

# PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

By A. V. Williams, Williams Construction Company, Inc. and Genevieve J. Reich, individually and as personal representative of the estate of George Reich, deceased, legal owner of the property situated 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 M.L., M.L.R., and D.R. 16 zone to an B.L. zone, for the following reasons:

Error in original zoning and a genuine change in conditions.

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

By A. V. Williams, Attorney

A. Williams

Contract purchaser

Genevieve J. Reich, Legal Owner individually and as personal representative of the estate of George Reich, deceased.

By W. Lee Harrison, Attorney

W. Lee Harrison, Esquire

Address 306 W. Joppa Road  
Towson, Maryland 21204 (823-1200)

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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of September, 1974, at 1:00 o'clock P.M.

By W. Lee Harrison, Attorney

W. Lee Harrison, Esquire

Zoning Commissioner of Baltimore County.

(over)

(2)

3. Substantial change in the character of the neighborhood as can be evidenced and supported by the following Reclassification requests, granted subsequent to the adoption of the 1971 Comprehensive Zoning Map and in the immediate vicinity of the subject parcel:

Case No. 73-156-PA  
Reclassification from Manufacturing, Light (M.L.) to Business, Roadside (B.R.)  
Shorelady Company - Petitioner  
Granted February 14, 1973

Case No. 73-175-PA  
Reclassification from Manufacturing, Light (M.L.) to Business, Roadside (B.R.)  
Harry Dandore - Petitioner  
Granted March 13, 1973

Case No. 74-77-R  
Reclassification from Manufacturing, Light (M.L.) to Business, Roadside (B.R.)  
8655 Pulaski Limited Partnership - Petitioner  
Granted October 24, 1973

III. And for such further reasons as will demonstrated at the time of the Hearing.

Respectfully submitted,

W. Lee Harrison, Esquire

W. Lee Harrison, Esquire

Attorney for Petitioners

## MEMORANDUM TO ACCOMPANY RECLASSIFICATION REQUEST OF A.V. WILLIAMS CONSTRUCTION COMPANY, ET AL

I. Points of error committed by the Baltimore County Council in the adoption of the 1971 Comprehensive Zoning Map:

1. Error in the map in that the County Council failed to recognize the impact and potential created by programmed improvements to the Rossville Boulevard and its interchange with Pulaski Highway.
2. Error in the map in that the County Council did not provide for sufficient regional shopping facilities to accommodate the extensive Density, Residential (D.R.16) zoning adopted by map in the immediate vicinity.
3. Error in the map in that the County Council failed to recognize Rossville Boulevard's role as a natural barrier between Density, Residential (D.R.16) zoning to the north-east and the fact that it additionally isolates the subject property and makes it incompatible with surrounding uses in its present classifications.

II. Instances of change in the character of the neighborhood subsequent to the adoption of the 1971 Comprehensive Zoning Map:

1. Substantial change in the character of the neighborhood by virtue of the construction of the Golden Ring Mall Shopping Center, a forty-three (43) acre commercial development located directly adjacent to the subject tract.
2. Substantial change in the character of the neighborhood by virtue of a twenty-five (25) percent increase in population in the Rossville, Rosedale, and Middle River Planning Districts, currently transpiring and projected for full realization by 1980 (Population Report - Baltimore County Planning Office - 1973)

JAMES S. SPAMER & ASSOCIATES  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
8017 YORK ROAD - TOWSON, MD. 21204

BY A. V. Williams SHEET 1 OF 1  
DATE 3-11-74 Zoning Description  
Southeast Corner Rossville Blvd. & Philadelphia Rd. (Md. Route 7)

Beginning for the same on the southeast Right of Way Line of Philadelphia Road (Md. Route 7) at the distance of 725.30 feet southeasterly from the center line of Rossville Boulevard, said point of beginning being 30.00 feet southeasterly measured at right angles from Center Line Station 12 + 86 as shown on Baltimore County Bureau of Land Acquisition Plat 1966-210-39 and running thence binding on said Philadelphia Road Right of Way Line the two following courses and distances:

1. North 51° 15' 10" East 385.37 feet and
2. North 51° 04' 10" East 35.25 feet thence
3. South 39° 31' 10" East 190.84 feet thence
4. North 51° 16' 10" East 101.96 feet to the southwest Right of Way Line of Stemmers Run Relocated as shown on Baltimore County Plat 1966-210-39A and 39B, thence binding thereon
5. South 38° 10' 10" East 24.02 feet
6. Southeasterly by a line curving to the east with a radius of 1256.23 feet for an arc distance of 392.16 feet (the chord of said arc being South 17° 31' 10" East 390.87 feet
7. South 56° 34' 10" East 75.10 feet
8. South 18° 10' 00" East 15.24 feet
9. South 43° 30' 00" East 85.22 feet
10. South 56° 34' 10" East 154.91 feet and
11. Southeasterly by a line curving to the south with a radius of 1495.67 feet for an arc distance of 27.04 feet (the chord of said arc being South 55° 00' 55" East 27.04 feet) to the northwest curb line of a 60 foot wide private drive thence binding on said northwest curb line
12. Southeasterly by a line curving to the west with a radius of 505.11 feet for an arc distance of 36.50 feet (the chord of said arc being South 13° 55' 57" West 36.50 feet) and
13. South 15° 00' 20" West 510.11 feet to the northeast outline of the property conveyed by A. V. Williams et al, to Montgomery Ward Development Corporation dated May 21, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.O. #5187 folio 131 etc. thence binding on said northeast outline as now surveyed
14. North 70° 15' 54" West 327.75 feet
15. North 11° 59' 53" West 394.19 feet and
16. North 31° 23' 10" West 310.68 feet to the place of beginning.

Containing 12.63 acres of land more or less.

3. Substantial change in the character of the neighborhood as can be evidenced and supported by the following Reclassification requests, granted subsequent to the adoption of the 1971 Comprehensive Zoning Map and in the immediate vicinity of the subject parcel:

Case No. 73-156-PA  
Reclassification from Manufacturing, Light (M.L.) to Business, Roadside (B.R.)  
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Case No. 74-77-R  
Reclassification from Manufacturing, Light (M.L.) to Business, Roadside (B.R.)  
8655 Pulaski Limited Partnership - Petitioner  
Granted October 24, 1973

III. And for such further reasons as will demonstrated at the time of the Hearing.

Respectfully submitted,

W. Lee Harrison, Esquire

W. Lee Harrison, Esquire

Attorney for Petitioners

## LAW OFFICES WEINBERG AND GREEN

NINETEENTH FLOOR  
10 LIGHT STREET  
BALTIMORE, MD. 21202  
(410) 833-8000

SUITE 601  
401 WASHINGTON AVENUE  
TOWSON, MD. 21204  
(410) 833-1000

December 30, 1974

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

December 13, 1974

RE: Petition for Reclassification  
SE/S of Philadelphia Road, 724.30'  
SW of Rossville Boulevard -  
15th District  
Williams Construction Company, et al  
Petitioners  
NO. 75-55-R (Item No. 6)

Dear Mr. Harrison:

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

Very truly yours,

James E. Dyer

JAMES E. DYER

Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mr. Frank Timilia  
3rd Floor  
Maryland National Bank Building  
Baltimore, Maryland 21203



RE: PETITION FOR RECLASSIFICATION : BEFORE  
from M.L., M.L.R. and D.R. 16 : COUNTY BOARD OF APPEALS  
to B.L. :  
SE 1/3 Philadelphia Rd. 724.30' : OF  
SW of Rosville Boulevard :  
15th District : BALTIMORE COUNTY  
Williams Construction Co., et al :  
Petitioners : No. 75-55-R

#### OPINION

This matter comes before the Board of Appeals on an appeal by the Petitioner from an Order of the Deputy Zoning Commissioner, dated December 13, 1974, denying the requested reclassification from M.L., M.L.R. and D.R. 16 zones to a B.L. (Business Local) zone. The property in question comprises some 12.63 acres of which 10.73 acres are zoned M.L.-I.M., .28 acres are zoned M.L.R.-I.M. and 1.62 acres are zoned D.R. 16. The subject property is located adjacent to the Golden Ring Mall shopping complex, and like Golden Ring Mall is located within the perimeters of the major highway network formed by the Baltimore County Beltway, U.S. 40, Rosville Boulevard and Maryland Route 7 (Philadelphia Road), being located in the Fifteenth Election District of Baltimore County.

The proposal presented to this Board is for additional shopping facilities to be an adjunct to those presently operating and known as Golden Ring Mall. Under 46,550 square feet of floor space are proposed for use in this commercial project.

James Spamer, a well recognized professional engineer, produced a plat showing the indicated proposal, and indicating that parking space would be provided in excess of that which is required. It is further to be noted, from his testimony, that the subject proposal would provide for pedestrian traffic between this site and Golden Ring Mall, but direct vehicular access would be denied. Mr. Spamer further testified that all utilities were available and there was no capacity problem whatsoever.

Frederick P. Klaus, a well-known real estate appraiser, also testified on behalf of the Petitioner and indicated that, in his judgment, the present zoning is in error in that the zoning is not consistent with the uses and reclassifications for almost the entire remainder of the property located within the highway network as outlined above (Golden Ring Mall occupies approximately two-thirds of this entire area). Mr. Klaus further

RE: PETITION FOR RECLASSIFICATION : BEFORE THE  
SE 1/3 of Philadelphia Road, 724.30' : DEPUTY ZONING  
SW of Rosville Boulevard - 15th District : COMMISSIONER  
Williams Construction Company, et al - :  
Petitioners : OF  
NO. 75-55-R (Item No. 6) : BALTIMORE COUNTY

This Petition represents a request for a Reclassification from M.L., M.L.R., and D.R. 16 Zones to a B.L. (Business, Local) Zone. The property in question contains 12.63 acres, of which 10.73 acres are zoned M.L.-I.M., .28 acres are zoned M.L.R.-I.M. and 1.62 acres are zoned D.R. 16. The overall 12.63 acres are owned by two separate parties, Williams Construction Company owning 2.02 acres and Mr. George Reich owning 10.62 acres.

The site is confined within the perimeter of a major road network consisting of Philadelphia Road, Rosville Boulevard, Pulaski Highway and the Baltimore Beltway. Forty-three and eight tenths acres, or approximately two thirds of the area within this perimeter is improved with the recently constructed Golden Ring Mall. The remainder of the acreage, within said perimeter, consists primarily of the proposed ten acre shopping center and a track of land improved with the maintenance shop and offices of the Williams Construction Company.

Testimony was presented on behalf of the Petitioner by an officer in the real estate division of the Williams Construction Company, an independent realtor and Dr. Worthington W. Ewell, a traffic expert.

In essence, the testimony attempted to establish that the Comprehensive Zoning Map, adopted on March 24, 1971, was in error as said map did not provide sufficient commercial zoning to meet the needs of the area. It was their contention that the map had provided an overabundance of manufacturing zoned land throughout the eastern area of Baltimore County.

Williams Construction Co.

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testified as to several zoning reclassifications that have occurred within this area since the adoption of the 1971 zoning maps.

Also a traffic engineer testified on behalf of the Petitioner and indicated that the roadways and road patterns were extremely conducive to the proposed use, and such use would not in any way impair or overcrowd the existing highways. Additionally, J. Carey Marten, a real estate broker, testified that he was involved with and had personal and practical knowledge of the new industrial park which is presently located on Yellow Brick Road, which is on the opposite side of Rosville Boulevard from the subject property. Mr. Marten indicated that the properties with which he has had practical and personal knowledge in this development are some ninety percent vacant, even though they have been available in excess of one year. He indicated that it was his professional opinion that there is a surplus of industrially zoned land in this area and that there is an inadequate demand for those projects which have already been created, and consequently he does not see how there could be potential use for vacant industrial land in this area for a long time. This, of course, is contrary to the County's standard position that they do not want to deplete their inventory of industrially zoned property.

The only protestant to this petition was the People's Counsel who produced testimony from two Baltimore County witnesses; namely, C. Richard Moore, Assistant Traffic Engineer, and James G. Haswell on behalf of the Planning Staff. Mr. Moore testified that the subject proposal would increase the trip density on the surrounding highway system, and stated that, in his opinion, this would "tend to congest traffic". We, of course, concur that any increase would tend "to congest" but there is no testimony that congestion would actually occur. On the contrary, the testimony from the Petitioner's traffic engineer was clear that there would be no congestion, and that the road system was more than adequate to handle the proposal. Mr. Haswell indicated that the Staff now recommends M.L.-I.M. classification for adoption on the new zoning maps which are to be adopted in October, 1976. He stated it was their position that they need new industrial development but that there was no need for additional commercial. Mr. Haswell did further indicate that the D.R. 16 on slightly less than two acres of the subject

In substantiation of this claim, they made reference to the fact that many acres of unused or unimproved manufacturing property exist in the area.

With regard to changes in the area, they pointed to three specific properties along the vicinity of Pulaski Highway whose zoning status have been changed from M.L. to B.R. since the adoption of the Comprehensive Zoning Map in 1971.

The Petitioner's traffic expert generally felt that the surrounding road network could handle the traffic generated by the Golden Ring Mall Shopping Center, which has a parking requirement of 3,962 spaces, plus that which would be generated by the proposed 146,550 square foot shopping center, which has a parking requirement of 755 spaces. He pointed out, however, that the figures contained in his study with regard to traffic counts and turning movements were based on traffic conditions as they existed at the time of the study, and did not truly represent the total traffic that would be generated by the Golden Ring Mall which was not fully operative at that time. His expert opinion with regard to the ability of the surrounding roads to handle traffic generated by the two shopping centers was based, at least in part, on a prognostication which included traffic generated by shopping centers of like size. One such shopping center specifically referred to was the Security Square Shopping Mall on Security Boulevard near the Baltimore County Beltway in the southwestern section of Baltimore County.

The testimony, which is more specifically outlined in the Petitioner's memorandum filed with his Petition, listed several points of error felt to have been committed by the Baltimore County Council in the adoption of the Comprehensive Zoning Map in 1971. These points include failure to recognize programmed road improvements and their effect on the subject property, failure to provide for sufficient regional shopping facilities to accommodate extensive density and failure to recognize changes in the character of the neighborhood such as the construction of the Golden Ring Mall Shopping Center and a substantial increase in the population of the area.

Williams Construction Co.

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property has no purpose whatsoever, and from that we conclude that this zone is at least agreed by all to be in error.

Once again as to the new industrial development, we refer to the testimony produced by the Petitioner's witness that the new industrial park, virtually across the street from the subject property, in a period in excess of one year has not been able to enjoy greater than a ten percent occupancy, which certainly would not motivate another party to plan a competing project.

At this juncture, in our opinion, it may be enlightening to note that the Golden Ring Mall shopping complex itself at the present time is located on industrially zoned land, being able to use some for commercial purposes by virtue of the "grandfathering clause" which was adopted by Bill #100 and the zoning maps of 1971. Shopping centers were permitted as a matter of right on industrial zoned land prior to the zoning changes in 1971, and certain commercial projects have been completed since that time on industrial zoned land by application prior to the adoption of the zoning map in 1971, the most notable of which are Golden Ring Mall, previously referred to, and Security Mall. Although it was our understanding in prior cases that the Planning Staff had intended to recommend continuing the industrial zones on these two shopping centers, there apparently has been a recent change in their posture and they are acknowledging the existence of these two huge shopping complexes, and now they are recommending changing to the appropriate commercial classification rather than continuing the nonconforming use which had been created.

As regards the instant case, the Board can find no rationale to continue the subject property in an industrial zone although, as indicated above, the Golden Ring Mall itself is in an industrial zone at the present time. However, by virtue of the "grandfathering" under which this complex was built, the Council certainly was aware of the forthcoming major commercial uses that would be on this property. Further, they knew of the highway developments, particularly the completion of Rosville Boulevard which virtually made an island of that parcel containing Golden Ring Mall and the subject property, and in this respect we feel they were in error in not placing the subject property under

Williams Construction Co.

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a commercial classification at that time. Furthermore, as is uncontroverted, the portion of the subject property zoned as D.R. 16 is obviously in error as such zone is inconsistent with either the commercial or industrial zone located on the property, and even more to the point none of that property is zoned is available for construction of anything as it is located in highway right-of-ways or is in a flood plain. Additionally, the Board notes the reclassification of three parcels within this perimeter which has occurred since the adoption of the 1971 zoning maps.

Therefore, it is the opinion of this Board that the County Council was in error in placing the present classifications on the subject property and that the property should have been classified commercial, and also there have been substantial changes in the character of the neighborhood, not only in the reclassifications as previously referred to but also the actual physical construction of Rosville Boulevard, as well as the construction, completion and opening of the Golden Ring Mall shopping complex, and the petition for reclassification should be granted.

#### ORDER

For the reasons set forth in the foregoing Opinion, it is this 11th day of February, 1976, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

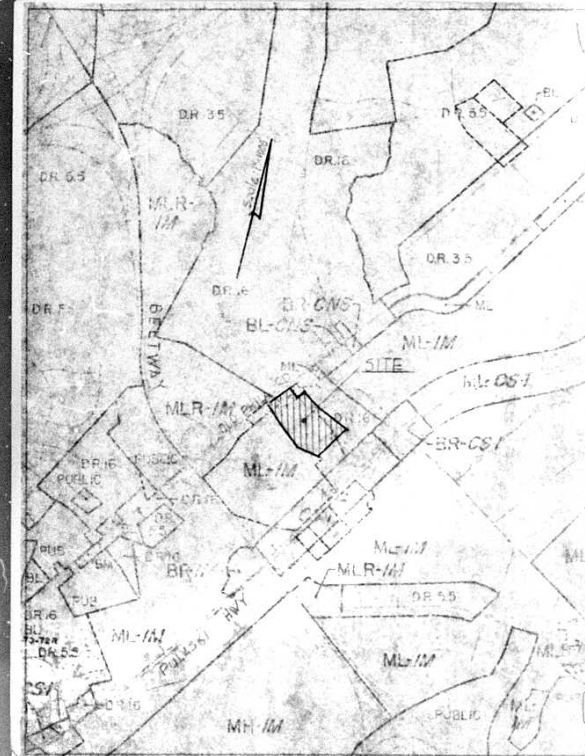
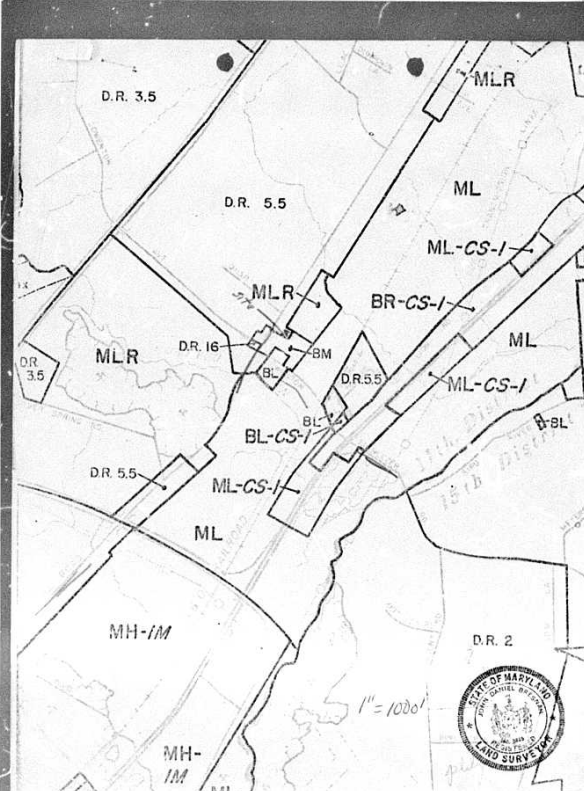
Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

Robert L. Gilland

John A. Miller



APR 19 1976

There were no Protestants present at the hearing. However, the following pertinent comments were received from the County and State agencies who reviewed the Petitioner's proposed development plans:

Department of Traffic Engineering

"The subject Petition is requesting a change from M.L., M.L.R., and D.R. 16 to B.L. This should increase the trip density from 1,500 trips to 6,000 trips per day. This site in itself would not create any serious capacity problems, however, with the completion of the Golden Ring Mall which is adjacent to this property, problems are anticipated and this site would only compound those problems."

Industrial Development Commission (making the same comment on three Petitions)

"This office has reviewed the subject petitions requesting reclassification of industrially-zoned land for commercial development."

All three of the subject tracts are prime industrial sites with available utilities and excellent transportation facilities. The loss of this prime industrial acreage to commercial development would drastically reduce the amount of available "ready-to-go" industrially-zoned land other than the industrial parks. It is the belief of this office that these sites should remain in their present classification to permit the orderly growth of industrial development in the County.

Further, it appears to this office that there are sufficient shopping facilities in all of the areas surrounding the requested sites to meet the present and future needs of the population and that the sites should not be reclassified from their present industrial zoning classifications."

Baltimore County Planning Board

"It is the opinion of the Planning Board that the current zoning is appropriate for this property, that ample commercial opportunities have been provided in the area, and that the zoning map is correct. Adjacent to this property is the 43-acre Golden Ring Mall now under construction, which will have approximately 700,000 square feet of retail floor space; the proposed Nottingham Center will encompass approximately 170 acres of B.M.-C.T. zoned land. Further neighborhood centers exist at Philadelphia Road and Ring Avenue and at Philadelphia Road and Kenwood Avenue; a community center exists at Golden Ring Road and Kenwood Avenue."

Commercial zoning here would not be in accordance with the adopted Baltimore County 1980 Guideplan map. Further, Policy No. 7 of the Guideplan states, in part, that "... regional shopping complexes, should take place in sector and town centers as designated on the Guideplan Map, where access is or will be optimized by such facilities as ring roads and rapid-transit stations". This tract is not in a designated town or sector center, nor are any of the ancillary elements-ring roads and rapid-transit stations-planned for this site.

The Planning Board has attempted to protect the traffic volume capacity of freeway interchange, as much as possible, by recommending zoning which allows uses that, on the average, do not generate as much traffic as others. In general, industrial development at interchanges tends to generate much less traffic than do commercial uses. It should be noted that both this property (for the most part) and the adjacent Golden Ring Mall property are zoned industrial; the development plan for the Mall property was processed in accordance with Section 103.1 of the Baltimore County Zoning Regulations. Approval of the petitioner's request and his proposal to construct approximately 150,000 square feet of retail floor space here, would be contrary to the Board's policy on land use at freeway interchanges.

It is therefore, recommended that the existing zoning, M.L., L.M., M.L.R., L.M. and D.R. 16 be retained."

After reviewing the above testimony and evidence it is the opinion of the Deputy Zoning Commissioner, that the Petitioner has failed to prove an error in the Comprehensive Zoning Map insofar as this particular property is concerned. The property is certainly suited and ideally situated for warehousing offices or other light manufacturing uses that are, by and large, permitted under the present zoning classification.

As pointed out in the Planning Board recommendations, the map has provided for other commercial areas which establishes serious doubts as to the need for yet additional commercial zoning in this area. Traffic conditions are also questionable and until such time as Golden Ring Mall has been in operation a sufficient amount of time to determine the handling capacity of the surrounding road network, the zoning of additional commercial property could lead to hazardous traffic conditions in this area. For these reasons the Petitioner's request must be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13<sup>th</sup> day of December, 1974, that the herein requested Reclassification from a M.L., M.L.R. and D.R. 16 Zones to a B.L. (Business, Local) should be and the same is hereby DENIED.

*James E. Hahn*  
Deputy Zoning Commissioner of  
Baltimore County

**BALTIMORE COUNTY**  
**ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**  
**EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

April 30, 1974

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

RE: Reclassification Petition  
Item 6 - 7th Cycle  
A. V. Williams Construction Co. -  
Petitioners

Dear Mr. Harrison:

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

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

The subject property is located at the southeast intersection of Roseville Boulevard and Philadelphia Road, in the 15th District of Baltimore County. It is presently improved by an existing dwelling, barn, garage and shed.

The subject site lies directly adjacent and to the east of the Golden Ring Mall which is presently under construction. To the south of this site is the Williams Construction Company facility. To the northwest of the site and across Philadelphia Road is unimproved Density Residential, D.R. 16 zoned land.

The petitioner is requesting a Reclassification to Business Local for 149,000 square foot shopping center with off street parking provided for 749 cars.

W. Lee Harrison, Esq.  
Item 6 - 7th Cycle  
April 30, 1974

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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: James G. Spamer & Associates  
8017 York Road  
Towson, Maryland 21204

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

Bureau of Engineering  
ELLISWORTH M. DIVER, P. E., CHIEF

April 30, 1974

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

Re: Item #6 (Cycle VII - April to October 1974)  
Property Owner: A. V. Williams Construction Co.  
S/E corner of Roseville Blvd. and Philadelphia Rd.  
Existing Zoning: M.L., M.L.R., & D.R. 16  
Proposed Zoning: B.L.  
No. of Acres: 12.63 District: 15th

Dear Mr. DiMenna:

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.

The private road passing through this property has been constructed in connection with Golden Ring Mall Shopping Center. The access to Roseville Boulevard has previously been approved opposite Yellow Brick Road in connection with development of this total tract.

Storm Drains:

This property drains into Stemmers Run which has recently been improved with the Roseville Boulevard project. All private onsite drains must be carried to a suitable outfall in Stemmers Run.

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 problems which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

#6 (Cycle VII - April to October 1974)  
Property Owner: A. V. Williams Construction Co.  
Page 2  
April 30, 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 and Sanitary Sewer:

Public 16-inch water and public 24-inch sanitary sewer are existing along the frontage of and through this site.

Very truly yours,

*Ellisworth M. Diver*  
ELLISWORTH M. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:CD/ies

NE L G To Top

**BALTIMORE COUNTY, MARYLAND**  
JEFFERSON BUILDING TOWSON, MARYLAND 21204



**DEPARTMENT OF TRAFFIC ENGINEERING**

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

April 30, 1974

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

Re: Item 6 - Cycle Zoning 7 - April 1974 through October 1974  
Property Owner: A.V. Williams Construction Co.  
SE corner of Rossville Boulevard and Philadelphia Road  
B.L.  
District 15

Dear Mr. DiNenna:

The subject petition is requesting a change from M.L., M.L.R., and D.R. 16 to B.L. This should increase the trip density from 1,500 trips to 6,000 trips per day. This site in itself would not create any serious capacity problems, however, with the completion of the Golden Ring Mall which is adjacent to this property, problems are anticipated and this site would only compound those problems.

Very truly yours,

*C. Richard Moore*  
C. Richard Moore  
Assistant Traffic Engineer

CRN/pk



**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: A.V. Williams  
Construction Company  
Location: SE corner of  
Rossville Boulevard and Philadelphia  
Road (Route 7)  
Proposed Zoning: B.L.  
Existing Zoning: M.L., M.L.R.,  
No. of Acres: 12.63  
District: 15th

Dear Sir:

The proposed entrance must be located directly opposite Fontana Lane. Although the relocation would place the entrance at a close proximity to the existing exit from the adjacent Shopping Center, any conflict problems could be eliminated by combining the points of access into one common entrance. The Shopping Centers should be connected in any event.

The median in the entrance must have a minimum length of 120' and gutter. The frontage of the site must be improved with curb and gutter. 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 for this section of Philadelphia Road is ... 7,200 vehicles.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*John E. Meyers*  
by: John E. Meyers

CL:JEM:bk

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

**Baltimore County Fire Department**



J. Austin Deitz  
Chief

Towson, Maryland 21204

815-7310

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: A. V. Williams Construction Co.

Location: SE corner of Rossville Boulevard and Philadelphia Road

Item No. 6 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 (Existing fire hydrants shall be located at intervals of 300 feet along an fire hydrants approved road in accordance with Baltimore County Standards shall be as published by the Department of Public Works. in compliance with the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 2. A second means of vehicle access is required for the site. with the vehicle dead-end condition shown at \_\_\_\_\_ water design manual for Balto.Co.)
- (X) 3. The maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn (Maintain Fire Lane Accesses.)
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *Inspector to Building* Planning Group  
Special Inspection Division

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

mls  
4/16/73

**BALTIMORE COUNTY, MARYLAND**



**DEPARTMENT OF HEALTH**

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

April 10, 1974

DONALD J. MOOP, M.D., M.P.H.  
HEALTH 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: A. V. Williams Construction Co.  
Location: SE corner of Rossville Boulevard and Philadelphia Rd.  
Existing Zoning: M.L., M.L.R. & D.R. 16  
Proposed Zoning: B.L.  
No. of Acres: 12.63  
District: 15

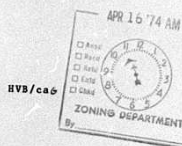
Metropolitan water and sewer must be extended to this site.

**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.

**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.

Very truly yours,

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



WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



May 3, 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 #6, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: A.V. Williams Construction Co.  
Location: SE corner of Rossville Boulevard and Philadelphia Road  
Existing Zoning: M.L., M.L.R. and D.R. 16  
Proposed Zoning: B.L.  
No. of Acres: 12.63  
District: 15th.

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 problem with regard to development plans that may have a bearing on this petition.

The site plan as submitted must be revised to conform to the requirements of the State Highway Administration. The proposed entrance location on Philadelphia Road would create traffic congestion and a hazard to public safety. If there is to be any access to Philadelphia Road, it must be opposite Fontana Lane.

The site plan must indicate any loading or unloading areas for the proposed stores. The parking calculations are based on retail use only and very minimal; therefore, this office is putting the petitioner on notice that he may have parking problems once the loading areas are indicated on the site plan and any other uses that would require more parking than a retail use are proposed.

Very truly yours,  
*William D. Fromm*  
William D. Fromm  
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 494-3211 ZONING 494-2081

**BOARD OF EDUCATION  
OF BALTIMORE COUNTY**

TOWSON, MARYLAND 21204

Date: April 26, 1974

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

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

Re: Item 6  
Property Owner: A.V. Williams Construction Co.  
Location: S.E. corner of Rossville Blvd. and Philadelphia Road  
Present Zoning: M.L., M.L.R., & D.R. 16  
Proposed Zoning: B.L.

District: 15th  
No. Acres: 12.63

Dear Mr. DiNenna:

No adverse effect on student population.

WHP/ml

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

H. EUGENE PARKS, Secretary  
EUGENE C. HESS, Assistant Secretary  
MR. ROBERT L. DENNEY

MARCEL H. BOYBASS  
JOSEPH N. MCGUIRE  
ALVIN LORICK  
JOSHUA R. WHEELER, Superintendent

1. BAYARD WILLIAMS, JR.  
RICHARD W. TRACEY, V.M.C.  
MR. EDWARD C. BURRILL



COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
JEFFERSON 301  
494-3648  
H. B. STAAH  
DIRECTOR

**INDUSTRIAL DEVELOPMENT COMMISSION  
BALTIMORE COUNTY, MARYLAND**

April 18, 1974

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

Dear Mr. DiNenna:

Re: Zoning Reclassifications  
Cycle 7: April - October, 1974

- 1) Prop. Owner: Charles A. and Charlotte Diffendall  
Location: N.W. corner Eastern Boulevard and Diamond Point Road  
Existing zoning: D.R. 16 and M.L.  
Proposed zoning: P.M.  
Acres: 30.66  
District: 15th
- 6) Prop. Owner: A. V. Williams Construction Co.  
Location: S.E. cor. Rossville Boulevard and Philadelphia Road  
Existing zoning: M.L., M.L.R. and D.R. 16  
Proposed zoning: B.L.  
Acres: 12.63  
District: 15th
- 37) Prop. Owner: Rhodes, Inc.  
Location: S/S Interstate 95, N Relocated Sulphur Spring Road  
Existing zoning: M.L.  
Proposed zoning: B.L.  
Acres: 10.8  
District: 13th

This office has reviewed the subject petitions requesting reclassification of industrially-zoned land for commercial development.

Mr. S. Eric DiNenna

April 18, 1974

-2-

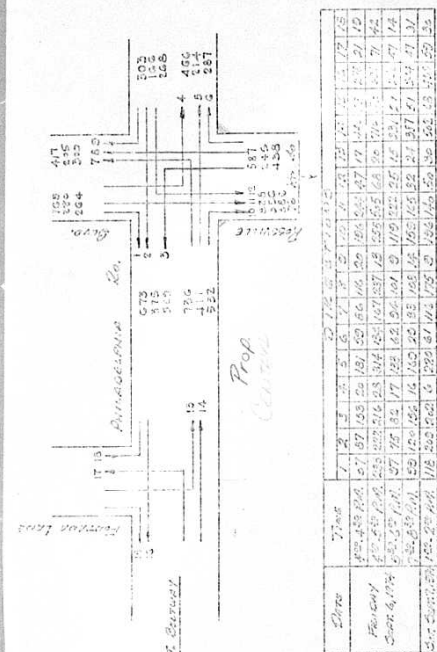
All three of the subject tracts are prime industrial sites with available utilities and excellent transportation facilities. The loss of this prime industrial acreage to commercial development would drastically reduce the amount of available "ready-to-go" industrially-zoned land other than the industrial parks. It is the belief of this office that these sites should remain in their present classification to permit the orderly growth of industrial development in the County.

Further, it appears to this office that there are sufficient shopping facilities in all of the areas surrounding the requested sites to meet the present and future needs of the population and that the sites should not be reclassified from their present industrial zoning classifications.

Sincerely,

*H. B. Staah*  
H. B. STAAH  
Director

**DWELL POMHARDT & ASSOCIATES**  
CONSULTING ENGINEERS  
1809 NORTH CHARLES STREET  
BALTIMORE, MARYLAND 21201



| PETITION MAPPING PROGRESS SHEET                                   |          |    |          |    |           |    |         |    |           |
|-------------------------------------------------------------------|----------|----|----------|----|-----------|----|---------|----|-----------|
| FUNCTION                                                          | Wall Map |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |
|                                                                   | date     | by | date     | by | date      | by | date    | by | date      |
| Descriptions checked and outline plotted on map                   |          |    |          |    |           |    |         |    |           |
| Petition number added to outline                                  |          |    |          |    |           |    |         |    |           |
| Denied                                                            |          |    |          |    |           |    |         |    |           |
| Granted by<br>ZC, BA, CC, CA                                      |          |    |          |    |           |    |         |    |           |
| Reviewed by: <u>JPB</u>                                           |          |    |          |    |           |    |         |    |           |
| Revised Plans:<br>Change in outline or description <u>Yes</u><br> |          |    |          |    |           |    |         |    |           |

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

#75-552

District 15<sup>th</sup> Date of Posting 8/22/74  
Posted for HARRY THOM Sept. 12, 1974 @ 1:00 P.M.  
Petitioner Wm. Brooks, Jr.  
Location of property Sp. Side of Park Rd. 224.20' N. of  
Reacade. Bldg.  
Location of Signs 1 sign Postal Mailing Bureau, Rossmore Bldg. &  
Entrance to Shopping Center  
Remarks:  
Posted by Paul H. Iker Date of return 8/27/74

[illegible]

CERTIFICATE OF PUBLICATION

TO: SON, MD. August 29 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., once in each of one time successive weeks before the 19th day of September 1974, the first publication appearing on the 22th day of August 1974.

THE JEFFERSONIAN,  
*H. Frank Strick*  
Manager.

Cost of Advertisment, \$

[illegible]

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., August 29, 1971

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 10th day of September, 1971, the publication appearing on the 29th day of August, 1971.

THE OBSERVER,  
John T. Lenhardt  
Advertising Mgr.

Cost of Advertisement \$50.00

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

District 154 Date of Posting 1-23-75

Posted by: \_\_\_\_\_

Petitioner: William Lewis Co.

Location of property: SE 1/4 of Pkts. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823

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

No. 17424

DATE January 7, 1975 ACCOUNT 01-662

AMOUNT \$75.00

WHITE CASHIER  
W. Lee Harrison, Esquire

DISTRIBUTION  
THRU AGENCY  
YELLOW - CUSTOMER

Cost of Filing of an Appeal and Posting of Property on  
Case No. 75-55-R (Item No. 6)  
S/S of Philadelphia Road, 724.30' SW of Rossville  
Boulevard - 15th Election District

Williams Construction Company, Inc., et al - Petitioner

BAITMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIV.  
MISCELLANEOUS CASH RECEIPT

No. 14735

DATE April 12, 1971 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION  
WHITE - CASHIER PINK - AGENT YELLOW - CUSTOMER

Johnston, W. Lee Harrison, Esq.  
306 W. Joppa Road  
Boson, Md. 21204

Petition for Reclamation for A.V. Williams, et al

1912 APR 19 3 00 PM '71

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

Nc. 15188

DATE Sept. 19, 1974 ACCOUNT 01-662

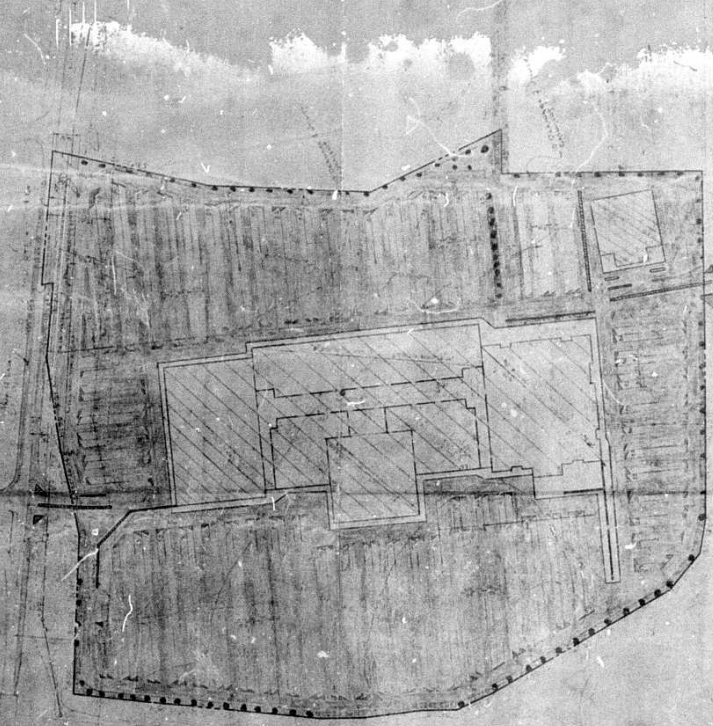
AMOUNT \$159.68

WHITE - CASHIER      PINK - AGENT      YELLOW - CUSTOMER

Williams Construction Co., Inc.  
Box P.O. Box 836  
Baltimore, Md. 21203  
Advertising and providing of property  
#15-55-R

159.68

D2C Pet Ex 7 - #75-55-R





# DENSITY DATA

APR 1974 7 10.13 ACRES  
ZONING: M-L-1M 10.13 ACRES  
ZONING: M-L-1M 0.77 ACRES  
TOTAL: 10.90 ACRES  
CARRYING CAPACITY: 1,755 UNITS  
(1.15 UNITS/ACRE)

ROSSVILLE BOULEVARD

EDSON BANKERT  
0719.5009/524  
0.13 ACRES  
ZONED: DR-1G

ALBERT V. WILLIAMS  
0719.5009/524  
0.13 ACRES  
ZONED: DR-1G

RELOCATION STEMMERS RUN  
(ON RIGHT OF WAY)

PHILADELPHIA

ZONED: DR-1G  
ROAD (MD. RT. 7)

FORTUNA LANE

PROPOSED SHOPPING CENTER  
FF 31.01  
11,000 SQ. FT.  
FF 400  
20,000 SQ. FT.

ZONED: M-L-1M  
Beginning  
7.13 7.3 Rossville Blvd

GEORGE REICH  
WPC 350,588  
10.019 ACRES  
ZONED: M-L-1M 10.13 ACRES  
M-L-1M: 0.28 ACRES  
M-L-1G: 0.18 ACRES

Montgomery Ward Development Corporation  
0719.587/431  
ZONED: M-L-1M

WILLIAMS CONSTRUCTION CO.  
0719.587/431  
ZONED: M-L-1M

OWNER AND DEVELOPER

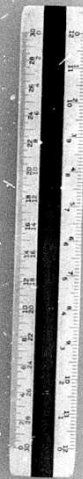
ALBERT V. WILLIAMS  
8400 PULASKI HIGHWAY  
BALTIMORE COUNTY, MD.

ZONING PLAN

SOUTHEAST CORNER ROSSVILLE BLVD & PHILADELPHIA ROAD  
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

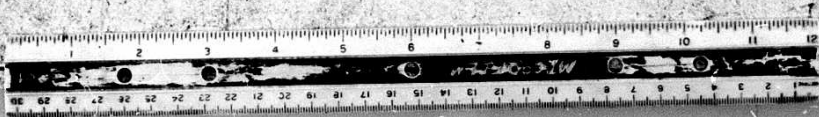
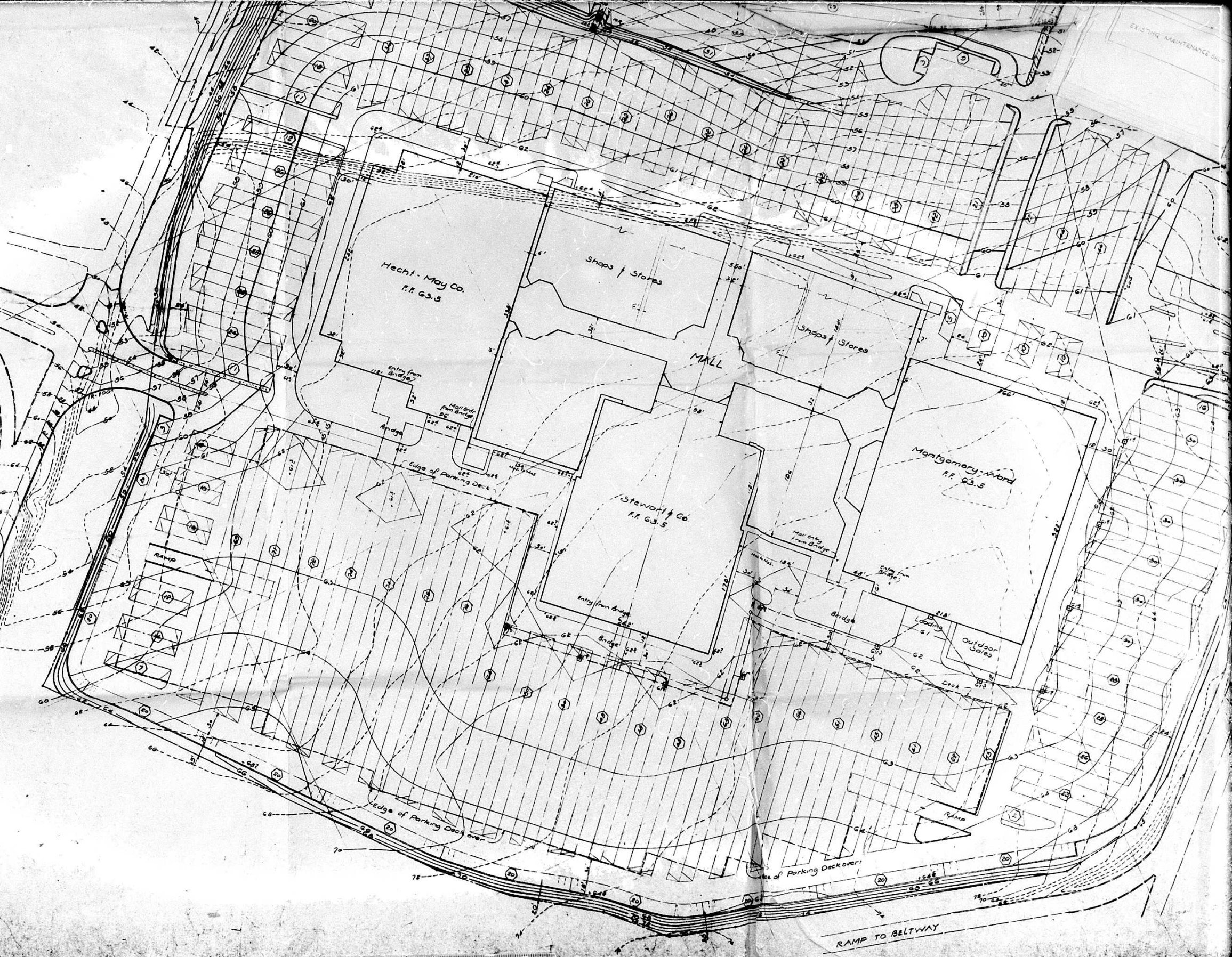
JAMES S. SCARVER & ASSOCIATES  
ENGINEERS AND SURVEYORS  
8017 YORK ROAD  
TOWSON, MARYLAND 21204  
DATE: January 30, 1974 Scale: 1"=30'

REVISED DRAFTING & DRAWING 2.4.14 REV. 5.1.14. COUNTY & STATE CHART





PHILADELPHIA



Ref Ex #2

Proposed Zoning: B-1 (Shopping Center)  
Floor Area: 146,550 sq. ft.  
Required Parking: 146,550 / 733 spaces  
Parking Provided: 735 spaces  
(16 min.)

Each Bankert  
OTG 5009/548  
0.431 AC. 1  
Zoned: DR-1G  
TOTAL: 47 SHOPS

ROSSVILLE  
BOULEVARD

RACE ROAD

Williams Construction Co.  
U.T.G. 512.4/345  
D. 521.4/352  
Zoned: DR-1G

RELOCATION STEMMERS RUN  
(100' RIGHT OF WAY)

Baltimore County  
U.T.G. 512.5/352

DR. FRANK C. MARINO FOUNDATION  
Q.L.B. 2162/360  
D. 521.4/352

LINCOLN NATIONAL  
LIFE INSURANCE CO.  
Q.L.B. 2372/11  
D. 521.4/352

FF 37.01  
21,000 SQ. FT.  
LOADING AREA

PROPOSED SHOPPING CENTER  
FF 44.51  
95,550 SQ. FT.  
LOADING AREA

PRIVATE DRIVE

WILLIAMS CONSTRUCTION CO.  
U.T.G. 512.4/345  
D. 521.4/352  
Zoned: DR-1G

EXISTING MAINTENANCE SHED

EX. OFFICE BUILDING



DENSITY DATA  
Acreage: 12.55 Acres  
Zoned: ML-1M 10.73 AC.  
ML-1M 1.82 AC.  
Proposed Zoning: BL (Shopping Center)  
Floor Area: 142,450 sq. ft.  
Retail Parking: 156,250 - 733 spaces  
Parking Provided: 755 spaces  
(116 ML-1M)

EGON BANKERT  
D.T.G. 5009/548  
0.431 ACRE  
ZONED: DR-1G

ALBERT V. WILLIAMS  
D.T.G. 5209/279  
1.732 ACRES  
ZONED: DR-1G 1.454 AC.  
ML-1M 0.278 AC.

EGON BANKERT  
D.T.G. 5009/548  
0.431 ACRE  
ZONED: DR-1G  
TOTAL: 4.7 SPACES

Williams Construction Co.  
D.T.G. 5124/140  
0.897 ACRES  
ZONED: DR-1G

10' SANITARY 2/1

RELOCATION STEMMERS  
10' RIGHT OF WAY

PROPOSED SHOPPING CENTER  
RF 44.51  
95,550 SQ. FT.

RF 39.03  
11,000 SQ. FT.  
LOADING AREA

RF 40.03  
30,000 SQ. FT.  
LOADING AREA

ROAD

FONTANA LANE

PHILADELPHIA  
ROAD

ROSSVILLE  
BOULEVARD

BOULEVARD



DENSITY DATA  
Acreage: 12.65 Acres  
Zoned: ML-1M 10.73 AC  
MLR-1M 0.28 AC  
DR-1G 1.64 AC  
Proposed Zoning: B1 (Shopping Center)  
Floor Area: 146,550 SQ. FT.  
Required Parking: 146,550 / 200 = 733 spaces  
Parking Provided: 755 spaces

Rel Ex #2

EGON BANKERT  
D.T.G. 5209/546  
0.431 ACRES  
ZONED: DR-1G

ALBERT V. WILLIAMS  
D.T.G. 5209/279  
1.736 ACRES  
ZONED: DR-1G 1.45 AC  
ML-1M 0.29 AC

EGON BANKERT  
D.T.G. 5209/546  
0.431 AC  
ZONED: DR-1G  
TOTAL: 47 SPACES

Williams Construction Co.  
D.T.G. 5124/349  
0.297 ACRES  
ZONED: DR-1G

DR. FRANK C. MARX FOUNDATION  
D.T.G. 5162/566  
2.014 ACRES

LINDOLY NATIONAL  
D.T.G. 5162/566  
2.014 ACRES

WILLIAMS CONSTRUCTION CO.  
D.T.G. 5274/566  
0.14 ACRES  
5.78 ACRES

PROPOSED SHOPPING CENTER  
RF 44.51  
95,550 SQ. FT.

FF 37.02  
21,000 SQ. FT.

FF 40.02  
50,000 SQ. FT.

EXISTING MAINTENANCE SHED

EX. OFFICE BUILDING

PULASKI

Philadelphia Road

SITE