

75-54-R **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

we, Chesapeake Homes, Inc., 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 DR-16 zone to an BL-CNS zone; for the following reasons: for error in the zoning classification of DR-16 placed on the zoning map, which error is more fully described in the memorandum filed herewith, and for changes in circumstances and in the neighborhood since adoption of the zoning map, which changes are more fully described in the memorandum filed herewith.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Neighborhood Shopping Center

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.

Contract purchaser Chesapeake Homes, Inc. Legal Owner
Address: 5820 Southwestern Boulevard
Baltimore, Maryland 21227
Petitioner's Attorney Cardin & Weinstein, P.A.
Address: 6615 Reisterstown Road
Baltimore, Maryland 21215

ORDERED By The Zoning Commissioner of Baltimore County, this 30th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of September, 1974, at 11:00 o'clock.

James E. Hines
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

we, Chesapeake Homes, Inc., 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-districted, pursuant to the Zoning Law of Baltimore County, from Undistricted to a C.N.S. district; for the following reasons:

(See attached Memorandum)

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-districting and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Chesapeake Homes, Inc. Legal Owner
Address: 5820 Southwestern Blvd.
Baltimore, Md. 21227
Petitioner's Attorney Michael H. Mannes
Address: 6615 Reisterstown Road
Baltimore, Md. 21215

ORDERED By The Zoning Commissioner of Baltimore County, this 30th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of September, 1974, at 11:00 o'clock.

James E. Hines
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION AND DISTRICTING
NW/S of Philadelphia Road, 234' NE of King Avenue - 14th District
Chesapeake Homes, Inc. - Petitioner
NO. 75-54-R (Item No. 7)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of October, 1974, that the Order dated October 22, 1974, passed in this matter, should be and the same is hereby AMENDED on Page 2 by deleting Paragraph 2, and inserting the following:

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of October, 1974, that the herein described property or area should be and the same is hereby Reclassified from a D.R.16 Zone to a B.L. Zone, and the Districting from an Undistricted to a C.N.S. District should also be Granted. Said Reclassification and Districting shall be subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

James E. Hines
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION
NW/S of Philadelphia Road, 234' NE of King Avenue - 14th District
Chesapeake Homes, Inc. - Petitioner
NO. 75-54-R (Item No. 7)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 16 Zone to a B.L. - C.N.S. Zone and District. The property in question contains 1.49 acres of land and is situated on the northwest side of Philadelphia Road, 234 feet northeast of King Avenue, in the Fourteenth Election District of Baltimore County.

Testifying in behalf of the request were several experts in the field of civil engineering, real estate and marketing. In addition to their testimony, several exhibits pertaining to the development of a two hundred acre tract purchased by the Petitioner in 1971, comments from County and State agencies who reviewed the Petitioner's proposed development plan and recommendations from the Baltimore County Planning Board were all presented into evidence.

The testimony and evidence established that the Petitioner presently owns a six acre commercially zoned tract of land, more or less, which is centrally located within his two hundred acre residential development. This commercially zoned tract has 536 feet of frontage on Philadelphia Road with a depth on the north side of 596 feet and a depth on the south side of only 358 feet. In short, these unequal side property lengths create a very irregularly shaped parcel of ground making it difficult, if not impossible, to develop a functional site plan with proper circulation, parking and loading facilities.

The subject of this Petition, a 1.49 acre triangular shaped parcel, would, if granted, have the effect of extending the southernmost side property line to

a length equal to that of the northernmost property line and, as such, would square off the rear of the property providing for a feasible and more aesthetically pleasing shopping center lay out.

Without reviewing the testimony and evidence in detail but based on all such testimony and evidence, including the Petitioner's exhibits which indicate that as many as 1,500 new homes will be constructed on the 200 acres owned by the Petitioner immediately surrounding the subject property; the fact that there were no adverse comments from the County and State agencies who reviewed the Petitioner's site plan; and the favorable recommendations of the Baltimore County Planning Board, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met the burden of proving error and, therefore, the Reclassification should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of October, 1974, that the herein requested Reclassification be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

James E. Hines
Deputy Zoning Commissioner of
Baltimore County

PETITION FOR RECLASSIFICATION
FROM DR-16 ZONE TO BL-CNS OF
AN ADDITIONAL 1.49 ACRES
(PROPERTY LOCATED ON THE WEST
SIDE OF OLD PHILADELPHIA ROAD
NEAR KING AVENUE)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

MEMORANDUM

The existing DR-16 classification, as established by the Baltimore County Zoning Maps on the land for which reclassification is requested is erroneous for the following reasons, among others:

1. This land is amply serviced by area roads, enjoys good access and its development, as proposed would not place an undue burden on any such area roadways.
2. The Petitioner purchased this land as part of a 200 plus acre tract in December, 1971 for the purpose of a planned residential development consisting of single family houses, apartments and a neighborhood service center. Petitioner's development in the area has begun and families are already residing on portions of the tract.
3. The commercial area was designed and planned to service the new community which would grow and develop within the confines of the tract purchased and the adjacent areas.
4. A density of some 1,500 dwelling and density units is permitted upon the full tract. The service center as presently zoned, will not accommodate this density within the normal limitations of a neighborhood service center.
5. The configuration of the parcel, as presently zoned, does not allow adequate coverage of the commercial site to service the existing and proposed development of the site. The present rear zoning line limits the layout of a service center on the site both as to location and as to parking.
6. The natural conditions of the property do not conform to the plan usage due to the streamline running diagonally through the property.

7. This Petition would increase the area of the commercial zoned sufficiently to allow a properly planned neighborhood service center to exist on the property.
8. The great increase caused by petitioner's, past, present and future development make this service center necessary for the present and future residents of this planned residential development.
9. The failure of the Baltimore County Council to zone such land as requested was error for the reasons assigned above including but not limited to the change and circumstances and neighborhood since the adoption of the zoning map.

By reason of the error cited and other errors attendant to the classification of the subject land as DR-16 and by reason of changes in the area, this reclassification request is made.

Michael H. Mannes
Michael H. Mannes, Attorney for
Cardin & Weinstein, P.A.
6615 Reisterstown Road
Baltimore, Maryland 21215
301-358-7411

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

1.49 ACRE PARCEL, MORE OR LESS, NORTHWEST OF PHILADELPHIA ROAD,
NORTHEAST OF KING AVENUE, FOURTEENTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR BL - CNS ZONING.

Beginning for the same at a point distant N 43° 30' 54" W 359 feet, more or less, from Philadelphia Road said last mentioned point being distant northeasterly 234 feet, more or less, from the intersection of Philadelphia Road with King Avenue, said beginning point being designated "872" as shown on "Plat Showing Residential Density Allowed By Zoning, Kings Court", and recorded among the Land Records of Baltimore County in Plat Book E, H, K, Jr. 36, page 19, running thence from said point of beginning two courses: (1) N 43° 31' W 774 feet, more or less, and (2) N 43° 38' E 509 feet, more or less, to a point designated "472" as shown on said plat, thence binding on the northwest outline of the 5.9617 acre parcel zoned BL - CNS, (3) S 23° 23' W 554 feet, more or less, to the place of beginning.

Containing 1.49 acres of land, more or less.

MDier

J.O. # 162031-1

March 28, 1974



Water Supply • Sewerage • Highways • Structures • Developments • Planning • Reports

JAN. 16, 1975

Michael H. Mannes, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21115

RE: Petition for Reclassification
NW/4 of Philadelphia Road, 234' NE
of King Avenue - 14th District
Chesapeake Homes, Inc. - Petitioner
NO. 75-54-R (Item No. 7)

Dear Mr. Mannes:

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/me

Attachments

October 28, 1974

Michael H. Mannes, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21115

RE: Petition for Reclassification
NW/4 of Philadelphia Road, 234' NE
of King Avenue - 14th District
Chesapeake Homes, Inc. - Petitioner
NO. 75-54-R (Item No. 7)

Dear Mr. Mannes:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/me

Attachments

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 30, 1974

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

Item 7 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Chesapeake Homes, Inc.
NW/4 Philadelphia Road, 234' NE of King Avenue
B.L. and Redistrict to C.N.S.
District 14

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 16 to B.L. of 1.49 acres. This will increase the trip density of the tract from 200 to 750 trips per day. This should not create any problems at the present time to Philadelphia Road since the volume is relatively low. However, if the area grows, problems could occur on Philadelphia Road especially if Philadelphia Road is not improved.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/pk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

Michael H. Mannes, Esq.
6615 Reisterstown Road
Baltimore, Maryland 21115

RE: Reclassification and
Redistricting to C.N.S. Petition
Item 7 - 7th Zoning Cycle
Chesapeake Homes, Inc.

Dear Mr. Mannes:

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 site is presently 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 northwest side of Philadelphia Road, approximately 234 feet northeast of King Avenue, in the 14th Election District of Baltimore County. The site is presently unimproved and is part of additional property owned by the petitioner which is in the process of being developed as townhouses and quadrooms, as per the approved final development plan for Kings Court.

Various residences, as well as the Wayside Inn restaurant, exist opposite the site along Philadelphia Road. To the southwest of this property and across King Avenue are additional dwellings. The aforementioned additional property owned by the petitioner directly abuts the subject site on three sides.

Michael H. Mannes, Esq.
Item 7 - 7th Zoning Cycle
April 30, 1974

Page 2

The petitioner is requesting a Reclassification of 1-1/2 acres to Business Local which will be developed in conjunction with an existing area of more than 5 acres presently zoned Business Local. He is also requesting redistricting to Commercial Neighborhood Shopping (C.N.S.), which districting will also supplement the adjacent parcel. A 69,000 square foot retail shopping center is proposed with off street parking for 376 cars.

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
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

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

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

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

April 26, 1974

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

Re: Item #7 (Cycle VII - April to October 1974)
Property Owner: Chesapeake Homes, Inc.
N/4S Philadelphia Rd., 234' W/E of King Ave.
Existing Zoning: D.P. 16
Proposed Zoning: B.L. & Redistrict to C.N.S.
No. of Acres: 1.49 District: 14th

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:

Philadelphia Road 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.

Access to this site shall be from King Avenue an existing road which shall ultimately be improved as a 16-foot combination curb and gutter street on a 70-foot right-of-way.

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 ("retail R-20") which places the back edge of the sidewalk 3 feet off the property line.

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

Storm Drains:

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

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

Item #7 (Cycle VII - April to October 1974)
Property Owner: Chesapeake Homes, Inc.
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 property.

Sanitary Sewer:

Public sanitary sewer will exist to be extended to this property when the sub-interceptor, which is now in contract has been completed.

Very truly yours,

Ellsworth H. Dyer
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:PAW:PMK:ISS

M-5W Key Sheet
NE 6 H Topo
21 NE 20 Pos. Sheet
82 Tax Map

April 29, 1974

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

Re: ITEM 7
Seventh Zoning Cycle, April 1974
Property Owner: Chesapeake Homes
Location: NW/4 Phila. Road
(Route 7) 234' NE of King Ave.
Existing Zoning: D.R. 16
Proposed Zoning: B.L. &
Redistrict to C.N.S.
No. of Acres: 1.49
District: 14th

Dear Mr. DiNenna:

The entrance channelization and proposed highway improvements indicated on the subject plan are in accordance with State Highway Administration standards. However, the increased traffic generation could cause some problems on Philadelphia Road.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
by: John E. Meyers

CLJEM:hbk

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

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Chesapeake Homes, Inc.

Location: NW/4 Philadelphia Road, 234' NE of King Avenue

Item No. 7 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 "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
 - (X) 2. A second means of vehicle access is required for the site.
 - (X) 3. The vehicle dead-end condition shown at [redacted] EXCEEDED 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.
 - (X) 4. 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.
 - (X) 8. On Site hydrants will be required.
 - (X) 9. NFPA Standard 13 (Sprinkler Installation) is required.
- Reviewed by: *Paul H. Reincke* Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 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:

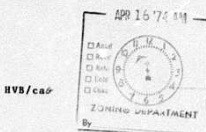
Property Owner: Chesapeake Homes, Inc.
Location: NW/4 Philadelphia Rd., 234' NE of King Ave.
Existing Zoning: D.R. 16
Proposed Zoning: B.L. & Redistrict to C.N.S.
No. of Acres: 1.49
District: 14

Metropolitan water and sewer are 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 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.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

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 Administration requirements.



Very truly yours,

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

WILLIAM D. FRIGAN
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 6, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland

Dear Mr. DiNenna:

Comments on Item #7, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Chesapeake Homes, Inc.
Location: NW/4 Philadelphia Road, 234' NE of King Avenue
Existing Zoning: D.R. 16
Proposed Zoning: B.L. and Redistrict to C.N.S.
No. of Acres: 1.49
District: 14th

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.

This office has previously processed a shopping center on this site and it appears that the additional B.L. zoning would make a more functional layout for the shopping center so far as traffic circulation, loading, and unloading areas.

This office would request the petitioner to screen the loading areas with a minimum of 6 foot high screening instead of the required 4 foot high screening.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & 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 464-3511 ZONING 464-3581

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: April 26, 1974

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

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

Re: Item 7

Property Owner: Chesapeake Homes, Inc.

Location: NW/4 of Philadelphia Road, 234' N.E. of King Avenue

Present Zoning: D.R. 16

Proposed Zoning: B.L. & Redistrict to C.N.S.

District: 14th

No. Acres: 1.49

Dear Mr. DiNenna:

No adverse effect on student population.

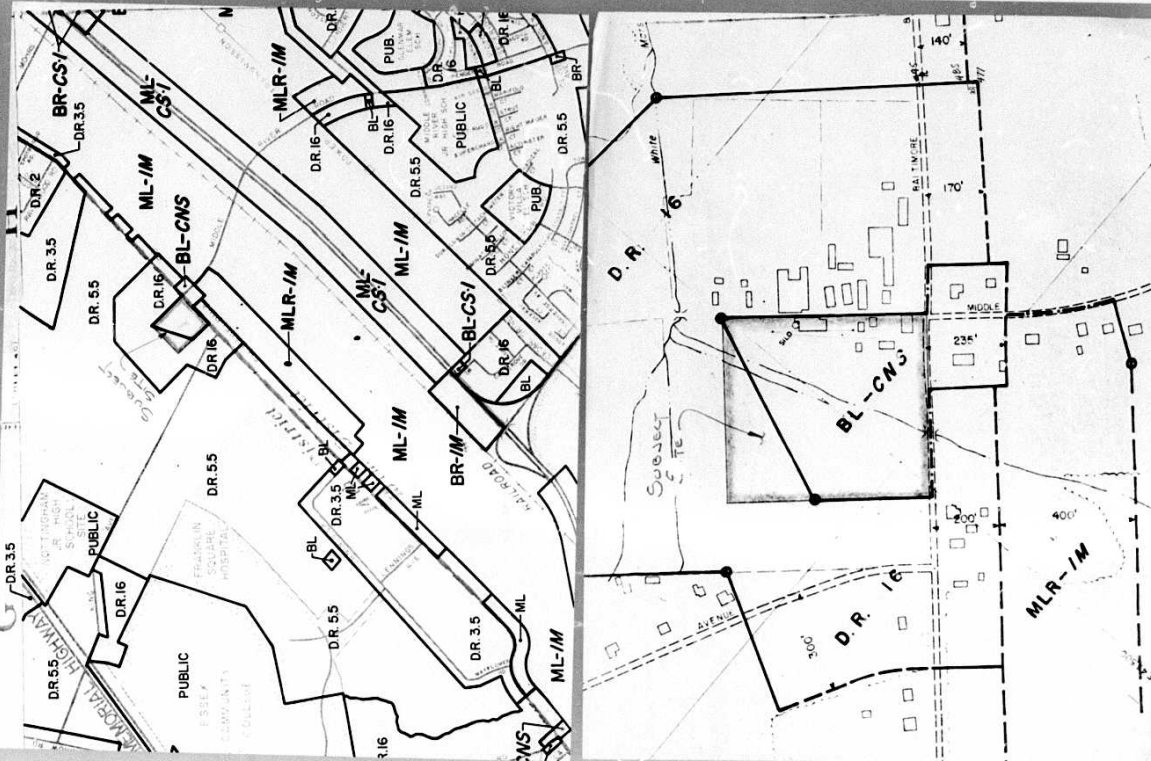
Very truly yours,
W. Nick Peterson
W. Nick Peterson,
Field Representative.

WNP/cl

H. EMILY PARKS, PRESIDENT
EUGENE C. HESS, JR., VICE PRESIDENT
WILLIAM A. HENNING, SECRETARY

MARION M. BOSTWICK
JOSEPH M. MULLIGAN
BILLY LORICK
JUDITH A. WHEELER, ADMINISTRATOR

T. MARKING ANDERSON, JR.
ROBERT W. DUNN, JR.
MRS. ROBERTA L. HARRIS



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>	Revised Plans:					Change in outline or description _____ Yes				
Previous case: _____	Map # _____					_____ No				

JAN. 16, 1975

PETITION FOR RECLASSIFICATION AND SUBDIVISION
10TH DISTRICT

ZONING: From D.B. 16 to R.L. Zone.
From Underwood to C.N.S. District.

LOCATION: Northwest side of Philadelphia Road 234 feet Northeast of King Avenue.

DATE & TIME: THURSDAY, SEPTEMBER 19, 1974 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Pursuant to Zoning D.B. 16 Proposed Zoning: R.L. Present District: Un designated Proposed District: C.N.S.

All that parcel of land in the Fourteenth District of Baltimore County:

Beginning for the same at a point distant N 40° 30' 30" W 208 feet, more or less, from Philadelphia Road said last mentioned point being distant northwesterly 234 feet, more or less, from the intersection of Philadelphia Road with King Avenue, said beginning point being designated "B2" as shown on "Plat Showing Residential Districts Allowed By Zoning Kings Court", and recorded among the Land Records of Baltimore County in Plat Book K11.R. Jr. 36, page 18, running thence from said point at beginning two courses: (1) N 40° 30' 30" W 234 feet, more or less, and (2) N 40° 30' 30" E 509 feet, more or less, to a point designated "C2" as shown on said plat, thence bounding on the northeast outline of the 5.9617 acre parcel owned H.L. C.N.S. (3) S 25° 23' W 554 feet, more or less, to the place of beginning.

Containing 1.40 acres of land, more or less.

Being the property of Chesapeake Homes, Inc., as shown on plat plus filed with the Zoning Department.

Hearing Date: Thursday, September 19, 1974 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

75-54-R

ROSEDALE, MD., August 22, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 19th day of September, 1974, the publication appearing on the 29th day of August, 1974.

THE OBSERVER
Advertising Mgr.

Cost of Advertisement \$25.76

PETITION FOR RECLASSIFICATION AND SUBDIVISION
10TH DISTRICT

ZONING: From D.B. 16 to R.L. Zone.
From Underwood to C.N.S. District.

LOCATION: Northwest side of Philadelphia Road 234 feet Northeast of King Avenue.

DATE & TIME: THURSDAY, SEPTEMBER 19, 1974 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Pursuant to Zoning D.B. 16 Proposed Zoning: R.L. Present District: Un designated Proposed District: C.N.S.

All that parcel of land in the Fourteenth District of Baltimore County:

Beginning for the same at a point distant N 40° 30' 30" W 208 feet, more or less, from Philadelphia Road said last mentioned point being distant northwesterly 234 feet, more or less, from the intersection of Philadelphia Road with King Avenue, said beginning point being designated "B2" as shown on "Plat Showing Residential Districts Allowed By Zoning Kings Court", and recorded among the Land Records of Baltimore County in Plat Book K11.R. Jr. 36, page 18, running thence from said point at beginning two courses: (1) N 40° 30' 30" W 234 feet, more or less, and (2) N 40° 30' 30" E 509 feet, more or less, to a point designated "C2" as shown on said plat, thence bounding on the northeast outline of the 5.9617 acre parcel owned H.L. C.N.S. (3) S 25° 23' W 554 feet, more or less, to the place of beginning.

Containing 1.40 acres of land, more or less.

Being the property of Chesapeake Homes, Inc., as shown on plat plus filed with the Zoning Department.

Hearing Date: Thursday, September 19, 1974 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 22, 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., one time before the 19th day of September, 1974, the publication appearing on the 22nd day of August, 1974.

THE JEFFERSONIAN
Manager

Cost of Advertisement \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

75-54-R

District: 14th Date of Posting: 8/22/74
Posted for: Hearing Thurs. Sept. 19, 1974 @ 11:00 A.M.
Petitioner: Chesapeake Homes, Inc.
Location of property: N.W. side of Phil. Rd. 234 N.E. of King Ave.
Location of Signs: Signs posted on Phil. Rd. between Middle River Rd. & King Ave.
Remarks: Paul H. Huse
Signature Date of return: 8/22/74

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 19th day of

April 1974 1972. Item #

S. Eric Dinenna
Zoning Commissioner

Petitioner: Chesapeake Homes, Inc. Submitted by

Petitioner's Attorney: Thomas J. Reviewed by

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

Item 7 - 7th Cycle

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Michael H. Monahan, Esq.
6615 Reisterstown Road
Baltimore, Maryland 21215

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

Your Petition has been received and accepted

for filing this day of 1974.

S. Eric Dinenna
Zoning Commissioner

Petitioner: Chesapeake Homes, Inc.

Petitioner's Attorney: Michael H. Monahan Reviewed by: James B. Byrnes, Jr.
Chairman, Zoning Advisory Committee

CS:MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

BALTIMORE COUNTY, MARYLAND No. 15183
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Sept. 19, 1974 ACCOUNT 01-662
AMOUNT \$137.71

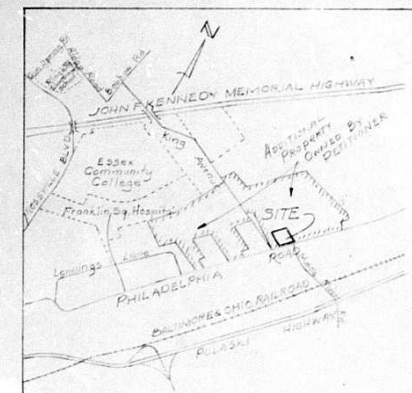
DISTRIBUTION
WHITE: Mr. Gordin & Weinstein
YELLOW: CUSTOMER
6615 Reisterstown Road
Baltimore, Md. 21215
Advertising and posting of property for
Chesapeake Homes, Inc. 75-54-R 137.71

BALTIMORE COUNTY, MARYLAND No. 14736
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 19, 1974 ACCOUNT 01-662
AMOUNT \$20.00

DISTRIBUTION
WHITE: CASHIER
PINK: AGENCY
YELLOW: CUSTOMER
Chesapeake Homes, Inc.
5820 Southwestern Blvd.
Baltimore, Md. 21227
Petition for Reclassification 500.00





Location Plan
Scale 1"=200'

GENERAL NOTES

1. Area of Property Equals 6.84 Acs
2. Area of Property Requesting Reclassification Equals 1.42 Acs
3. Existing Zoning of Property "BL-CNS" & "DR-16"
4. Existing Use of Property "Vacant Land"
5. Proposed Zoning of Property "BL-CNS"
6. Proposed Use of Property "Neighborhood Shopping Center"
7. Total Retail Floor Area Equals 63,000 Square Feet
8. Parking Spaces Requested Equals 345
9. Parking Spaces Proposed Equals 376

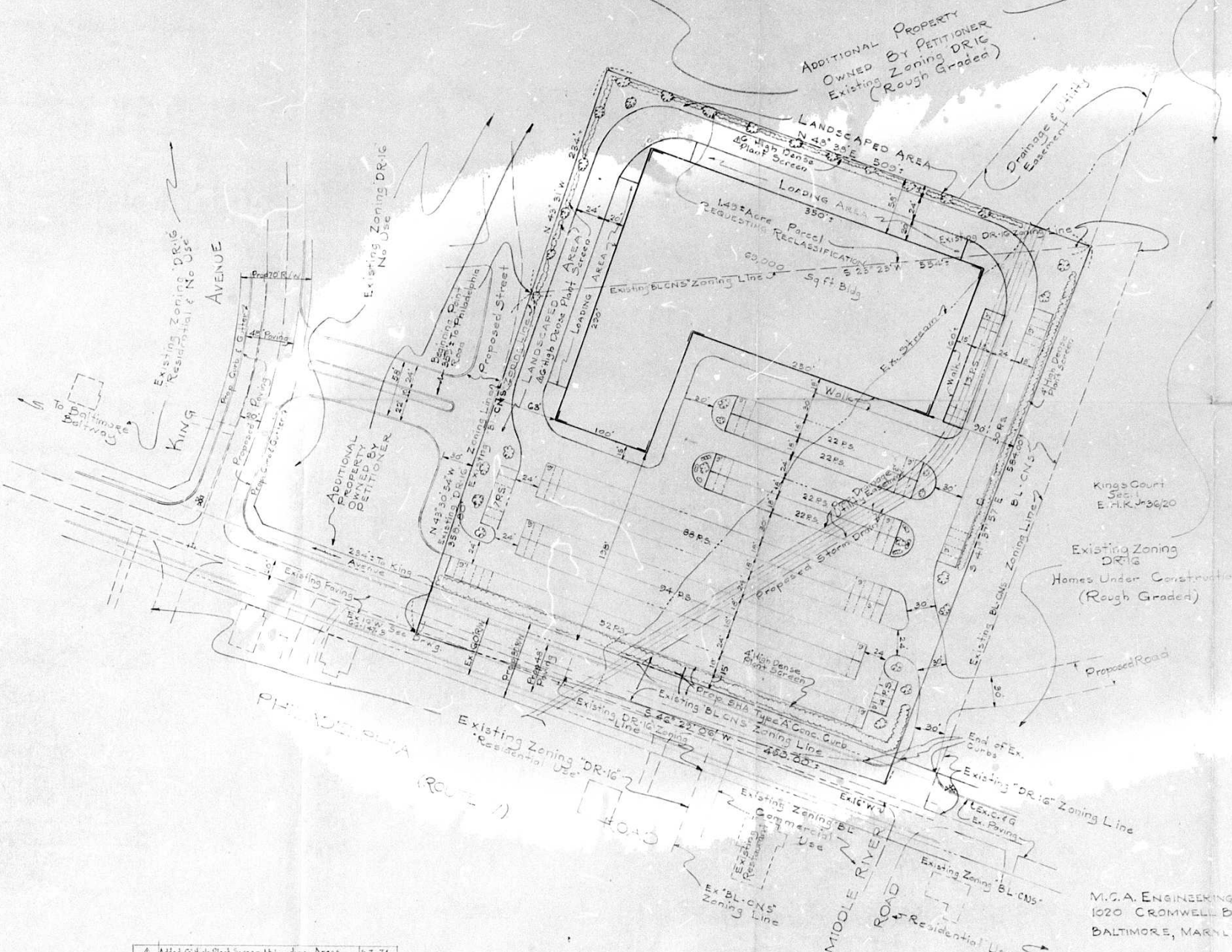
REVISED PLANS
Sheet #7 of 7
Chesapeake Home Inc.

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
PHILADELPHIA RD & KING AVE

Election District No. 14 Baltimore County, Md.
Scale: 1"=50' March 27, 1974

Revised: May 1, 1974

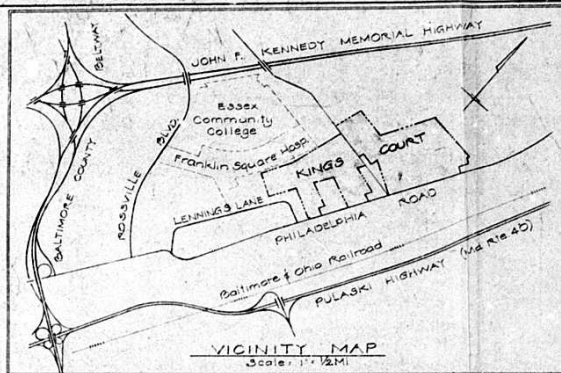
M.G.A. ENGINEERING CORP
1020 CROMWELL BRIDGE RD.
BALTIMORE, MARYLAND 21204



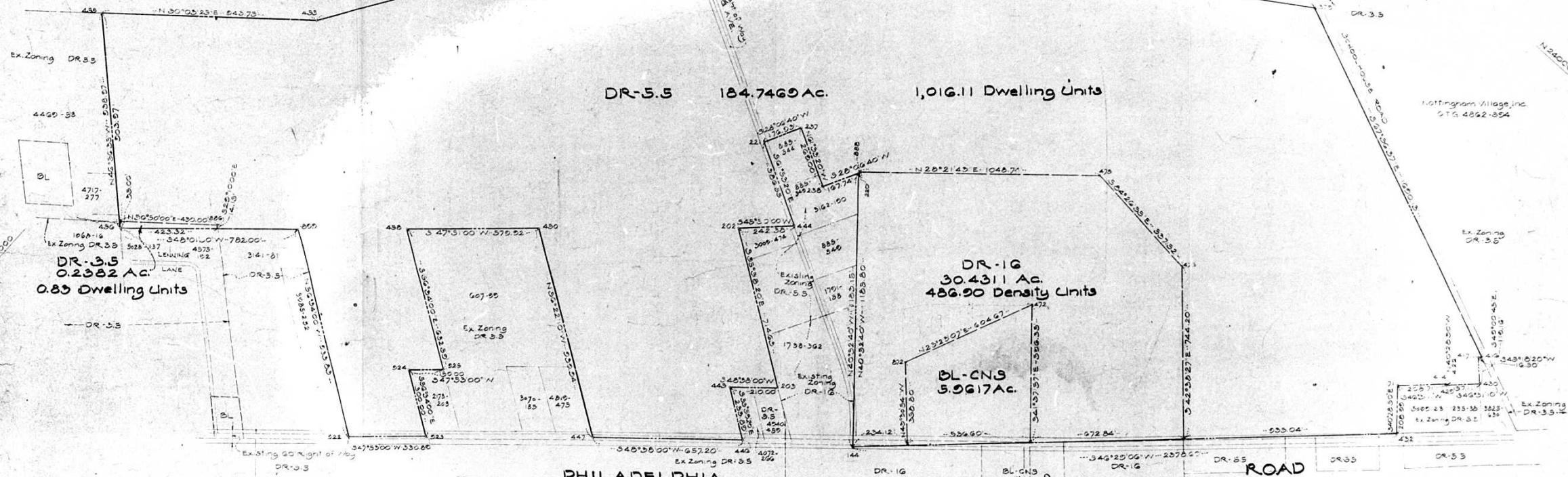
1.	Added G' High Plant Screen At Loading Areas	5-7-74
Nº	REVISION	DATE



JAN 16, 1975



COORDINATES				
N	NORTH	EAST	N	NORTH
71	23455.34	44516.33	425	22535.74
44	20458.60	43327.26	430	22743.63
202	21064.51	42320.36	422	22536.37
203	20668.00	42512.62	444	21253.78
208	22573.13	41464.31	445	20526.22
209	22360.92	41886.43	447	19555.85
220	21953.19	42332.33	450	20456.45
221	21413.52	42135.25	453	20453.42
224	21587.66	41155.16	454	21553.50
227	21371.36	42236.64	455	19887.51
228	21443.23	42475.51	456	19246.43
229	23468.29	43340.06	458	20051.28
414	22638.53	43067.97	472	21673.00
416	22833.61	43106.80	473	22292.00
417	22822.01	43054.77	476	22400.00
522	15234.53	41666.28	886	15341.52
523	15476.86	41511.73	888	15768.46
524	15642.13	41661.37	889	21393.19
525	15742.13	41772.64	872	21120.00
			446	20354.22
				42959.92



ZONE	RESIDENTIAL DENSITY ALLOWED
DR-3.5	1,016.11 Dwelling Units
DR-3.5	0.83
	1,016.94 Dwelling Units
DR-1G	486.90 Density Units
	1,503.84 Dwelling & Density Units

PLAT SHOWING RESIDENTIAL DENSITY ALLOWED BY ZONING

KINGS COURT

Election District 1914
Scale: 1" = 200'
Baltimore County, Md.
Sept. 29, 1972

TOTAL ACREAGE OF TRACT: 221.3779 AC.

E.H.K., JR. 36 FOLIO 19

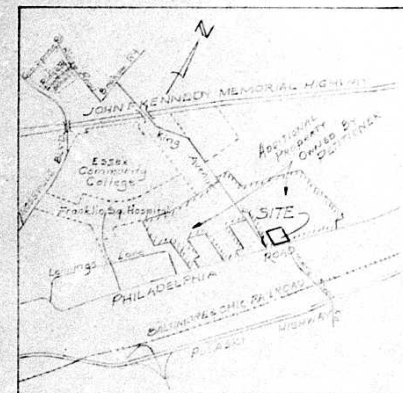
Filed for record
Date NOV 1 1972
T-101

PETITIONER'S EXHIBIT 5
MICROFILMED

APPROVED, BALTIMORE COUNTY PLANNING BOARD Oct 2, 1972 <i>Albert J. Dineen</i> ACTING DIRECTOR	APPROVED 10/16/72 <i>Deputy State & County Health Officer</i> DATE DEPUTY STATE & COUNTY HEALTH OFFICER	NOTE: STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use. The fee simple title to the beds thereof is expressly reserved in the grants of the deed to, which this plat is attached, their heirs and assigns.	NOTE: COORDINATES and BEARINGS shown in this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations: X 2620 N 20716.24 E 43331.34 X 2621 N 20224.01 E 42772.35	OWNERS CERTIFICATE: The requirements of Section 72.8, Article of the Annotated Code of Maryland, (Task 1972 Supplement) as far as they relate to the preparation of this plat have been complied with. OWNER DATE	SURVEYORS CERTIFICATE: I, JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 4459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts. <i>John C. Childs Sr.</i> REGISTERED LAND SURVEYOR No. 3622 DATE
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MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

COMPUTED H.G.W. DRAWN W.W.B. CHECKED P.D. J.C. 62021A



Location Map
Scale: 1"=200'

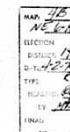
GENERAL NOTES

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2. Area of Property Requesting Reclassification Equals 1.49 Acres
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4. Existing Use of Property "Vacant Land"
5. Proposed Zoning of Property "BL-CNS"
6. Proposed Use of Property "Neighborhood Shopping Center"
7. Total Retail Floor Area Equals 62,000 Square Feet
8. Parking Spaces Required Equals 345
9. Parking Spaces Proposed Equals 370

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
PHILADELPHIA RD & KING AVE

Election District No. 14 Baltimore County, Md.
Scale: 1"=50'
March 27, 1974

M.G.A. ENGINEERING CORP.
1020 CROMWELL BRIDGE RD.
BALTIMORE, MARYLAND 21204



red Plat



JAN. 16, 1975



Scale 1" = 200'



22-20 SW

PETITIONERS EXHIBIT B

