



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 5, 2000

Ms. Marsie Venske
The Planning and Zoning
Resource Corporation
25 S. Oklahoma Avenue, Ste. 300
Oklahoma City, OK 73104

Dear Ms. Venske:

RE: 8250 Eastern Blvd., Diamond Point Plaza, 15th Election District

Your letter dated April 19, 2000, has been referred to me for reply. No site plan information was included. Based upon the information provided therein and our research of the zoning records the following has been determined.

The above referenced property is currently zoned BR-CCC (Business Roadside with a Commercial, Community Core district overlay) as per Baltimore County zoning map NE-1F. Enclosed with this letter is a copy of a portion of said map. District C.C.C. Districts may be applied only to certain existing or proposed centers of shopping and auxiliary commercial activity which are on land zoned B.L., B.M. and/or B.R., any one of which centers must be intended to serve between 30,000 and 50,000 persons; provide shopping opportunities for convenience goods, appliances and, optionally, furniture; and include one or more junior department stores or variety stores. A planned shopping center having such characteristics may lie wholly or partially within a C.C.C. District.

The search of the zoning records shows multiple zoning cases associated with this property. These cases include but are not limited to 91-318-XA, 82-218-SPH, 78-46R, 75-59A. I have included copies a portion of the files for the two most recent cases on file. This is not to be considered the extent of zoning history for this property. It would be advisable to engage an attorney familiar with Baltimore County zoning who can research and report on zoning histories associated with Baltimore County properties.

Please be advised that provided the property was developed and occupied in accordance with Baltimore County approved permit plans, the present use of the site does not violate applicable zoning ordinances. Additionally, the property conforms to all subdivision and building setback requirements, the floor area and the off-street parking conform to applicable B.C.Z.R.

Ms. Margie Venske

May 4, 2000
Page 2

Baltimore County Code Enforcement has advised that there are no current of outstanding zoning violations on the subject property at this time. You may contact the Office of Permits and Licenses for information on site plan availability at 410-887-3391.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Lloyd T. Moxley
Planner II
Zoning Review

LTM:kew

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Charles A. Diffendall & Charlotte, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-16 and M.L. zone to an B.M. zone; for the following reasons:

(SEE ATTACHED BRIEFS)

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, 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.

I, Charles A. Diffendall
Charlotte Diffendall
 Legal Owner
 Address: Rt. 2, Box 51
Essex, Maryland 21154
 Esquire
400 Equitable Bldg.
Baltimore, MD 21202
 Peter Angelos
 Petitioner's Attorney
 Address: 400 Equitable Bldg.
Baltimore, MD 21202
 Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of September, 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 23rd day of September, 1974, at 11:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

Peter Angelos, Esquire
 400 Equitable Building
 Baltimore, Maryland 21202

RE: Petition for Reclassification
 NW/corner of Eastern Boulevard and
 Diamond Point Road - 15th District
 Charles A. Diffendall - Petitioner
 NO. 75-59-R (Item No. 1)

Dear Mr. Angelos:

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. Matko Lee Chullin, III
 408 Oriole Avenue
 Baltimore, Maryland 21224

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
 NW/corner of Eastern Boulevard and : DEPUTY ZONING
 Diamond Point Road - 15th District : COMMISSIONER
 Charles A. Diffendall - Petitioner :
 NO. 75-59-R (Item No. 1) : OF
 : BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R.16 and M.L. Zones to a B.M. (Business, Major) Zone. The property in question contains 30.66 acres, more or less, and is situated at the northeast corner of Eastern Boulevard and Diamond Point Road, in the Fifteenth Election District of Baltimore County.

The Petitioner's representative appeared on the day of the hearing for the propose of making a token appearance. There was no testimony submitted to substantiate the Petitioner's contention that the Comprehensive Zoning Map, as adopted on March 24, 1971, erroneously placed D.R.16 and M.L. zoning designations on the subject property.

Of the County and State agencies who reviewed the Petitioner's proposed development plan, the traffic engineer commented as follows:

"Construction of the presently proposed establishments will increase the traffic volumes on Eastern Boulevard to their level prior to the opening of the Patapsco Freeway. However, construction of the future retail stores will severely overload Eastern Boulevard to the point where it will not be able to adequately accommodate the additional traffic."

The Industrial Development Commission commented, in essence, that the subject tract represents prime industrial land 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. It is the belief of this office that this site should remain in its present classification to permit the orderly growth of industrial development in the County.

MARYLAND SURVEYING AND ENGINEERING CO., INC. Affiliated With LYON ASSOCIATES, INC.

6707 WHITSTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9291
 ENGINEERING • SURVEYING • PLANNING

PARCEL '11' - SHIPT
 ZONING DESCRIPTION
 RECLASSIFICATION: M TO B.M.
 N.W. CORNER OF EASTERN BLVD. & DIAMOND POINT ROAD
 ESSEX, MD. - BALTIMORE COUNTY - 15th DISTRICT

Beginning for the same at a point on the north side of Eastern Avenue, said point being situated 100 feet more or less from the intersection formed by the Western Side of Diamond Point Road and the North Side of Eastern Blvd.; leaving the point of beginning and binding on the North Side of Eastern Blvd. by a curve to the right Westerly 42.95 feet said curve having a radius of 4543.66 feet and a chord bearing and distance of S 70°-13'-28" W 42.95 feet; thence still binding thence S 19°-30'-16" E, 7.33 feet; thence S 70°-29'-44" W, 609.62 feet; thence the North Right-of-Way Line of Eastern Blvd. and running N 18°-30'-16" W, 167 feet; thence S 70°-29'-44" W, 125 feet; thence N 19°-30'-16" W, 125 feet; thence N 11°-35'-55" E, 330 feet; thence N 78°-24'-09" W, 130 feet to intersect the Southeastly Side of Oriole Avenue assumed to be 30 feet wide; thence binding on the Southeastly Side of Oriole Avenue N 11°-35'-55" E, 40.62 feet; thence by a curve to the right, bearing and distance of N 19°-31'-20" E, 283.10 feet; thence S 27°-24'-44" E, 65.12 feet; thence leaving the Southeast Side of Oriole Avenue and running S 78°-18'-18" E, 207.14 feet; thence S 25°-38'-42" E, 125.00 feet; thence S 78°-18'-18" E, 105.88 feet; thence 40.11 feet to intersect the South Side of Diamond Point Road located; thence binding on the Southernly and on the Westernly Side of Diamond Point Road the following twelve courses and distances: (1) S 83°-11'-33" E, 214.32 feet; (2) S 77°-45'-20" E, 52.77 feet; (3) by a curve to the left Easterly, 136.86 feet, said curve having a radius of 989.93 feet and a chord bearing and distance of S 87°-09'-11" E, 136.75 feet; (4) S 81°-51'-50" E, 51.94 feet; (5) by a curve to the left Easterly, 97.50 feet, said curve having a radius of 989.93 feet and a chord bearing and distance of N 83°-03'-04" E, 97.44 feet; (6) S 80°-12'-57" E, 113.33 feet; (7) 270.00 feet and a chord bearing and distance of S 91°-12'-39" E, 62.49 feet; (8) S 51°-55'-31" E, 44.81 feet; (9) by a curve Southeasterly 172.94 feet, said curve having a radius of 765.00 feet and a chord bearing and distance of S 91°-12'-39" E, 62.49 feet; (10) S 26°-29'-46" E, 44.81 feet; (11) by a curve to the right Southerly, 62.49 feet, said curve having a radius of 270.00 feet and a chord bearing and distance of S 8°-42'-27" W, 62.35 feet; (12) S 8°-42'-27" W, 255.14 feet; thence leaving the Westernly Side of Diamond Point Road and running S 70°-29'-44" W, 131 feet; thence S 19°-30'-16" E, 154.71 feet to the place of beginning.

Containing 30.66 acres more or less.

SCALE _____ ft. - 1 inch

File No. _____

Signed This 15th day of April, 1974
Robert Carroll
 Surveyor



The Planning Board, for a variety of reasons that included land uses, traffic, and conflicts with policies of the 1986 Guideplan and with the proposed Eastern Area Master Plan, strongly recommended that the existing zoning classifications be retained.

After reviewing the above evidence including the Petitioner's Memorandum filed with his request, it is the opinion of the Deputy Zoning Commissioner that the requested Reclassification must be denied.

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 DENIED, and that the above described property or area be and the same is hereby continued as to remain in its present classifications of D.R.16 and M.L.

James E. Dyer
 Deputy Zoning Commissioner of
 Baltimore County

ORDER RECEIVED FOR FILING

DATE October 23, 1974

FILE 15'

MARYLAND SURVEYING AND ENGINEERING CO., INC. Affiliated With LYON ASSOCIATES, INC.

6707 WHITSTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9291
 ENGINEERING • SURVEYING • PLANNING

PARCEL 'A'
 ZONING DESCRIPTION
 RECLASSIFICATION: DR16 TO B.M.
 ORIOLE AVE. - 400 FEET NORTH OF EASTERN AVE.
 ESSEX, MD. - BALTIMORE CO. - 15th DISTRICT

Beginning for the same at a point on the Easterly side of Oriole Avenue said point being situated 600 feet more or less from the intersection formed by the Southernly Right-of-Way Line of Diamond Point Road and the Easterly Right-of-Way Line of Oriole Avenue; thence leaving the Point-of-Beginning and running S 78°-24'-05" E, 135 feet more or less; thence S 11°-35'-55" W, 330 feet more or less; thence N 19°-30'-16" W, 30 feet more or less; thence S 7°-9'-59" W, 40.95 feet; thence N 5°-47'-09" E, 165.90 feet; thence N 19°-30'-16" W, 15.00 feet; thence N 70°-29'-44" E, 34.09 feet; thence S 5°-47'-09" E, 55.30 feet; thence S 70°-29'-44" W, 120.88 feet to intersect the aforesaid Easterly side of Oriole Avenue; thence binding on the Easterly side of Oriole Avenue N 11°-35'-55" E, 80 feet more or less to the place of beginning.

Containing 0.336 acres more or less.

SCALE _____ ft. - 1 inch

File No. _____

Signed This 27 day of March, 1974
Robert Carroll
 Surveyor



April 1, 1974

Petition for Zoning
 Classification To The
 Zoning Commissioner of Baltimore County

Re: Charles A. Diffendall - Legal Owners
 Charlotte Diffendall - Legal Owners
 8112 to 1840 Eastern Blvd.
 (31 Acres M/L)

MEMORANDUM

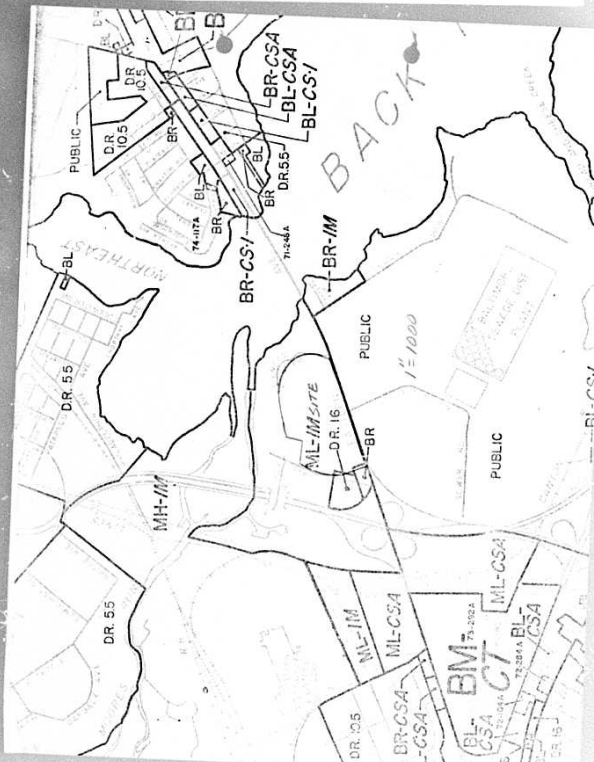
Petitioners Charles A. Diffendall and Charlotte Diffendall legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from a DR. 16 and M.L. zone to a B.M. zone for the following reasons:

1. The said property although presently zone M.L. was "Grandfathered" under the provisions of Bill 100 in March 1971, thereby preserving the right to develop the said property for commercial purposes as permitted under the former M.L. zoning classification.
2. At the present time there is now pending before Baltimore County (for final review) your Petitioner's application for a Building Permit to construct a large Shopping Center.
3. Said Shopping Center shall include as tenants at least four national concerns which propose to utilize nearly two-hundred thousand square feet of retail space in the center at a most substantial capital cost to them.
4. While Petitioners have always received serious inquiries from prospective commercial tenants it is felt that the completion of the Patapsco Thruway has caused the subject site to become more desirable to prospective commercial tenants as evidenced by the information set forth in Par. 3 of this memorandum.
5. The subject property has been zoned for M.L. for many years but it has never been nor is it at present economically feasible to develop the site and a general lack of interest in the property by M.L. users.
6. The existing irregular area of 0.33 Acres more or less described as Parcel "A" in this petition is in error in that this area has been created by the establishment of a convenient parallel line situated 150 feet east of the alignment of Oriole Ave., rather than, following the obviously less convenient configuration of the owners property line itself. Thus, the present zoning Line, so located, prevents the petitioner from developing this erratic sliver of land in a manner compatible with the overall zoning of the remaining tract.

And for such other and further reasons pertaining to error and change in conditions as shall be presented at the time of the hearing of this petition.

Peter Angelos
 Peter Angelos, Attorney for Petitioners
 400 Equitable Building
 Baltimore, Maryland 21202
 727-0830

PA/jab



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

Peter Angelos, Esq.,
400 Equitable Building
Baltimore, Maryland 21202

RE: Reclassification Petition
Item 1 - Cycle 7
Charles A. & Charlotte
Diffendall - Petitioners

Dear Mr. Angelos:

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 act/on requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Eastern Boulevard at its intersection with the west side of Diamond Point Road, in the 15th Election District of Baltimore County. The property is presently improved by various auto repair, used car, and auto parts structures.

To the north of the property, across Diamond Point Road and between and adjacent to the Back River are various frame shore homes. To the west, across Grigole Avenue, are various one and two story frame dwellings. The Back River sewage treatment plant lies directly across from this site on Eastern Boulevard.

The petitioner is requesting a Reclassification to Business Major and proposes a planned shopping center. The center is to include a 30,000 square foot food market, and 80,000 square foot Murphy's Mart, a 70,000 square foot department store, and

Peter Angelos, Esq.
Item 1 - Cycle 7
April 30, 1974

Page 2

approximately 80,000 square feet of additional retail stores.

This petition for Reclassification is accepted. 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: Maryland Surveying and Engr., Co., Inc.
6707 White Stone Road
Baltimore, Maryland 21207

Baltimore County, Maryland Department Of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

April 24, 1974

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

Re: Item #1 (Cycle VII - April to October 1974)
Property Owner: Charles A. & Charlotte Diffendall
NW corner of Eastern Blvd. & Diamond Point Rd.
Existing Zoning: B.M. 16 & M.L.
Proposed Zoning: B.M.
No. of Acres: 30.66 District: 15th

Dear Mr. DiNenna:

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

General:

This property is currently being processed by Baltimore County as a proposed shopping center under the name of Market Corporation Shopping Center. Attached is a complete copy of the Bureau of Engineering Comments, dated December 21, 1973. Also included are pertinent supplemental comments as well as comments furnished subsequent to the Joint Subdivision Planning Committee meeting which was held for this property on October 4, 1973.

Very truly yours,

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

END/PAM:HDC:as

NE 1P Topo
1-2M Key Sheet
1 & 2 NE 23 Pos. Sheet

Attachments

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

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

April 30, 1974

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

Re: Item 1 - Cycle Zoning 7 - April 1974 - October 1974
Property Owner: Chas. A. & Charlotte Diffendall
NW corner of Eastern Boulevard and Diamond Point Road
B.M.
District 15

Dear Mr. DiNenna:

Construction of the presently proposed establishments will increase the traffic volumes on Eastern Boulevard to their level prior to the opening of the Patapsco Freeway. However, construction of the future retail stores will severely overload Eastern Boulevard to the point where it will not be able to adequately accommodate the additional traffic.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer



Maryland Department of Transportation

State Highways Administration

Harry R. Hughes
Bernard M. Evans
Administrative

April 26, 1974

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

ITEM 1
Re: Seventh Zoning Cycle,
April, 1974
Property Owner: Chas. A. & Charlotte
Diffendall
Location: NW cor. of Eastern Blvd.
[Route 150] S Diamond Point Rd.
Existing Zoning: B.M. 16 & M.L.
Proposed Zoning: B.M.
No. of Acres: 30.66
District: 15th

Dear Sirs:

The prospective developer of the subject site and his engineer have been previously notified that the proposed westerly entrance and median crossover must be made directional so as to preclude left-turn movements from the entrance. This condition is not indicated on the subject plan. The plan should be revised prior to the hearing.

The 1973 average daily traffic count on this section of Eastern Boulevard is ... 47,000 vehicles.

Very truly yours,

Charles Lea, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

CLJ:ET/bk

Baltimore County Fire Department



Towson, Maryland 21204

873-7310

J. Austin Deitz
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles A. & Charlotte Diffendall

Location: NW corner of Eastern Boulevard & Diamond Point Road

Item No. / 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 the development.
- (X) 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at []
- (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 fire lane National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *Joseph H. [Signature]*
Planning Group
Special Inspection Division

Noted and Approved: *Paul H. [Signature]*
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. 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: Charles A. & Charlotte Diffendall
Location: NW corner of Eastern Blvd. & Diamond Point Rd.
Existing Zoning: B.M. 16 & M.L.
Proposed Zoning: B.M.
No. of Acres: 30.66
District: 15

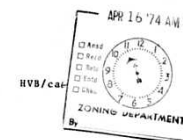
Metropolitan water is available. Sanitary sewer must be extended to the site.

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.

Air Pollution Comments: The building or buildings or 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.

Very truly yours,

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





May 2, 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 #1, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Charles A. and Charlotte Diffendall
Location: NW corner of Eastern Boulevard and Diamond Point Road
Existing Zoning: D.R. 16 and M.L.
Proposed Zoning: B.M.
No. of Acres: 30.66
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 problems with regard to development plans that may have a bearing on this petition.

This property is currently being processed by Baltimore County as a proposed shopping center under the name of "Diamond Point Mall". It is being processed under Section 103.1 of the Zoning Regulations which permits commercial uses in M.L. zone if grandfathered, except for a small portion of the property along the west boundary which is zoned D.R. 16. If the petition is granted the site plan must be revised to clearly indicate the required screening along the west property line.

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 494-3648 ZONING 494-3631

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 1
Property Owner: Charles A. & Charlotte Diffendall
Location: N.W. corner of Eastern Blvd. & Diamond Point Rd.
Present Zoning: D.R. 16 & M.L.
Proposed Zoning: B.M.

District: 15th
No. Acres: 30.66

Dear Mr. DiNenna:

No adverse effect on student population.

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

WNP/ml

W. PHILIP PERKINS, President
EUGENE D. HARRIS, Vice President
WILLIAM J. GIBSON, Secretary

MARGUS W. WIDEMAN, Treasurer
JOSEPH D. MCGOWAN, At-Large
WILLIAM L. GORDON, At-Large
JOSEPH W. WHEELER, At-Large

JOHN W. WILSON, At-Large
WILLIAM W. WILSON, At-Large
WILLIAM W. WILSON, At-Large



COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
RECEIVED: 301
494-3648
H. B. STAAB
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: B.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, NE/S 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

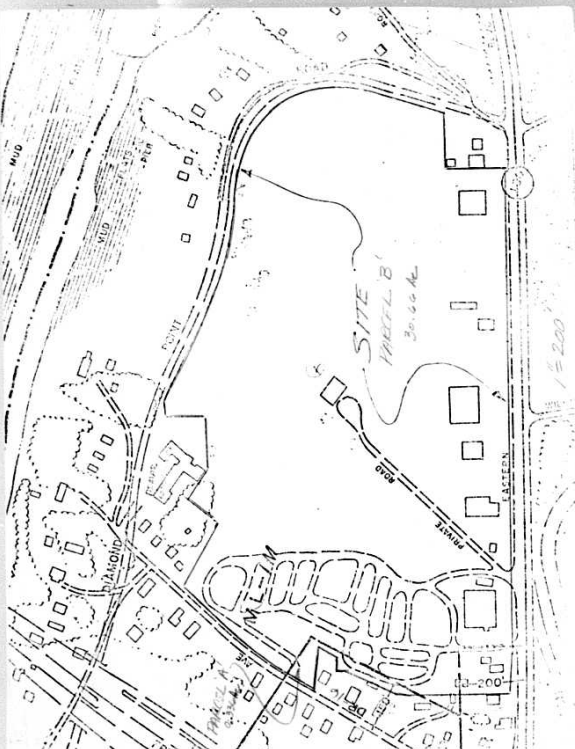
-2-

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. Staab
H. B. STAAB
Director



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 4/26/74
Posted for: Hearing Mon. Sept. 23, 1974, 9:00 A.M.
Petitioner: Charles A. Diffendall
Location of property: N.W. corner of Eastern Blvd. & Diamond Pt. Rd.
Location of Sign: 2 signs posted on Diamond Pt. Rd. 1 sign posted on Eastern Blvd.
Remarks: _____
Posted by: Mal H. H. Date of return: 4/27/74
Signature

BALTIMORE COUNTY, MARYLAND No. 14731
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 19, 1974 ACCOUNT 01-662
AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER
John E. Barfield
108 Cedarcrest Court
Cockeysville, Md. 21030
Petition for Reclassification for Charles A. Diffendall



D. N. OWENS & CO., INC.

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 141148

DATE 3/3/76

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY: Finance

To: Miscellaneous Cash Receipts

R 01-662-000 \$232.70

DEPOSIT TO ACCOUNT NO. R 01-712-000 26.00

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT

\$258.70

QUANTITY

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COST

Check from William J. Kunkel - Sheriff of Harford County - for
zoning case #75-59 - Charles Diffendall

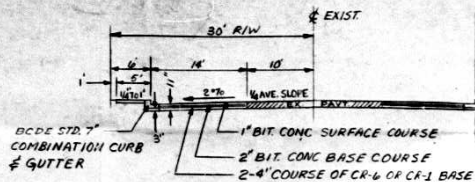
R 01-662-000 - \$232.70 - applied towards zoning bill which was sent
to Mr. Kunkel's office, paying it in full.

R 01-712-000 - \$ 21.00 - DP #50653 made payable to District Court of
Maryland for Harford County.

R 01-712-000 - \$ 5.00 - to be credited to this account

\$258.70

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204



TYPICAL SECTION PAVEMENT WIDENING
STA 18+75 TO STA 21+90 RT<
DIAMOND POINT ROAD
SCALE 1"=10'

PATAPSCO NECK THRUWAY

RELOCATED WEST RIVERSIDE AVE

AVE

DIAMOND

ZONED: M-1M

PETITION FOR REZONING TO BE FILED

ORIOLE

FUTURE DEPARTMENT STORE 70,000 S.F.

FUTURE RETAIL STORES 15,000 S.F.

FUTURE RETAIL STORES 36,015 S.F.

MURPHY'S MART 83,000 S.F.

BITUM CONC PARKING

ZONED: BR

PROPOSED TRAFFIC SIGNAL

EASTERN

INSTALL NEW 400 W MV STREET LIGHTS ON 30' POLES

BACK RIVER TREATMENT PLANT

PATAPSCO NECK THRUWAY

AVE

DIAMOND

ORIOLE

EASTERN

BACK RIVER
TREATMENT PLANT

PETITION FOR REZONING
TO BE FILED

ZONED: BR

ZONED: PL-1M

ZONED: DR-1B

BITUM. CONC. PARKING

FUTURE RETAIL STORES
15000 S.F.
FF = 30.0

FUTURE DEPARTMENT STORE
70,000 S.F.
FF = 36.0

FUTURE RETAIL STORES
30015 S.F.
FF = 30.0

REMOVE
USED CAR
BLACK BAY
REMOVE

REMOVE
USED CAR
BLACK BAY
REMOVE

REMOVE
EX. STY. BLACK BAY
USED CARS
#122

REMOVE
EX. STY. BLACK BAY
USED CARS
#122

REMOVE
EX. STY. BLACK BAY
USED CARS
#122

REMOVE
EX. STY. BLACK BAY
USED CARS
#122

REMOVE
EX. STY. BLACK BAY
USED CARS
#122

NOTED
BY
DATE
11/16/74
BY
11/16/74
BY
11/16/74
BY
11/16/74