO. 9
MARCH 26, 1974



GEORGE WILLIAM STEPHENS, JR.
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