

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Plumtree Development Corp., 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 BM Undistricted to a CCC district; for the following reasons:

1. Property meets all criteria for a BM-CCC District.
2. Due to its location on Liberty Road and its proximity to shopping areas and other CCC Districts, and
3. For such other and further reasons as shall be shown at the time of the hearing hereon.

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.

Plumtree Development Corp.
Contract purchaser
Address: 5 Caraway Road, Reisterstown, Maryland
Protestant's Attorney
Address: 208 W. Pennsylvania Avenue, Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of January, 1975, 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 2nd day of February, 1975, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)



MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 623-0500

DESCRIPTION

14.2648 ACRE PARCEL, SOUTHWEST SIDE OF LIBERTY ROAD

AT BRENBROOK DRIVE, BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS FOR A REQUEST FOR A CCC DISTRICT

Beginning for the same at a point on the southwest side of Liberty Road, 80 feet wide, and distant 175 feet, more or less, northwesterly from the center of Brenbrook Drive, said point being at the northwest corner of Lot 1 as shown on the "Plat of Burningwood Realty Co. Property", dated June 23, 1970, and recorded among said Land Records in Plat Book O.T.G. 34, page 51, running thence binding on the northwest and southwest outlines of said Lot 1, two courses: (1) S 32° 11' 30" W 557.72 feet to a granite monument and (2) S 57° 09' 27" E 208.35 feet to a point on the northwest side of Brenbrook Drive, 70 feet wide, as shown on said plat and as shown on the "Plat of Brenbrook Apartments" recorded among said Land Records in Plat Book O.T.G. 35, page 66, thence binding on said northwest side of Brenbrook Drive, two courses: (3) S 25° 34' 46" W 8.92 feet and (4) southwesterly, by a curve to the right with the radius of 1965.00 feet, the distance of 85 feet, more or less, to intersect the existing "BM-DR 16" zoning line shown on

Water Supply & Sewerage > Drainage > Highways & Structures > Developments > Planning & Reports



2.

Baltimore County Zoning Map NW 6 I; thence binding on said "BM zoning line, (5) southwesterly 250 feet, more or less, to intersect the northwest side of said Brenbrook Drive, thence binding on said Brenbrook Drive (6) southwesterly, by a curve to the right with a radius of 1965.00 feet, the distance of 558 feet, more or less, to a point on the fourth line of the land described in the deed from Ralph E. Deitz, Executor to Nathan Scherr and Nathan Metz, dated July 1, 1970, and recorded among the Land Records of Baltimore County in Liber O.T.G. 5106, page 406, thence binding reversely on a part of said fourth line and continuing to bind reversely on the third and second lines of said mentioned land, three courses: (7) N 43° 38' 24" W 513.34 feet to a 1/2 inch pipe, (8) N 37° 30' 10" E 1036.61 feet, and (9) N 26° 37' 10" E 253.42 feet to a point on the southwest side of said Liberty Road, thence binding thereon, two courses: (10) southeasterly, by a curve to the right with the radius of 22878.31 feet, the distance of 103.56 feet, the chord of said arc being S 64° 33' 01" E 103.56 feet and (11) S 64° 25' 14" E 213.69 feet to the place of beginning, Containing 14.2648 acres of land.

rwbd:eg
J.O. 1-70060
W.O. 2278C
10/24/74



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 20, 1975

Mr. Nathan Scherr, President
Plumtree Development Corp.
5 Caraway Road
Reisterstown, Maryland 21136

RE: Redistricting Petition
Item 97
Plumtree Development Corp.

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

XXXXXXXXXXXXXXXXXXXX
Franklin T. HOGANS, Jr.
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
LAND/URBAN DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

Dear Mr. Scherr:

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

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. HOGANS, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 27, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

XXXXXXXXXXXXXXXXXXXX
Franklin T. HOGANS, Jr.
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
LAND/URBAN DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

Mr. Nathan Scherr, President
Plumtree Development Corp.
5 Caraway Road
Reisterstown, Maryland 21136

RE: Redistricting Petition
Item 97
Plumtree Development Corp.

Dear Mr. Scherr:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you under the above referenced subject.

Very truly yours,

Franklin T. HOGANS, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

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

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DEPUTY CHIEF
WM. T. MELTZER DEPUTY TRAFFIC ENGINEER

December 16, 1974

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

Re: Item 97 - ZAC - November 26, 1974
Property Owner: Plumtree Development Corp.
Location: SW/S of Liberty Rd. at Brenbrook Dr.
Existing Zoning: BM
Proposed Zoning: Redistricting to a BM-CCC zone.
No. of Acres: 14.2648
District: 2nd

Dear Mr. DiNenna:

Imposing a CCC District on the existing BM zone will increase the trip generation from this site. The Liberty Road corridor is experiencing capacity problems at this time and any increase in traffic is undesirable.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Asst. Traffic Engineer

MSF:lb

ASKEW, WILSON & DICICCO

JOHN L. ASKEW
ASKEW & WILSON
ROBERT A. DICICCO

208 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

January 30, 1975

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

Re: Petition for Redistricting
75-167-R

Dear Mr. DiNenna:

Please enter my appearance in behalf of the Petitioner, Nathan Scherr, in the above-captioned matter.

Sincerely,
Robert A. DiCicco
Robert A. DiCicco

RAD/pak

Robert A. DiCicco, Esquire
208 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Redistricting
SW/S of Liberty Road, 175' NW of
Brenbrook Drive - 2nd District
Plumtree Corporation - Petitioner
NO. 75-167-R (Item No. 97)

Dear Mr. DiCicco:

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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 259, 2 C. of the Baltimore County Zoning Regulations having been met.

the above Redistricting should be had, and to further appearing that the same should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of February, 1975, that the herein described property or area should be and the same is hereby redistricted, from Undistricted to a C.C.C. District.

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of February, 1975, that the above redistricting be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain Undistricted and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 31, 1975

FROM: William D. From, Director of Planning

SUBJECT: Petition #75-167-R. Southwest side of Liberty Road 175 feet Northwest of Brenbrook Drive
Petition from Undistricted to C.C.C. District.
Petitioner - Plumtree Development Corporation

2nd District

HEARING: Monday, February 3, 1975 (10:30 A.M.)

The staff of the office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

This proposed C.C.C. District is not consistent with the policies of the 1980 Codeplan, the County's official Master Plan.

A large C.C.C. district, containing two shopping centers, library and a fire station exists directly across Liberty Road between Brenbrook Road and Old Court Road. It appears that this community center, along with its supporting roadside uses is more than adequate to serve the community.

William D. From
William D. From, Director
Office of Planning and Zoning

WDF:NEG:rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 27, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

XXXXXXXXXXXXXXXXXXXX
Franklin T. HOGANS, Jr.
Chairman,
Zoning Plans Advisory Committee

MEMORANDUM
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

Mr. Nathan Scherr, President
Plumtree Development Corp.
5 Caraway Road
Reisterstown, Maryland 21136

RE: Redistricting Petition
Item 97
Plumtree Development Corp.

Dear Mr. Scherr:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you under the above referenced subject.

Very truly yours,

Franklin T. HOGANS, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

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

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLYFORD, P.E.
DIRECTOR

WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

December 16, 1974

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

Re: Item 97 - ZAC - November 26, 1974
Property Owner: Plumtree Development Corp.
Location: SW/S of Liberty Rd. at Brenbrook Dr.
Existing Zoning: RM
Proposed Zoning: Redistricting to a RM-CCC zone.
No. of Acres: 14.2648
District: 2nd

Dear Mr. DiNenna:

Imposing a CCC District on the existing RM zone will increase the trip generation from this site. The Liberty Road corridor is experiencing capacity problems at this time and any increase in traffic is undesirable.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Asst. Traffic Engineer

MSF/lb



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

January 6, 1975

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

Re: Revised Plan, Item 97
Owner: Plum Tree Development Corp.
Liberty Road (Rte 26)

Dear Mr. DiNenna:

The subject revised plan, revision date December 24, 1974, does not note concrete curbs between the parking lot and the right of way line as mentioned in our comments of November 20, 1974. The plan should be revised accordingly.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

by: John E. Meyers

CL-JEM-es

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 97

Mr. Nathan Scherr, President
Plumtree Development Corp.
5 Caraway Road
Reisterstown, Md. 21136

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

S. ERIC DINENNA
Zoning Commissioner

Owner(s) Name: Plumtree Development Corp.

Reviewed by:

cc: MCA
1020 Cromwell Bridge Road (21204)



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

November 20, 1974

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

Attention: Mr. Franklin T. HOGANS, Jr.

Dear Mr. DiNenna:

The proposed entrances into the subject site from Liberty Road are acceptable to the State Highway Administration, however the plan should note concrete curbs between the parking lot and the right of way of Liberty Road.

The 1973 average daily traffic count for this section of Liberty Road is 25,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

by: J.E. Meyers

CL:JEM:rf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 16, 1974

Mr. Nathan Scherr, President
Plumtree Development Corp.
5 Caraway Road
Reisterstown, Maryland 21136

RE: Redistricting Petition
Item 97
Plumtree Development Corp. -
Petitioner

Dear Mr. Scherr:

The Zoning Plans 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 a 14.2648 acre parcel located on the southwest side of Liberty Road, beginning 175 feet northwest of Brenbrook Drive. This land is currently in a vacant graded state, and abuts to the northwest a large acreage farm and residential user on the southeast an existing retail and a commercial bank complex at the corner of Liberty Road and Brenbrook Drive, and existing apartment development farther down on the southeast side of Brenbrook Drive. The rear portion of this property is currently improved with a tennis club of 15 outdoor courts.

The petitioner is requesting to redistrict the existing Business Local and Business Major zoning to a C.C.C. (Commercial Community Core) District and is proposing to construct a planned community center, consisting of 336 apartment units and incidental bank.

Mr. Nathan Scherr, President
Re: Item 97
December 16, 1974

Page 2

retail, and restaurant commercial uses. The residential living units are to be contained in four eight story buildings, with commercial usages on the ground floor of each.

This Committee finds that an adequate comment cannot be afforded concerning the disposition of these buildings without additional information. The plans should be revised to indicate said information as follows:

- The height of the proposed buildings (appropriate height tent schematic).
- Floor area ratio calculations.
- Indication of provision for required amenity open space.

Much concern has been voiced by Committee members concerning the parking layout for this site - most especially in the aspect of circulation. This Committee offers its services to the petitioner concerning possible alternate arrangements for the parking circulation, access, etc., in order that all problem situations may find solution prior to resubmittal.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTW:JD

Enclosure

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

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

Division of Engineering
ELLSWORTH N. DIVER, P. E. Chief

November 29, 1974

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

Re: Item #97 (1974-1975)
Property Owner: Plumtree Development Corp.
S/W of Liberty Rd. at Brenbrook Dr.
Existing Zoning: BM
Proposed Zoning: Redistricting to a BM-CCC Zone
No. of Acres: 14.2648 District: 2nd

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:

Comments were supplied for the overall property, of which this site is a part, in connection with Item #32 (1969-1970). Those comments and the formal comments dated December 6, 1971 and the supplemental comments dated January 25, 1972 furnished by the Baltimore County Bureau of Public Services in connection with the proposed development known as "Brenbrook Apartments", (see Public Works Agreement #27802) a portion of the overall property, are referred to for your consideration.

This property is tributary to the Guyana Falls Sewerage System, subject to State Health Department imposed sewerage restrictions.

Very truly yours,

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

END/SAK:PHS

cc: G. Reiter (File Brenbrook Apts.)
F. Koch

P-34 Key Sheet
22 - 25 NW 33 Pos. Sheets
NW 6 H & I Topo
77 Tex Map

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
HEALTH STATE AND COUNTY HEALTH OFFICER

November 25, 1974

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

Dear Mr. DiNenna:

Comments on Item 97, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Plumtree Development Corp.
Location: SW/S of Liberty Rd. at Brenbrook Dr.
Existing Zoning: BM
Proposed Zoning: Redistricting to a BM-CCC Zone.
No. of Acres: 14.2648
District: 2nd

Metropolitan water and sewer must be extended to 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 equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Food Protection 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.

Swimming Pool Comments: Prior to approval of a public pool on this site, complete plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

Guyana Falls Moratorium: A moratorium was placed on new sewer connections in the Guyana Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 18, 1974; therefore approval may be withheld for this connection.

Zoning Advisory
Committee Meeting
November 26, 1974
Item 97

November 25, 1974

Page 2

Parking Management Comments: The parking facilities to be constructed on this site are subject to review and approval under the Federal Environmental Protection Agency's Management of Parking Supply Regulations. Specified information regarding the proposed facilities must be submitted to the appropriate regional reviewing authority. Contact the Baltimore County Division of Air Pollution for additional information concerning the submittal of an application for approval.

Very truly yours,

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

HVB/mc

cc-W.L. Phillips
L.A. Schuppert
J.A. Messina

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



December 10, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 97, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Plumtree Development Corp.
Location: SW/S of Liberty Road at Brenbrook Drive
Existing Zoning: B.M.
Proposed Zoning: Redistricting to a B.M.-CCC zone
No. of Acres: 14.2648
District: 2nd

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

The parking layout and traffic circulation is poor and should be revised. When the developer has determined how he wishes to develop the property, a meeting with the Joint Site Planning Committee will be required.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3391

Baltimore County Fire Department



Towson, Maryland 21204

872-7310

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: Plumtree Development Corp.

Location: SW/S of Liberty Rd. at Brenbrook Dr.

Item No. 97 Zoning Agenda November 26, 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. Plus plug on site - High-Rise Bill 572 Requirement 3 feet.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *John L. Wimbley* Noted and Approved: *Paul H. Reinke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 12, 1974

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

Re: Item 97 Z.A.C. Meeting of: November 26, 1974
Property Owner: Plumtree Development Corp.
Location: SW/S of Liberty Road at Brenbrook Drive.
Present Zoning: B.M.
Proposed Zoning: Redistricting to a BM-CCC zone

District: 2nd
No. Acres: 14.2648

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

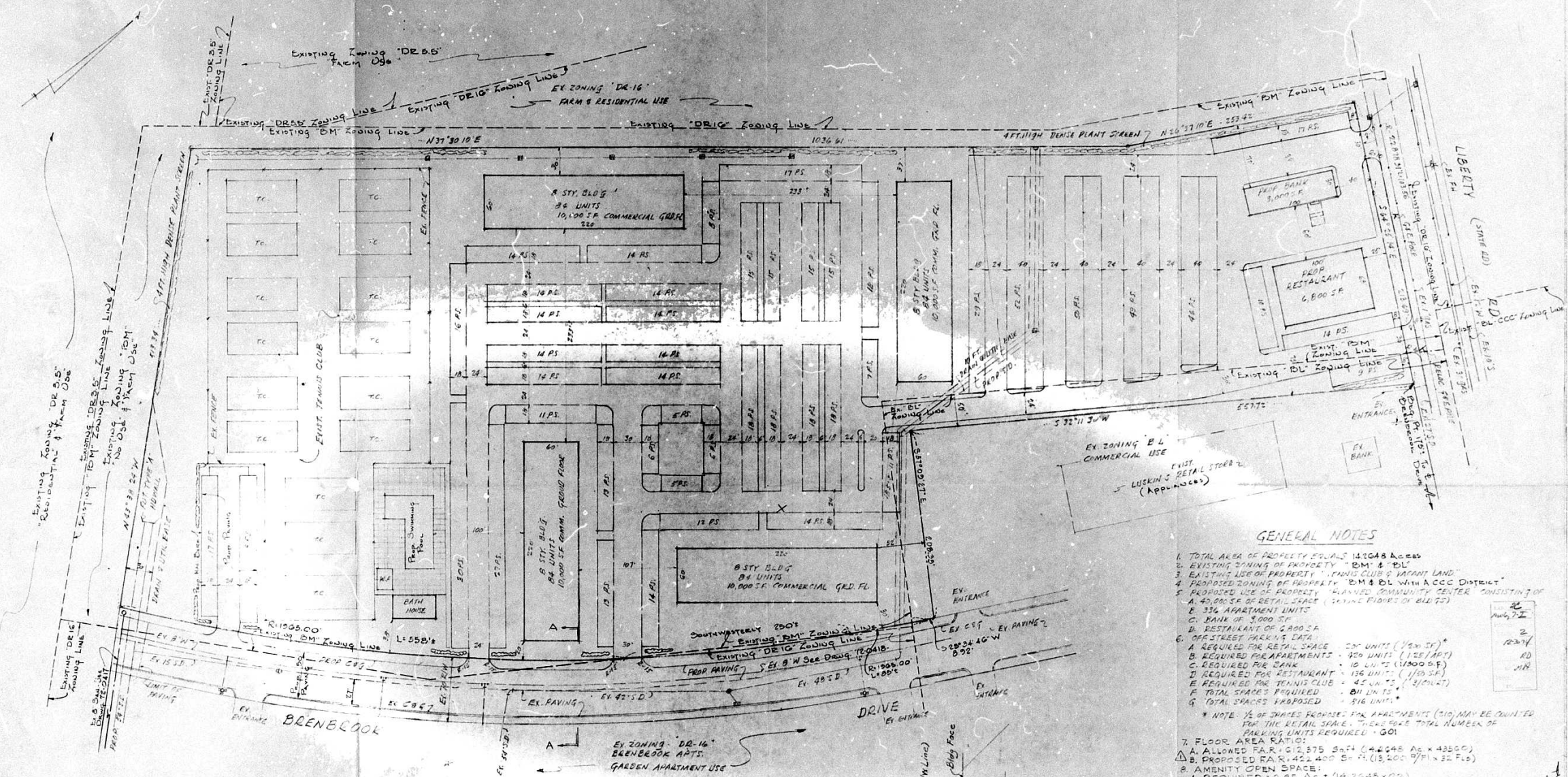
Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

H. EMILIE PARKER, President
LORENCE C. WEBB, Vice-President
MR. ROBERT L. BERRY

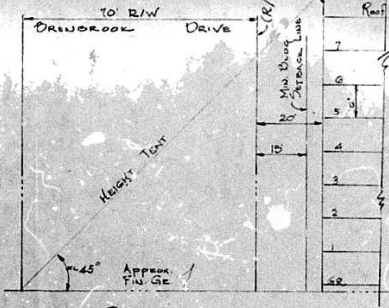
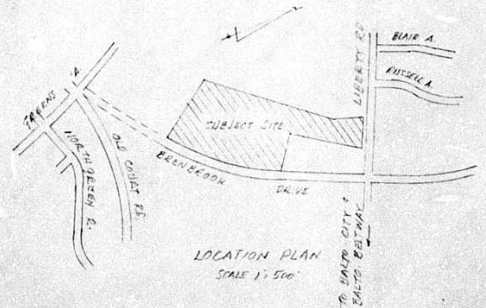
MARCUS P. BOSTWICK
JOSEPH H. MCGOWAN
ALVIN LURECK
JOSHUA B. WHEELER

T. HARVEY W. HALL, JR.
RICHARD W. TRACY, JR.
MR. EDWARD A. KUEVEL



GENERAL NOTES

- TOTAL AREA OF PROPERTY EQUALS 12.0048 ACRES
- EXISTING ZONING OF PROPERTY - "B1" & "DL"
- EXISTING USE OF PROPERTY - "TENNIS CLUB & VACANT LAND"
- PROPOSED ZONING OF PROPERTY - "B1" & "DL" WITH A "CCC DISTRICT"
- PROPOSED USE OF PROPERTY - PLANNED COMMUNITY CENTER CONSISTING OF:
 - 40,000 SF OF RETAIL SPACE (3rd FLOOR OF BLDG)
 - 336 APARTMENT UNITS
 - CLUB OF 3,000 SF
 - RESTAURANT OF 6,000 SF
- OFF STREET PARKING DATA:
 - REQUIRED FOR RETAIL SPACE - 237 UNITS (12.5% SF)
 - REQUIRED FOR APARTMENTS - 400 UNITS (1.1% SF)
 - REQUIRED FOR CLUB - 10 UNITS (1,000 SF)
 - REQUIRED FOR RESTAURANT - 135 UNITS (1,150 SF)
 - REQUIRED FOR TENNIS CLUB - 40 UNITS (1,150 SF)
 - TOTAL SPACES REQUIRED - 812 UNITS
 - TOTAL SPACES PROVIDED - 816 UNITS
- * NOTE: 1/2 OF SPACES PROVIDED FOR APARTMENTS (400) MAY BE COUNTED FOR THE RETAIL SPACE. THEREFORE TOTAL NUMBER OF PARKING UNITS REQUIRED - 601
- FLOOR AREA RATIOS:
 - ALLOWED F.A.R. - 212,875 SQ FT (4.4648 AC X 43500)
 - PROPOSED F.A.R. - 422,400 SQ FT (13,200 SF/FL X 32 FL)
 - AMENITY OPEN SPACE:
 - REQUIRED - 2.55 AC (14,204 SQ FT)
 - PROPOSED - 4.24 AC (7,711 SQ FT) (TENNIS COURTS & SWIM CLUB)
 - AVERAGE BUILDING HEIGHT 62' (SEE SECTION A-A)



NO.	REVISION	DATE
1	ADDED NOTES 7, 8, 9, 10 & SECTION A-A FOR RETAIL SPACE COMMENTS	12-24-74

PLAT TO ACCOMPANY PETITION
FOR
ESTABLISHMENT OF A USE DISTRICT
VICINITY
LIBERTY ROAD & BRENBROOK DRIVE

2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1" = 50'
OCTOBER 15, 1974
REVISED: DEC 24, 1974

MCA ENGINEERING CORP.
1010 W. BALTIMORE AVENUE
BALTIMORE, MD. 21201

JUN 03 1975

3,284,72



PETITIONER'S EXHIBIT N^o 2

7-13 NV



063

3-28-72



SCALE: 1"=200'

PETITIONER'S EXHIBIT No 2

6-13

SCALE: 1"=200'



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