

AMENDED PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, POMONA, INC., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an D.R. 10.5 and B.L. zone to an B.L. and D.R. 10.5 zone, for the following reasons:

The Petitioner has previously applied for certain portions of its land to be reclassified from D.R. 10.5 and B.L. zones to B.L. and D.R. 10.5 zones, said Petition having been designated as Item 5 in Cycle VIII, said Petition having stated as follows: "Error in original zoning and genuine change in conditions; said Petition being filed as a result of a request by the neighbors and a neighborhood community association to switch an existing 3.2 acres B.L. zone from the Reisterstown Road frontage to a 3.2 acres parcel on the interior of the property in close proximity to the existing Hilton Hotel Complex."

The Petitioner, having been unable to agree with all of the residents of the neighborhood as to the transfer of the B.L. acreage from the (over) and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Community Building (Low Starting Rink).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

Gordon E. Sugar Contract purchaser
POMONA, INC.
By M. Lee Harrison Attorney for Petitioner, Legal Owner
Address:

W. Lee Harrison Petitioner's Attorney
Address: 501 Equitable Building
Towson, Maryland (332-8812)

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 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 a Special Hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of January, 1975, at 10:00 o'clock.

Deputy Zoning Commissioner of Baltimore County.

AMENDED PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, POMONA, INC., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a Use Permit for Off-Street Parking in D.R. 2, and D.R. 10.5 zones.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

Gordon E. Sugar Contract purchaser
POMONA, INC.
By M. Lee Harrison Attorney for Petitioner, Legal Owner
Address:

W. Lee Harrison Petitioner's Attorney
Address: 501 Equitable Building
Towson, Maryland (332-8812)

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 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 a Special Hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of January, 1975, at 10:00 o'clock.

Deputy Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 5 - 8th Zoning Cycle

W. Lee Harrison, Esq.
601 Equitable Bldg.
Towson, Md. 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

25th October
Your Petition has been received and accepted for filing this day of 1974.

Pomona, Inc.
W. Lee Harrison, Esq.
1020 Cromwell Bridge Road
Baltimore, Md. 21204

Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

W. Lee Harrison, Esq.
601 Equitable Building
Towson, Maryland 21204

RE: Reclassifications and
Special Hearing Petition
Item 5 - 8th Zoning Cycle
Pomona, Inc. - Petitioners

Dear Mr. Harrison:

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 of the property. The following comments are a result of this review and inspection.

The subject property is located on the southwest side of Reisterstown Road opposite Village Road, in the 3rd Election District of Baltimore County. The entire holdings of the petitioner, representing over 72 acres, presently is improved with a large existing two-story dwelling. The facilities of the Hilton Inn Motel, as well as various retail stores and offices, exist between this site and the Baltimore County Beltway to the north.

The petitioner is requesting Reclassifications from the existing DR 10.5 and BL zones, the request representing a reversal of what was previously granted under prior petitions (Case Nos. 72-82-RX, 72-221-R, 70-122-RXBPW and 5715). In addition, a Special Exception for a community building has been requested along with Special Hearings to permit off street parking in residential zones.

The petition to be developed under the requested BL zoning indicates a shopping center containing

W. Lee Harrison, Esq.
Re: Item 5 - 8th Zoning Cycle
October 25, 1974

Page 2

approximately 40,000 square feet of retail floor area, and a skating rink. The portion of the site requesting a DR 10.5 is proposed to be included in development of the entire tract as garden apartments.

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 December 1, 1975, 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 March 1, 1975 and April 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 23, 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 Item 5, of Reclassification Cycle #8 are as follows:

Property Owner: Pomona, Incorporated
Location: SW/4 of Reisterstown Road, 270 feet S/E of Village Road
Existing Zoning: D.R. 10.5, B.L.
Proposed Zoning: D.R. 10.5, B.L., and Special Hearing to permit offstreet parking in a residential zone and
Special Exception for a community building
No. of Acres: Parcel A - 3.0 (B.L.)
Parcel B - 2.4 (offstreet parking)
Parcel C - 2.2 (offstreet parking)
Parcel D - 3.0 (D.R. 10.5)
District: 3rd

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, Director
Bureau of Environmental Services

THD/NLP/ef

Baltimore County Fire Department

J. Austin Zeig
Chief



Towson, Maryland 21204

923-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Pomona, Inc.

Location: SW/4 of Reisterstown Rd. 270 feet S/E of Village Road

Item No. 5 Zoning Agenda Item 5 - 8th Zoning Cycle

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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 150 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at

4. EXCEEDS the maximum allowed by the Fire Department.
5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
6. 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.

7. Site plans are approved as drawn.
8. The Fire Prevention Bureau has no comments at this time.

Reviewed by H. J. Roop, Noted and Approved: Thomas H. Devlin, Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

*Reisterstown Road frontage to the area in close proximity of the Hotel Complex, now requests that the transfer of P.L. zoning be located as shown of the attached plat instead of at the location shown on the plat filed with the original Petition as specified by the Restrictive Covenant Agreement dated April 23, 1974, a copy of which is attached hereto.

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

the above Reclassification should be had, and it further appearing that by reason of _____

a Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1974, that the herein described property or area should be and the same is hereby reclassified, from a _____ zone to a _____ zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, that the above reclassification 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 a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

October 27, 1974

Re: Item #5 (Cycle VIII - October 1974 - April 1975)
Property Owner: Pomona, Inc.
S.W. of Reisterstown Rd., 270' E/W of Village Rd.
Existing Zoning: D.R. 10.5, B.L.
Proposed Zoning: B.L. 10.5, B.L., & Special Hearing to permit offstreet parking in a residential zone & Special Exception for a community building
No. of Acres: Parcel A - 3.0 (B.L.)
Parcel B - 2.1 (offstreet parking)
Parcel C - 2.2 (offstreet parking)
Parcel D - 3.0 (D.R. 10.5)
District: 3rd

Dear Mr. DiNenna:

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

Highways:

Reisterstown Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road case 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.

Old Court Road is an existing 48-foot curb and gutter street cross-section on a 70-foot right-of-way.

Naylor Lane is an existing road which shall ultimately be improved as a 40-foot curb and gutter street on a 60-foot right-of-way.

Storm Drains:

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

Construction drawings indicating existing drainage facilities are on file in Room 200 of the Baltimore County Office Building, Towson, Maryland 21204 and are available for your information and guidance.

Item #5 (Cycle VIII - October 1974 - April 1975)
Property Owner: Pomona, Inc.
Page 2
October 27, 1974

Storm Drains: (Cont'd)

When street drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Sediment Control:

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

Water:

Public water exists within Reisterstown Road, Naylor Lane and Old Court Road.

Sanitary Sewers:

Public sanitary sewer traverses this site; however, this site falls within the Gwynns Falls Drainage Area. The Maryland State Health Department has placed a moratorium on this drainage area, therefore, this site is subject to their approval for any additional connections.

Very truly yours,

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

ENCLOSURES:

D-RE & SE Key Sheets
30 & 31 NW 22 & 23 Pos. Sheets
SW 8 7 Zone
75 Tax Map



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Edward M. Evans
Administrator

October 10, 1974

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

Re: 8th Zoning Cycle, Oct. 1974
Property Owner: Pomona, Inc.
Location: SW of Reisterstown Road (Route 140) SE of Baltimore Highway Existing Zoning: DR 10.5 & BL
Proposed Zoning: DR 10.5
SPECIAL EXCEPTION for off street parking in DR 2, DR 10.5 & DR 16 zones.
No. of Acres: Parcel A - BL - 3.0
B - 2.1
C - 2.2
D - DR 10.5 3.0
District: 3rd

Dear Mr. DiNenna:

The subject plan indicates access from Reisterstown Road by way of a 72' wide right-of-way. In a recent meeting with the developer it was stated that if additional change at Reisterstown Road could not be acquired, the entrance would be made one-way or would be used exclusively for emergency vehicles. A note on that effect should be added to the plan.

The 1973 average daily traffic count for this section of Reisterstown Road is 35,000 vehicles.

Very truly yours,
Charles Lee, Esq.
Bureau of Engineering
Access Permits
By: John F. Nease

CLJ:EMK

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21201



November 6, 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 #5, Zoning Cycle VIII, October 1974, are as follows:

Property Owner: Pomona, Inc.
Location: SW of Reisterstown Road SE of Baltimore Highway
Existing Zoning: D.R. 10.5 and B.L.
Proposed Zoning: B.L. and D.R. 10.5
Proposed Zoning: B.L. and D.R. 10.5 Special Exception for off street parking in D.R. 2, D.R. 10.5 and D.R. 16 zones
No. of Acres: Parcel A - 3.0
B - 2.1
C - 2.2
D - D.R. 10.5 3.0
District: 3

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 existing building is a historic landmark and therefore should be preserved.

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MELZER DEPUTY TRAFFIC ENGINEER

October 28, 1974

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

Re: Item 5 - Cycle Zoning 8 - October 1974 through April 1975
Property Owner - Pomona, Inc.
SW/5 of Reisterstown Road, 270 ft. SE of Village Road
D.R. 10.5 B.L., & special hearing to permit offstreet parking in a residential zone & special exception for a community building
District 3

Dear Mr. DiNenna:

The subject petition is requesting a change which does not appear to be increasing the density of the subject tract, therefore, no change in traffic density is anticipated.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRN/rmg

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 9, 1974

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

Z.A.C. Meeting of: October 1, 1974 (Cycle #8)

Re: Item 5

Property Owner: Pomona, Inc.

Location: S.W. of Reisterstown Rd., S.E. of Balto. Beltway

Present Zoning: D.R. 10.5 & B.L.

Proposed Zoning: B.L. & D.R. 10.5 Special Exception for off street parking in D.R. 2, D.R. 10.5 and B.L. 16 zones.

District: 3rd

No. Acres: Parcel A - B.L. 3.0
B - 2.1
C - 2.2
D - D.R. 10.5 3.0

Dear Mr. DiNenna:

No bearing since this petition is simply requesting that an equal exchange between two (2) zonings be made to reposition a commercial area.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WSP/ml



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH
BALTIMORE STATE AND COUNTY HEALTH OFFICES

October 10, 1974

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

Dear Mr. DiNenna:

Comments on Item 5, Zoning Reclassification, Cycle #8, are as follows:

Property Owner: Pomona, Inc.
Location: SW of Reisterstown Rd. SE of Balto. Beltway
Existing Zoning: DR 10.5 & BL
Proposed Zoning: BL & DR 10.5 SPECIAL EXCEPTION for off street parking in DR 2, DR 10.5 & DR 16 zones.
No. of Acres: Parcel A - BL 3.0
B - 2.1
C - 2.2
D - DR 10.5 3.0
District: 3rd
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 and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Food Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

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

HVB/sec-

CC-W.L. Phillips
L.A. Schoppert

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

W. Lee Harrison, Esq.
601 Equitable Building
Towson, Md. 21204

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

Item 66

Your Petition has been received and accepted for
filing this 22nd day of December 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Posoma, Inc.

Petitioner's Attorney W. Lee Harrison
cc: HCA
1020 Cromwell Bridge Road
Towson, Md. 21204

Reviewed by *Franklin T. Hogans, Jr.*
Franklin T. Hogans, Jr.,
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS & ADVISORY COMMITTEE

January 26, 1976

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans
XXXXXXXXXXXXX
Chairman, Z.P.

W. Lee Harrison, Esq.
601 Equitable Building
Towson, Maryland 21204

RE: Special Hearing Petition
Item 66
Posoma, Inc. - Petitioner

Dear Mr. Harrison:

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 located on the northwest corner of Reisterstown Road and Naylors Lane, and is currently the site of a large residential estate. Portions of this overall tract have been subject to previous hearings for Reclassification and for Special Exception, and the present case comes before this Committee for review as a direct result of one of these previous cases; namely, Case No. 75-195-Sub EPH (Zoning Cycle VIII, Item 5).

The aforementioned hearing case consisted of a request for Reclassification from the existing D.R. 10.5 and B.L. zones to B.L. and D.R. 10.5 zones, which, in effect, constituted a relocation, or in other words, an "exchange" of the commercially zoned area of this property. The initial request

W. Lee Harrison, Esq.
Box Item 66
January 26, 1976
Page 2

Proposed relocation of commercial zoning existing along Reisterstown Road frontage of the site to an area adjacent to the interior of the overall property. It should be noted that the proposed development of the overall tract is to consist of 534.5 residential density units in the form of multi-housing types, which is to a great extent to be served by this commercial complex. By Order of the Deputy Zoning Commissioner, dated September 3, 1975, it was required, in light of proposals to amend the zoning map, to request as to the location of this commercial complex, that the petition be readvertised and submitted to a second public hearing. The petition as now submitted, which states the proposed commercial area to be located at 200' at the Reisterstown Road frontage of the property.

As per the original petition, the petitioner plans the construction of a retail and office complex within the proposed tract, with necessary off street parking within the tract. The zoned adjacent area for which the Special Exception is requested. A community building, specifically a community rink, is also proposed within the subject property. A Special Exception is requested accordingly.

As first submitted, the proposed oriented commercial complex consisted of 40,000 square feet of retail area and 38,500 square feet of office space. The amended request calls for a retail area of 40,000 square feet and an office area of 40,000 square feet.

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

FTH:JD
Enclosure
HCA, 1020 Cromwell Bridge Road (21204)

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

Bureau of Engineering
ELLENWORTH N. DYER, P. E. CHIEF

October 27, 1975

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

Re: Item #66 (1975-1976)
Property Owner: Posoma, Inc.
N.W. corner of Reisterstown Rd. & Naylors Lane
Existing Zoning: Parcel A - DR 10.5
Parcel B - BL
Parcel C - DR 2 & DR 10.5
Proposed Zoning: Special Exception for Community Bldg.
(See Existing Rink) & Special Hearing to approve a Use Permit for Off-Street Parking & Re-Class from DR 10.5 & BL to BL & DR 10.5 District: 3rd
No. of Acres: Parcel A - 3.0 Parcel B - 3.0 Parcel C - 3.1

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 have been supplied regarding this property in connection with the Joint Subdivision Planning Committee review September 19, 1975, the Zoning Advisory Committee review of Item #5 of Zoning Cycle VIII, and the review by the Developers Design and Approval Section of the Bureau of Engineering of the preliminary site plan entitled "Preliminary", dated October 2, 1975. Copies of these comments are attached for your consideration.

Very truly yours,

Ellenworth N. Dyer, P.E.
ELLENWORTH N. DYER, P.E.
Chief, Bureau of Engineering

ENCLOSURES

cc: Mr. Dyer (File in - 6666)
1 - File

cc: Mr. Dyer (File in - 6666)
30 & 31 N.W. 22 & 23
N.W. 2 F. Tono
78 Tax Map
Attachment



Maryland Department of Transportation State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

October 22, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
ATTN: Mr. Franklin Hogans

Re: L.A.C. meeting: Oct. 7, 1975
ITEM 66
Prop. Owner: Posoma, Inc.
Location: NW/C of Reisterstown Rd.
(Int. 140) & Naylors Lane
Existing Zoning: Parcel A-BL 10.5
Parcel B-BL Parcel C-DR 2 &
DR 10.5
Proposed Zoning: Spec. Excep. for
Community Bldg. (See Existing
Rink) & Spec. Hearing to approve a
Use Permit for Off-Street Park-
ing & Re-Class from DR 10.5 & BL
to BL & DR 10.5
No. of Acres: Parcel A-3.0
Parcel B-3.0
Parcel C-3.1
District: 3rd

Dear Mr. DiNenna:

The Reisterstown Road frontage must be improved with curb and gutter. The roadside face of curb is to be 2' from and parallel to the centerline of Reisterstown Road and is to return into Naylors Lane a 30' radius. A standard concrete curb must be constructed along a line between the proposed right of way line and the parking lot.

The median, in the entrance from Reisterstown Road, must have a minimum length of 120' from the curb line. The nose of the median must be set back 4' from the curb line.

The plan should be revised in for the hearing.

Cltgje

Very truly yours,

Charles Lee, Chief
Charles Lee, Chief
Bureau of Engineering
Access Permits
John F. Hayes
John F. Hayes

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

Baltimore County Fire Department



Towson, Maryland 21204

828-7310

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: Posoma, Inc.

Location: NW/C of Reisterstown Road & Naylors Lane

Item No. 66 Zoning Agenda October 7, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "a" are applicable and required to be corrected or incorporated into the final plans for the property.

- (1) 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.

- (2) 2. A second means of vehicle access is required for the site.
- (3) 3. The vehicle dead-end condition shown at _____

- (4) 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) 5. The buildings and structures shown 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. Turn arounds on all roads in excess of 300 feet. (SEE NOTE BELOW)

- (6) 6. Site plans are approved as drawn.
- (7) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Paul H. Reimschues* Noted and Approved: *Paul H. Reimschues*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

5. NOTE: Developer shall submit drawings showing water main size and fire hydrant location for this site. We would like to offer our assistance in locating fire hydrants and water main size, please contact this office for information at 828-7310.

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

October 14, 1975

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

Dear Mr. DiNenna:

Comments on Item #66, Zoning Advisory Committee Meeting,
October 7, 1975, are as follows:

Property Owner: Pomona, Inc.
Location: NW/C of Reisterstown Rd. & Naylor's Lane
Existing Zoning: Parcel A - DR 10.5
Parcel B - BL
Parcel C - DR 2 & DR 10.5
Proposed Zoning: Special Exception for Community Bldg.,
(Ice Skating Rink) & Special Hearing to
approve a Use Permit for Off-Street
Parking & Re-Class from DR 10.5 & BL
to BL & DR 10.5.
No. of Acres: Parcel A - 3.0
Parcel B - 3.0
Parcel C - 3.1
District: 3rd

Metropolitan water and sewer are available.

A moratorium was placed on new sewer connections in the
Cuyne Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health
and Mental Hygiene, on May 14, 1974; therefore, approval may be
withheld for this connection.

Food Service Comments: If a food service facility is
proposed, complete plans and specifications must be submitted to the
Division of Food Protection, Baltimore County Department of Health,
for review and approval prior to construction.

Very truly yours,

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

MVB:dls
cc: L.A. Schuppert

WILLIAM D. FROMM
DIRECTOR

November 13, 1975

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 #66, Zoning Advisory Committee Meeting, October 7, 1975, are as follows:

Property Owner: Pomona, Inc.
Location: NW/C of Reisterstown Road and Naylor's Lane
Existing Zoning: Parcel A - D.R.10.5
Parcel B - B.L.
Parcel C - D.R.2, and D.R.10.5
Proposed Zoning: Special Exception for Community Building, (Ice Skating Rink) & Special
Hearing to approve a Use Permit for Off-Street Parking and Re-Class from D.R.10.5
& B.L. to B.L. and C.R.10.5
No. of Acres: Parcel A - 3.0
Parcel B - 3.0
Parcel C - 3.1
District: 3rd

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 remaining residential portion of the property must comply with the Comprehensive Manual of
Design Policies.

The area to be used for parking in a residential zone (Parcel C) should indicate landscaping and
lighting on the site plan.

If the office area is to be used for medical offices, the parking ratio would be 1 space for each 300
square feet.

The areas being used for commercial purposes and the area for the commercial parking in a residential
zone must be excluded from the density calculations and clearly shown on the site plan.

Very truly yours,

John L. Wimbley
John L. Wimbley, Planning Specialist II

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 20, 1975

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

Re: Item 66

Z.A.C. Meeting of: October 7, 1975

Property Owner: Pomona, Inc.

Location: NW/C of Reisterstown Rd. & Naylor's Lane

Present Zoning: Parcel A - D.R. 10.5; Parcel B - B.L.
Parcel C - D.R. 2 & D.R. 10.5

Proposed Zoning: Special Exception for Community Bldg., (Ice Skating Rink) &
Special Hearing to approve a Use Permit for Off-Street
Parking & Re-Class from D.R. 10.5 & B.L. to B.L. & 10.5.

District: 3rd

No. Acres: Parcel A - 3.0
Parcel B - 3.0
Parcel C - 3.1

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WVP/ml

H. EMBLE PARKS, President
LUCYNE E. HESS, Vice-President
WMS. JOSEPH L. BERNER

MARCUS M. RUTBARIS
JOSEPH N. M. DEANAN
ALVIN L. COCKE
JOSHUA R. WHEELER, Treasurer

T. DAYMON WILLIAMS, JR.
RICHARD W. TRACY, CLAO
MRS. RICHARD T. CUNY

September 2, 1976

W. Lee Harrison, Esquire
691 Equitable Trust Building
491 Washington Avenue
Towson, Maryland 21204

RE: Amended Petition for Reclassi-
fication, Special Exception, and
Special Hearing
NW/corner of Reisterstown Road
and Naylor's Lane - 3rd Election
District
Pomona, Inc. - Petitioner,
NO. 75-195-RXSPH (Item No. 5)

Dear Mr. Harrison:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachments

cc: Mark D. Dopkin, Esquire
10th Floor, Sun Life Building
Baltimore, Maryland 21201

Gerald A. Zimlin, Esquire
Fifth Floor, Equitable Building
Baltimore, Maryland 21202

W. Lee Harrison, Esquire
Page 2
September 2, 1976

cc: William D. Wells, Esquire
Pikesville Professional Building
7 Church Lane
Baltimore, Maryland 21208

Mr. Murray L. Wolman
690 Reisterstown Road
Baltimore, Maryland 21208

Mrs. Nancy E. Paige
Suite 1200, Carrett Building
Baltimore, Maryland 21202

John W. Hessian, III, Esquire
People's Counsel

RE: AMENDED PETITIONS FOR RE-
CLASSIFICATION, SPECIAL EXCEP-
TION, AND SPECIAL HEARING
NW/corner of Reisterstown Road and
Naylor's Lane - 3rd Election District
Pomona, Inc. - Petitioner
NO. 75-195-RXSPH (Item No. 5)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of Amend-
ed Petitions filed by Pomona, Inc., for a Reclassification from D.R.10.5 and
B.L. Zones to B.L. and D.R.10.5 Zones; a Special Exception for a community
building, i.e., ice skating rink; and a use permit for off-street parking in
D.R.2 and D.R.10.5 Zones. The subject property is located on the northwest
corner of Reisterstown Road and Naylor's Lane, in the Third Election District
of Baltimore County.

This property involves a small portion of a much larger tract, which was
the subject of prior hearings. The subject Amended Petitions and the original
Petitions have been incorporated into one case, as this is a continued request
and exchange of properties to be reclassified.

The subject request constitutes a relocation or "exchange" of the commer-
cially zoned land of the entire tract, to remove it from the Reisterstown Road
frontage westerly to the interior of the overall property.

As a result of an agreement between Pomona, Inc., et al, and the Pine
Ridge Association, Inc., et al, dated April 23, 1974, certain restricted coven-
ants were placed upon the entire tract of 68.55 acres, more or less, and result-
ed in the opinion and Order of the Board of Appeals of Baltimore County, Case
Nos. 72-82-R and 72-221-R, classifying 36.4 acres to a D.R.10.5 Zone, 6.2
acres to a D.R.16 Zone, and 1.4 acres to a B.L. Zone. The prior zoning of
the property overall was D.R.2, D.R.3.5, and B.L. The testimony before the
Zoning Commissioner indicated that said restricted covenants agreement pro-

vided for the transfer of the location of the total B.L. Zone, comprising approx-
imately three acres.

Without reviewing the evidence further in detail but based on all the evi-
dence presented at the hearing, in the judgment of the Zoning Commissioner,
ample evidence was presented showing changes and conditions in the general
neighborhood since the adoption of the Comprehensive Zoning Map of 1971;
namely, the construction of the Hilton Hotel Complex, immediately adjacent to
the entire area, and the now completed ramps from the Baltimore Beltway to
Reisterstown Road. Furthermore, there has been an ample showing that the
requested Special Exception meets the requirements of Section 502.1 of the
Baltimore County Zoning Regulations and that the request for a use permit for
parking in a residential zone would, in fact, have a beneficial effect upon the
neighborhood, contrary to that of a detrimental effect.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore
County, this 2nd day of September, 1976, that the subject property should
be and the same is hereby reclassified from D.R.10.5 and B.L. Zones to B.L.
and 10.5 Zones; a Special Exception for a community building (ice skating rink)
should be and the same is GRANTED, and a Special Hearing for a use permit
for off-street parking in a residential zone should be and the same is GRANTED,
from and after the date of this Order, subject to the approval of a site plan by
the State Highway Administration, Department of Public Works, and Office of
Planning and Zoning.

S. Eric DiNenna
Zoning Commissioner of
Baltimore County

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1029 Cromwell Bridge Road, Baltimore, Maryland 21204 Tel. 371-1029-0920

DESCRIPTION

3.0 ACRE PARCEL, MORE OR LESS, SOUTHWEST SIDE OF REISTERSTOWN
ROAD, NORTHWEST SIDE NAYLOR'S LANE, THIRD ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "DR 10.5" ZONING.

PARCEL "A"

Beginning for the same at the intersection of the northwest side of Naylor's
Lane with the southwest side of Reisterstown Road, said beginning point being at
the beginning of the land described in the deed and agreement between Pomona,
Inc., and Cordon E. Sugar with David M. Paige and wife and recorded among
the Land Records of Baltimore County in Liber E.H.K. Jr. 5456 page 972,
running thence binding on part of the first line of said deed and agreement,
(1) S 50° 27' 10" W 187 feet, more or less, to the existing "BL" zoning line,
thence binding on said zoning line, (2) N 42° 09' 50" W 685 feet, more or less,
to a point on the thirty-seventh line of said deed and agreement, thence binding
on part of said thirty-seventh line, (3) N 45° 12' 10" E 188 feet, more or less,
to the southwest side of said Reisterstown Road, thence binding on the southwest
side of said Reisterstown Road and continuing to bind on the outline of the land of

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

ORDER RECEIVED FOR FILING

DATE September 2, 1976

BY *John P. [Signature]*

ORDER RECEIVED FOR FILING

DATE September 2, 1976

BY *John P. [Signature]*

said deed and agreement, (4) S 42° 09' 50" E 700 feet, more or less, to the place of beginning.

Containing 3.0 acres of land, more or less.

RWB:mpl

J.O. #01-66210-B
W.O. 2268-X

August 20, 1975



1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

3.0 ACRE PARCEL, MORE OR LESS, 187 FEET SOUTHWEST OF REISTERSTOWN ROAD, 300 FEET NORTHWEST OF NAYLOR'S LANE, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "B-1" ZONING.

PARCEL "B"

Beginning for the same at the beginning of the 30th line of the first parcel of land conveyed to Pomona, Inc. in Liber O.T.G. 4613, page 410, said point being distant S 45° 12' 10" W 243 feet, more or less, from the end of said line on the southwest side of Reisterstown Road, said point on Reisterstown Road being distant N 42° 09' 50" W 700 feet, more or less, from the northwest corner of Reisterstown Road and Naylor's Lane, running from said beginning point, (1) N 45° 12' 10" E 55 feet, more or less, to the existing "BL" zoning line, thence binding thereon, (2) S 42° 09' 50" E 355 feet, more or less, thence parallel to Naylor's Lane, (3) S 50° 27' 10" W 380 feet, more or less, thence (4) N 42° 09' 50" W 350 feet, thence (5) N 50° 27' 10" E 325 feet, more or less, to the place of beginning.

Containing 3.0 acres of land, more or less.

RWB:mpl

J.O. 1-66210-B
W.O. #11134-X

August 20, 1975



Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Zoning • Land

1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

3.1 ACRE PARCEL, MORE OR LESS, SOUTHWEST SIDE OF REISTERSTOWN ROAD, 285 FEET, MORE OR LESS, NORTHWEST OF NAYLOR'S LANE, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR A PARKING PERMIT
IN DR-2 AND DR-10.5 ZONES

PARCEL "C"

Beginning for the same at a point on the southwest side of Reisterstown Road, said point being distant N 42° 09' 50" W 285 feet, more or less, from the northwest corner of Reisterstown Road and Naylor's Lane, running thence parallel with Naylor's Lane, (1) S 50° 27' 10" W 597 feet, more or less, thence (2) N 42° 09' 50" W 475 feet, thence (3) N 50° 27' 10" E 350 feet, more or less, to a point on the 29th line of the first parcel of land conveyed to Pomona, Inc. in Liber O.T.G. 4613 page 410, thence binding thereon to the end, (4) S 46° 10' 50" E 80 feet, more or less, thence four courses: (5) S 50° 27' 10" W 325 feet, more or less, (6) S 42° 09' 50" E 350 feet, (7) N 50° 27' 10" E 380 feet, more or less, and (8) N 42° 09' 50" W 355 feet, more or less, to a point on the 30th line of said land, thence binding thereon, (9) N 45° 12' 10" E 188 feet, more or less, to the southwest side of said Reisterstown Road, thence binding thereon, (10) S 42° 09' 50" E 415 feet, more or less, to the place of beginning.

Containing 3.1 acres of land, more or less.

RWB:mpl

J.O. 1-66210-B
W.O. #11134-X

August 20, 1975



Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Zoning • Land



THIS AGREEMENT, made this 19th day of April, 1974 by and between POMONA, INC., GORDON E. SUGAR and CAROLINE BERNSTEIN, parties of the first part, and THE PINE RIDGE ASSOCIATION, INC., MARK D. DOPKIN and ILENE E. DOPKIN, his wife, ANTHONY G. MARSIGLIA and ESTHER R. MARSIGLIA, his wife, and SAR KAUFMAN and SAR KAUFMAN, his wife, parties of the second part, all of the said parties being in Baltimore County, State of Maryland,

WHEREAS, Pomona, Inc. is the fee simple owner of a tract of land located at the northwest corner of Reisterstown Road and Naylor's Lane in the Third Election District of Baltimore County containing 68.55 acres, more or less, which is known as "Pomona" hereinafter sometimes referred to as the "Pomona property" and Gordon E. Sugar is the contract purchaser of the Pomona property and

WHEREAS, Caroline Bernstein is the fee simple owner of a tract of land located on Naylor's Lane, adjoining the Pomona property, the Bernstein property together with the Pomona property being more particularly described in Exhibit "A" attached hereto and may be a part to read and hereinafter collectively referred to as the "Property" and

WHEREAS, Pomona, Inc. and Gordon E. Sugar have filed Petitions with Baltimore County, Maryland requesting that the Pomona property be reclassified from B-1, and D.R.-2 zoning to B-1, D.R.10, and D.R. 16 zoning; and

WHEREAS, the parties of the second part by a vote of membership have agreed to terminate their objection of the granting of the reclassification and to support the same (as herein defined) upon the execution of this Agreement by the parties of the first part.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH: That in consideration of the mutual agreements, covenants, restrictions and conditions herein

Wm. M. Bell

contained and the payment of the sum of Five (\$5.00) Dollars from each party to the other and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby enter into this Agreement for the purpose of establishing covenants, restrictions and conditions set forth herein which shall become effective as provided in Articles V and VI hereof, and shall thereafter run with and be binding upon the Property and upon the presents and/or future owners thereof and shall inure to the benefit of all of the parties hereto, their respective personal representatives, heirs and assigns.

1. The parties of the first part agree that the use of the Property shall be restricted in the following manner:

1. The total number of "dwelling units" (as that term is described in the Zoning Regulations now in effect in Baltimore County, Maryland) on the property shall not exceed five hundred thirty-five (535) in the aggregate, of which not more than two hundred sixteen (216) of said dwelling units shall be constructed within the so-called "Mid-Rise" units (as defined in Paragraph 2, herein) and the balance shall be garden type non-elevator units of townhouse units.

2. The "Mid-Rise" units shall not consist of more than two buildings nor shall either building exceed a height of nine (9) stories above mean ground level.

3. Except as specifically modified by this Agreement the Property shall be developed substantially in accordance with the plat entitled "Revised Plat to Accompany Petition for Reclassification of Property of Vicinity Reisterstown Road and Naylor's Lane" prepared by Matz, Childs & Associates and dated August 24, 1973, revised to April 3, 1974, which plat is attached hereto as Exhibit "B" and made a part hereof.

4. The proposed commercial area indicated on the said plat shall

not exceed 3.2 acres, and the construction thereon shall not exceed eighty thousand (80,000) square feet in the aggregate of which not more than forty thousand (40,000) square feet shall be devoted to retail use. This Paragraph shall not be construed to prohibit the construction of an outdoor pond and/or outdoor skating rink within the said commercial area for aesthetic and recreational purposes. The commercial floor space constructed thereon shall contain offices, specialty shops, medical and similar facilities but shall not contain any supermarkets or drive-ins and said commercial area and the parking therefor shall be located as to not be closer than three hundred (300) feet from the center line of Naylor's Lane at its closest point or farther than six hundred (600) feet from the center line of Reisterstown Road (as that road is presently constructed) at its farthest point to the west. Except for the commercial area referred to in this Paragraph 4, no portion of the Property shall be used for any commercial purpose whatsoever.

5. Except as specifically provided herein the "buffer zone" (as herein-after defined) shall not have any structure or other improvements placed upon it including but not limited to buildings, parking facilities, recreational facilities, including swimming pools, tennis courts, ball diamonds, etc. The "buffer zone" shall be defined as an area around the perimeter of the Property four hundred (400) feet in width measured from the property lines of the Property on Naylor's Lane and Old Court Road, along the southernmost boundary of the Property and along the westernmost boundary of the Property to a point three hundred two (302) feet south of the southernmost right-of-way line of the Baltimore Beltway (I-695).

6. That the parties of the first part covenant to develop the Property substantially in accordance with the plan attached hereto as Exhibit "B" except that the locations of buildings and parking, for the garden apartment and townhouse units, may be changed if there is no greater encroachment into the buffer

zone than indicated on said plan hereof. The said plan shows the intrusion or protrusion of two (2) buildings and three (3) parking areas into the buffer zone behind or to the north of the Bernstein Property along Naylor's Lane and if any adjustment or relocation of either the buildings or the parking areas is made, in no event shall there be allowed any additional intrusions and those permitted shall not be relocated closer than Three Hundred (300) feet from its nearest point to the center line of Naylor's Lane, the approximate distance shown on said plan; and three (3) structures and four (4) parking areas are shown on said plan as projecting or being located within the Four Hundred (400) feet wide buffer zone located on the west boundary of said property which also may be relocated, revised or altered within the discretion of the parties of the first part, except that not more than three (3) buildings nor four (4) parking areas may protrude into said four hundred (400) feet wide buffer zone along the west boundary of said property but in no event shall any protrusion be less than one hundred eighty (180) feet from its closest point to the westernmost boundary of the Property, except that there shall be no protrusions into said buffer zone within six hundred (600) feet of the center line of Old Court Road, and the parties of the first part reserve the right to utilize the area adjacent to the existing Tennis Barn on which D.R. 16 zoning has been requested for parking lots or structures, swimming pools and outdoor or indoor tennis courts.

7. The parties of the first part agree and covenant to landscape the Property as shown on the said plat and to erect a fence and landscape around the periphery of the Property similar to that erected at the Cross Keys Development on Falls Road in Baltimore City and to supplement existing landscaping and screening presently existing along Naylor's Lane and Old Court Roads which may be occasioned by the loss of any trees or shrubs due to widening of those roads.

8. All entrances to the development shall be controlled by a Mechanical Gate House, manned by a guard or closed after 11:00 P. M.

9. Except for an easement which is now a matter of public record and which concerns the use of the 60 foot right-of-way, direct access to the Hilton Hotel project and Tennis Barn, located to the north of the Pomona property, at the southwest corner of the Baltimore Beltway (I-695) and Reisterstown Road, shall be prohibited unless controlled by a Mechanical Gate House or manned by a guard and the parties of the first part shall provide a dual, controlled Gate House entrance and exit from a roadway used in common with the Hilton project to their proposed shopping and office facility as the direct primary access to such facility and will discourage use of other entrances as access to said shopping and office area.

10. Access from the development to Old Court Road will be limited to one point of access, said roadway to consist of two lanes and shoulders, the location of which will roughly approximate the location shown on the plan. At the entrance of Old Court Road from said access road the width of said entrance may not exceed two lanes and such point of access shall be closed to all traffic after 11:00 P. M. daily.

11. Access to Naylor's Lane will be restricted to one point of access, which point shall not be used as primary access to the commercial area and which shall be either closed at 11:00 P. M. daily or controlled by a Gate House. There shall be no vehicular access or entrance to the proposed relocated B-1 area from the proposed 30' drive extending northerly from Naylor's Lane, within 500 feet northerly from the northernmost edge of paving of Naylor's Lane, without the prior written consent of the parties of the second part.

12. The pace of residential development shall be limited so that development of residential facilities shall be spaced over at least a five (5) year period following commencement of construction, with not more than one hundred (100) garden apartment or townhouse units or in the alternative one hundred (100) Mid-Rise units, to be completed during each of the first two (2) years.

13. During construction of improvements on the Property, whether residential or commercial, no construction vehicles shall enter the Property

NOV 15 1976

RE: PETITION FOR RECLASSIFICATION AND SPECIAL HEARING BEFORE THE DEPUTY ZONING COMMISSIONER
NW corner of Reisterstown Road and Naylor Lane - 3rd Election District
Pomona, Inc. - Petitioner
NO. 75-195-RXSPH (Item No. 5)
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from D.R. 10.5 and B.L. Zones to B.L. and D.R. 10.5 Zones. Also filed with the Reclassification Petition is a Petition for a Special Hearing to permit off-street parking in a residential zone.

The property in question is situated on the west side of Reisterstown Road, just south of the Baltimore Beltway, and contains approximately 70 acres of residentially zoned property and three acres of commercially zoned property. The purpose of the Reclassification hearing is to relocate the commercially zoned property from the frontage along Reisterstown Road to a point in the interior of the residentially zoned property, approximately opposite the existing Hilton Inn Complex.

After having heard the testimony and evidence, the Deputy Zoning Commissioner is of the opinion that such a move would be beneficial to the traffic conditions as they exist along Reisterstown Road. Nevertheless, certain objections of area residents, as to the proposed relocated commercial site, were considered viable and, for that reason, a period of time was allowed the Petitioner and residents in which to formulate an agreement between the parties which has been signed, sealed, documented, and inserted in the zoning case file. However, since this agreement relocates the parcels involved in the hearings as originally advertised and posted, the writer is ordering that an Amended Petition indicating the revised locations be readvertised and posted, and a new hearing scheduled at a future date at which time additional or new testimony and evidence will be submitted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 3RD day of September, 1975, that the subject matter of the Amended Petition be readvertised, as required by the zoning law of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted and another public hearing be had before the Zoning Commissioner of Baltimore County, in Room 106 of the Baltimore County Office Building, Towson, Maryland, at a future date to be specified in the advertising and posting.

Summa E. H. P.
Deputy Zoning Commissioner of Baltimore County

Re: Petition for Reclassification * BEFORE THE
from DR-2 and DR-3.5 to DR-16 * ZONING COMMISSIONER
and B-L, Southwest corner of * OF
Baltimore County Beltway and *
Reisterstown Road, *
Pomona, Inc., Petitioner * BALTIMORE COUNTY

MEMORANDUM

Now comes Pomona, Inc., owner of the above captioned property, by W. Lee Harrison, its attorney, and in accordance with Bill 72, Section 22, 22(b), states that the reclassification requested should be granted and for reasons says:

The subject property was adopted by the County Council as DR-10.5 and B-L. Logical planning techniques developed through negotiations with neighboring property owners are not in accord with this zoning. Therefore, we contend that the Council's map is in error. The parcels are a part of the overall development plan for the property which would best serve the interests of the neighborhood. It would provide a well planned concept needed in the area to prevent hodge-podge development.

The requested B-L zoning would provide additional commercial uses needed to complement the overall scheme of development and the DR-10.5 would alleviate the traffic problem on Reisterstown Road.

Therefore, we contend that the proper zoning for the land is DR-10.5 and B-L and that the changes that have occurred would justify the proposed reclassifications.

W. Lee Harrison
W. Lee Harrison
Suite 601, 401 Washington Avenue
Towson, Maryland 21204
821-1200
Attorney for Petitioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DEPARTMENT
MISCELLANEOUS CASH RECEIPT
No. 25919
DATE: October 13, 1975 ACCOUNT: 01-662
AMOUNT: \$80.00
RECEIVED Mrs. Nancy E. Paige
FOR: Cost of Filing of an Appeal and Posting of Property
on Case No. 75-195-RXSPH (Item No. 5)
NW corner of Reisterstown Road and Naylor Lane -
3rd Election District
Pomona, Inc., Petitioner
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DEPARTMENT
MISCELLANEOUS CASH RECEIPT
No. 17125
DATE: Nov. 20, 1974 ACCOUNT: 01-668
AMOUNT: \$57.00
WHITE CASHIER DISTRIBUTION YELLOW CUSTOMER
FOR: Messrs. Weinberg and Green
601 Equitable Towson Building
Towson, Md. 21204
Petition for Reclassification and Special Reception for
the Pomona, Inc. Case No. 75-195-RXSPH

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
10200 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 693-5900

DESCRIPTION

3.0 ACRE PARCEL, MORE OR LESS, SOUTHWEST OF REISTERSTOWN ROAD, SOUTHEAST OF BALTIMORE BELTWAY, PART OF THE LAND OF POMONA, INC., THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "BL" ZONING WITH A SPECIAL EXCEPTION

PARCEL "A"

Beginning for the same at the end of the twenty-sixth line of the land described in the deed and agreement between Pomona, Inc., and Gordon E. Sugar with David M. Paige and wife and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5456 page 972, said point of beginning being distant southwesterly 705 feet, more or less, as measured along the center line of a private drive from its intersection with the southwest side of Reisterstown Road, 66 feet wide, said last mentioned point being distant northwesterly 270 feet, more or less, as measured along the southwest side of said Reisterstown Road from its intersection with the extended center line of Village Road, running thence binding reversely on part of the fifth line of the same and excepting parcel of land described in the deed to Pikeville Hotel Limited Partnership and recorded among said Land Records in Liber O.T.G.

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ENGINEERS
SURVEYORS
10200 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 693-5900

2.

5177, page 202, (1) S 83° 48' E 43 feet, more or less, thence six courses: (2) S 09° 00' E 428 feet, more or less, (3) S 81° 00' W 393 feet, more or less, (4) N 54° 00' W 75 feet, more or less, (5) N 09° 00' W 200 feet, more or less, (6) N 81° 00' E 345 feet, more or less, and (7) N 09° 00' W 173 feet, more or less, to a point on said twenty-sixth line of said first mentioned land, thence binding on part of said twenty-sixth line N 68° 24' E 60 feet, more or less, to the place of beginning.
Containing 3.0 acres of land, more or less.

RLSimpl

J.O. #01-66210-B

October 17, 1974



MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
10200 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 693-5900

DESCRIPTION

2.1 ACRE PARCEL, MORE OR LESS, SOUTHEAST OF BALTIMORE BELTWAY AND SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "PARKING PERMIT" IN A RESIDENTIAL ZONE.
PARCEL "B"

Beginning for the same at a point on the twenty-fifth or S 21° 36' 00" E 307.48 foot line of the land described in the deed and agreement between Pomona, Inc., and Gordon E. Sugar with David M. Paige and wife, and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5456 page 972, said beginning point being distant S 21° 36' E 137 feet, more or less, from the southeast side of Baltimore Beltway Right of Way, said last mentioned point being distant 790 feet, more or less, and measured along the southeast side of said Baltimore Beltway from intersection of the center line of Reisterstown Road, running thence binding on part of said twenty-fifth line and binding on part of the twenty-sixth line of said first mentioned land two courses: (1) S 21° 36' E 170 feet, more or less, and (2) N 68° 24' E 309 feet, more or less, thence five courses: (3) S 09° 00' E 173 feet, more or less, (4) S 81° 00' W 345 feet, more or less, (5)

MCA
MCA ENGINEERING CORPORATION

-2-

S 09° 00' E 164 feet, more or less, (6) N 36° 30' W 75 feet, more or less, and (7) N 51° 31' E 220 feet, more or less, to the place of beginning.
Containing 2.1 acres of land, more or less.

MDier

J.O. # 166210-B
W.O. #2268-X

September 30, 1974

AMENDED ZONING PETITION FOR SPECIAL EXCEPTION TO RECLASSIFICATION OF LAND IN THE D.R. 10.5 AND B.L. 10.5 ZONES. RANDALLSTOWN, MD. 21133. Jan. 7, 1976. THE COMMUNITY TIMES. THIS IS TO CERTIFY, that the amended advertisement of Amended Zoning Petition-Petition for Reclassification, Special Hearing and Special Exception-Pomona, Inc. was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 28th day of Jan. 1976 that is to say, the one was inserted in the issues of January 7, 1976.

STROMBERG PUBLICATIONS, Inc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 8, 1976

THIS IS TO CERTIFY, that the amended advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week, for one week before the 28th day of Jan. 1976, the first publication appearing on the 28th day of Jan. 1976.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$.....

AMENDED ZONING PETITION FOR SPECIAL EXCEPTION TO RECLASSIFICATION OF LAND IN THE D.R. 10.5 AND B.L. 10.5 ZONES. RANDALLSTOWN, MD. 21133. Jan. 7, 1976. THE COMMUNITY TIMES. THIS IS TO CERTIFY, that the amended advertisement of Amended Zoning Petition-Petition for Reclassification, Special Hearing and Special Exception-Pomona, Inc. was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 28th day of Jan. 1976 that is to say, the one was inserted in the issues of January 7, 1976.

BALTIMORE COUNTY, MARYLAND. No. 23361. OFFICE OF FINANCE-REVENUE DIVISION. MISCELLANEOUS CASH RECEIPT. DATE: Sept. 15, 1975. ACCOUNT: 01-662. AMOUNT: \$281.28. RECEIVED: Gordon E. Sugar, 8201 Pumpkin Seed Court, Baltimore, Md. 21208. FOR: Advertising and posting of property for Pomona, Inc. \$15-195-RXSPH.

BALTIMORE COUNTY, MARYLAND. No. 28276. OFFICE OF FINANCE-REVENUE DIVISION. MISCELLANEOUS CASH RECEIPT. DATE: Jan. 28, 1976. ACCOUNT: 01-662. AMOUNT: \$135.00. RECEIVED: M. Lee Harrison, 601 DuPont-Towson Building, Towson, Md. 21204. FOR: Advertising and posting of property for Pomona, Inc. \$15-195-RXSPH.

RE: PETITION FOR RECLASSIFICATION OF LAND IN THE D.R. 10.5 AND B.L. 10.5 ZONES. PETITION FOR SPECIAL EXCEPTION TO RECLASSIFICATION OF LAND IN THE D.R. 10.5 AND B.L. 10.5 ZONES. PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION TO RECLASSIFICATION OF LAND IN THE D.R. 10.5 AND B.L. 10.5 ZONES. POMONA, INC.

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. I am requested to notify me of any hearing date or other action which may be now or hereafter designated therefore, and of the pendency of any preliminary or final Order in connection therewith.

Charles E. Harrison, III, Deputy People's Counsel

John W. Harrison, III, People's Counsel

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 8th day of March, 1975 to M. Lee Harrison, Esquire, 601 DuPont Building, Towson, Maryland, 21204, attorney for Petitioner.



Mr. Eric DiNenna, Zoning Commissioner, Jefferson Building, Towson, Maryland 21204.

Re: Pomona, Inc. & Gordon E. Sugar, Zoning Hearing-March 6, 1975 at 2:00 P.M.

Dear Mr. Commissioner:

This letter will confirm the fact that I have reviewed and approved the Amended Development Plan for the above property under which the commercial portion thereof would be relocated immediately adjacent and to the south of the Hilton Inn complex. It is my belief that the traffic arrangement restricting vehicular access to the commercial to the existing Hilton entrance and preventing vehicular access to the commercial from the residential would greatly improve the hazardous traffic situation at this location.

Although I have previously entered my protest to this re-classification, I have reached agreement with Mr. Sugar through Mr. Harrison, for the recording of the restrictive covenants put upon this property and accordingly have no further objection to the requested re-classification.

Very truly yours,

William D. Wells

WDM/lde

CORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER. GARNETT BUILDING. REDWOOD AND SOUTH STREETS. BALTIMORE, MD. 21202.

December 2, 1975

County Board of Appeals. Room 218, Court House. Towson, Maryland 21204

Re: NW corner of Reisterstown Road and Naylor's Lane. 3rd Election District, Pomona, Inc. - Petitioner No. 75-195-RXSPH (Item No. 5)

Gentlemen:

Please dismiss the appeal filed on behalf of Nancy E. and David M. Paige from the decision of the Deputy Zoning Commissioner of Baltimore County in the above captioned case.

Very truly yours,

Nancy E. Paige

cc: Mark D. Dopkin, Esq. Gerald A. Zimlin, Esq. William D. Wells, Esq. John W. Harrison, III, Esq. M. Lee Harrison, Esq.

Rec'd 12-4-75 11:45 am.

WELLS, DURKEE, ALBERT & HAHN. ATTORNEYS AT LAW. PRESBYTERIAN BUILDING. 7 CHURCH LANE. KEESVILLE, MARYLAND 21208. 444-0000. March 3, 1975

HILLARD F. ALBERT. 1912-1973



LAW OFFICES. LONDON, POTLER & BELSKY. EQUITABLE BUILDING. FIFTH FLOOR. BALTIMORE, MARYLAND 21202.

S. MARVIN POTLER. HENRY L. BELSKY. GERALD A. ZIMLIN. GARY A. SCHAPIRO. ARNOLD F. HOFFBERGER.

March 3, 1975

S. Eric DiNenna, Zoning Commissioner, Room 121, County Office Building, Towson, Maryland 21204

Re: Pomona, Inc. Date of Hearing: 3/6/75, 2:00 p.m. 75-195-RXSPH

Dear Commissioner DiNenna:

I kindly consider this letter Notice of Contest to zoning, requested in the above-referred to hearing.

I intend to be present at this hearing to verbalize my protests for this change.

Sincerely yours,

Gerald A. Zimlin

GZS/sgt



RE: PETITION FOR RECLASSIFICATION OF LAND IN THE D.R. 10.5 AND B.L. 10.5 ZONES. PETITION FOR SPECIAL EXCEPTION TO RECLASSIFICATION OF LAND IN THE D.R. 10.5 AND B.L. 10.5 ZONES. PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION TO RECLASSIFICATION OF LAND IN THE D.R. 10.5 AND B.L. 10.5 ZONES. POMONA, INC. BALTIMORE COUNTY. No. 75-195-RXSPH

ORDER OF DISMISSAL

Petition of Pomona, Inc. (Gordon E. Sugar, Contract Purchaser) for reclassification from D.R. 10 to B.L. and from B.L. to D.R. 10, for a special exception for a Community Building, and parking permits in a residential zone on property located on the northwest corner of Reisterstown Road and Naylor's Lane, in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed December 4, 1975 (a copy of which is attached hereto and made a part hereof) from the Protestants-Appellants in the above entitled matter, and WHEREAS, the said Protestants-Appellants request that the appeal filed on their behalf be dismissed and withdrawn as of December 4, 1975.

IT IS HEREBY ORDERED, this 9th day of December, 1975, that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

John A. Miller

Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION
from D.R. 10 to B.L., and
from B.L. to D.R. 10,
SPECIAL EXCEPTION for a
Community Building, and
PARKING PERMIT in a
Residential Zone
NW cor. Reisterstown Rd.
and Naylors Lane
3rd District
Pomona, Inc., Petitioner
Gordon E. Sugar,
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 75-195-RXSPH

ORDER OF DISMISSAL

Petition of Pomona, Inc. (Gordon E. Sugar, Contract Purchaser) for reclassification from D. R. 10 to B.L., and from B.L. to D.R. 10, for a special exception for a Community Building, and parking permits in a residential zone on property located on the northwest corner of Reisterstown Road and Naylors Lane, in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed December 4, 1975 (a copy of which is attached hereto and made a part hereof) from the Protestants-Appellants in the above entitled matter, and

WHEREAS, the said Protestants-Appellants request that the appeal filed on their behalf be dismissed and withdrawn as of December 4, 1975.

IT IS HEREBY ORDERED, this 9th day of December, 1975, that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Miller, Jr., Chairman

John A. Miller

Robert L. Gifford

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFREAGER & HOLLANDER
GARRETT BUILDING
REDWOOD AND SOUTH STREETS
BALTIMORE, MD. 21202
AREA CODE 30
PB-0007

December 2, 1975

County Board of Appeals
Room 218, Court House
Towson, Maryland 21204

Re: NW/corner of Reisterstown Road
and Naylors Lane
3rd Election District, Pomona, Inc. -
Petitioner No. 75-195-RXSPH (Item No. 5)

Gentlemen:

Please dismiss the appeal filed on behalf of
Nancy E. and David M. Paige from the decision of the Deputy
Zoning Commissioner of Baltimore County in the above
captioned case.

Very truly yours,

Nancy E. Paige
Nancy E. Paige

cc: Mark D. Dopkin, Esq.
Gerald A. Zimlin, Esq.
William D. Wells, Esq.
John W. Hessian, III, Esq.
W. Lee Harrison, Esq.

Recd. 12-4-75
11:45 am

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFREAGER & HOLLANDER
GARRETT BUILDING
REDWOOD AND SOUTH STREETS
BALTIMORE, MD. 21202
AREA CODE 30
PB-0007

October 1, 1975

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

RE: Petition for Reclassification
and Special Hearing
NW/corner of Reisterstown Road
and Naylors Lane - 3rd Election
District
Pomona, Inc. - Petitioner
No. 75-195-RXSPH (Item No. 5)

Dear Mr. Di Nenna:

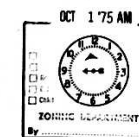
Please enter an appeal on behalf of Nancy E. and
David M. Paige, 4020 Old Court Road, Pikesville, Maryland
21208, from the order of the Deputy Zoning Commissioner,
entered September 3, 1975 in the above captioned matter.
Enclosed is my check for \$80.00.

Thank you.

Very truly yours,

Nancy E. Paige
Nancy E. Paige

NEP:scc
Enclosure



October 17, 1975

Case No. 75-195-RXSPH (Item No. 5) - Pomona, Inc. - Petitioner

NW/corner of Reisterstown Road
and Naylors Lane - 3rd Election District

Two (2) Petitions Filed by Legal Owner

Memorandum in Support of Petition for Reclassification from W. Lee
Harrison, Esquire

Descriptions of Property

Plat of Subject Property, dated September 29, 1974

Agreement, April 23, 1974

Zoning Plans Advisory Committee Comments, dated October 25, 1974

Four (4) Photographs

200' Scale Location Plan

1000' Scale Location Plan

Two (2) Letters of Protest

Letter from William D. Wells, Esquire, dated March 3, 1975

Copy of Letter from Nancy E. Paige to Gordon E. Sugar, dated September
1975

Copy of Letter from W. Lee Harrison, Esquire to Nancy E. Paige, dated
September 10, 1975

Certificates of Publication

Certificates of Posting (Two (2) Signs)

Order of the Deputy Zoning Commissioner, dated September 3, 1975 (that
the subject matter of the Amended Petition be readvertised, as required
by the zoning law of Baltimore County, in two newspapers of general cir-
culation throughout Baltimore County and that another public hearing be had
before the Zoning Commissioner of Baltimore County...)

Letter of Appeal from Nancy E. Paige, acting on her own behalf and on behalf
of Mr. David M. Paige, received October 1, 1975

W. Lee Harrison, Esquire
601 Equitable Trust Building
401 Washington Avenue 21204

Counsel for Petitioner

Pomona, Inc.
212 North Howard Street

Petitioner

Mr. Gordon E. Sugar
3418 Woodvalley Drive

Contract Purchaser

Case No. 75-195-RXSPH
Page 2
October 17, 1975

Mark D. Dopkin, Esquire
Sun Life Building 21201

Counsel for Protestants

Gerald A. Zimlin, Esquire
Fifth Floor, Equitable Building 21202

Protestant

William D. Wells, Esquire
Pikesville Professional Building
7 Church Lane
Pikesville, Maryland 21208

Requests Notification

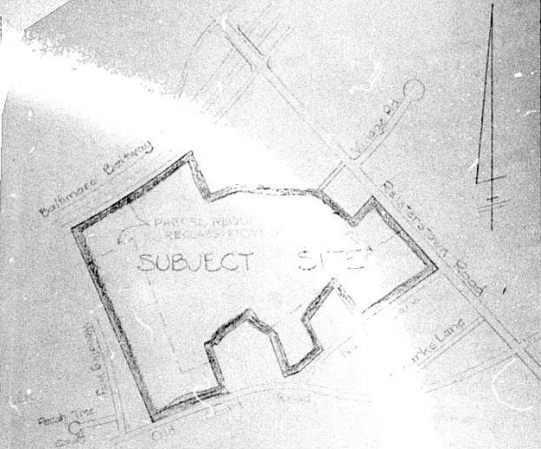
John W. Hessian, III, Esquire
People's Counsel

People's Counsel

Nancy E. & David M. Paige
4020 Old Court Road (21208)

Protestants

BALTIMORE BELTWAY



LOCATION PLAN
Scale 1"=500'

GENERAL NOTES

1. Total Area of Property: 2.50 Acres
2. Area of Tract requesting Reclassification: 1.50 Acres
3. Existing Zoning of Property: R-1
4. Existing Use of Property: Residential
5. Proposed Zoning of Property: C-1
6. Proposed Use of Property: Commercial
7. Shopping Center Data:

A. Area	B. No. of Density Units Allowed	C. No. of Density Units Proposed	D. Required Parking	E. Proposed Parking
1.50	30	24	457	221
1.00	20	16	305	147
1.00	20	16	305	147

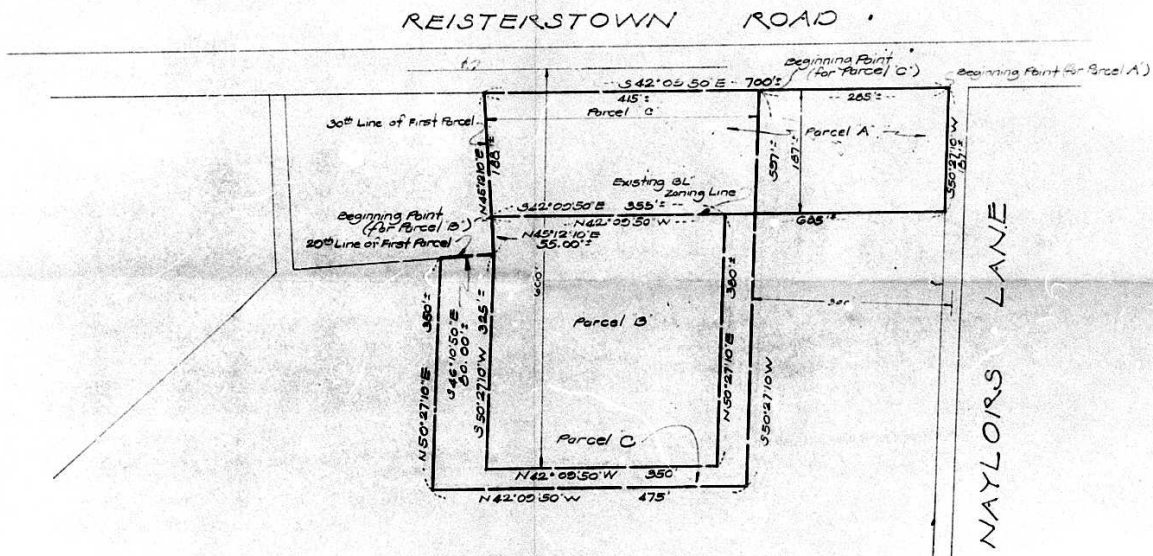
PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
REISTERSTOWN RD. & NAYLOR'S LANE
Election District 3
Baltimore County, Maryland
August 24, 1973

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
3070 Crispin Bridge Rd. Baltimore, Md.



Added Gate House 4-3-74
REVISION 5 Date





PLAT TO ACCOMPANY
DESCRIPTIONS OF

Parcel A 3.00 Ac.

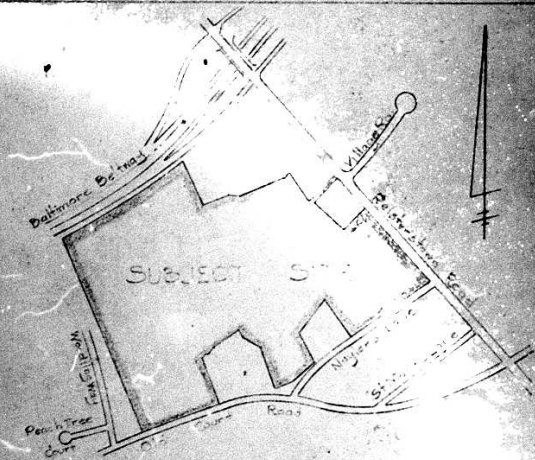
Parcel B 3.00 Ac.

Parcel C 3.1 Ac.

REISTERSTOWN ROAD & NAYLORS LANE

3rd Election District
Scale: 1" = 100'

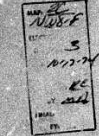
Baltimore County, Md.
Aug. 20, 1975



LOCATION PLAN
Scale: 1" = 500'

GENERAL NOTES

1. TOTAL AREA OF PROPERTY EQUALS 72.4 ACRES.
2. EXISTING ZONING OF PROPERTY:
"DR 2" 22.6 AC. "DR 10-5" 30.4 AC. "BL" 3.8 AC.
3. EXISTING USE OF PROPERTY: RESIDENTIAL & FARM USE.
4. PROPOSED ZONING OF PROPERTY:
"DR 2" 22.6 AC. "DR 10-5" 30.4 AC. "BL" 3.8 AC.
5. RECLASSIFICATION CONSTITUTES AN EXCHANGE OF ZONING CLASSIFICATION WITHIN THE SITE.
6. A SPECIAL EXCEPTION IS REQUESTED PURSUANT TO SECTION 22-10 OF THE ZONING CODE TO ALLOW A COMMUNITY FOR SHOPS & OFFICES IN A "BL" ZONE.
7. SHOPPING PLAZA DATA:
A. RETAIL FLOOR AREA = 40,175 SQ. FT. REQUIRING 301 SPACES.
B. OFFICE AREA (24,000 SQ. FT.) = 30,000 SQ. FT. REQUIRING 77 SPACES.
C. TOTAL SPACES REQUIRED = 378.
D. TOTAL SPACES PROPOSED = 381.
8. FOR RESIDENTIAL DENSITY CALCULATIONS SEE TABLE 22-100.



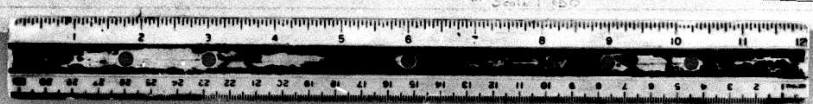
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P. 10/27/74

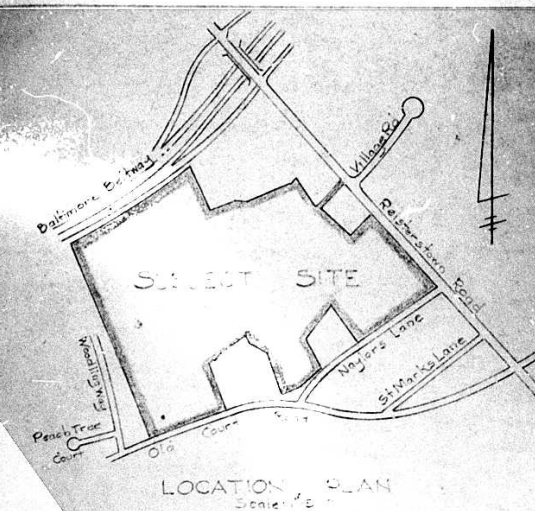
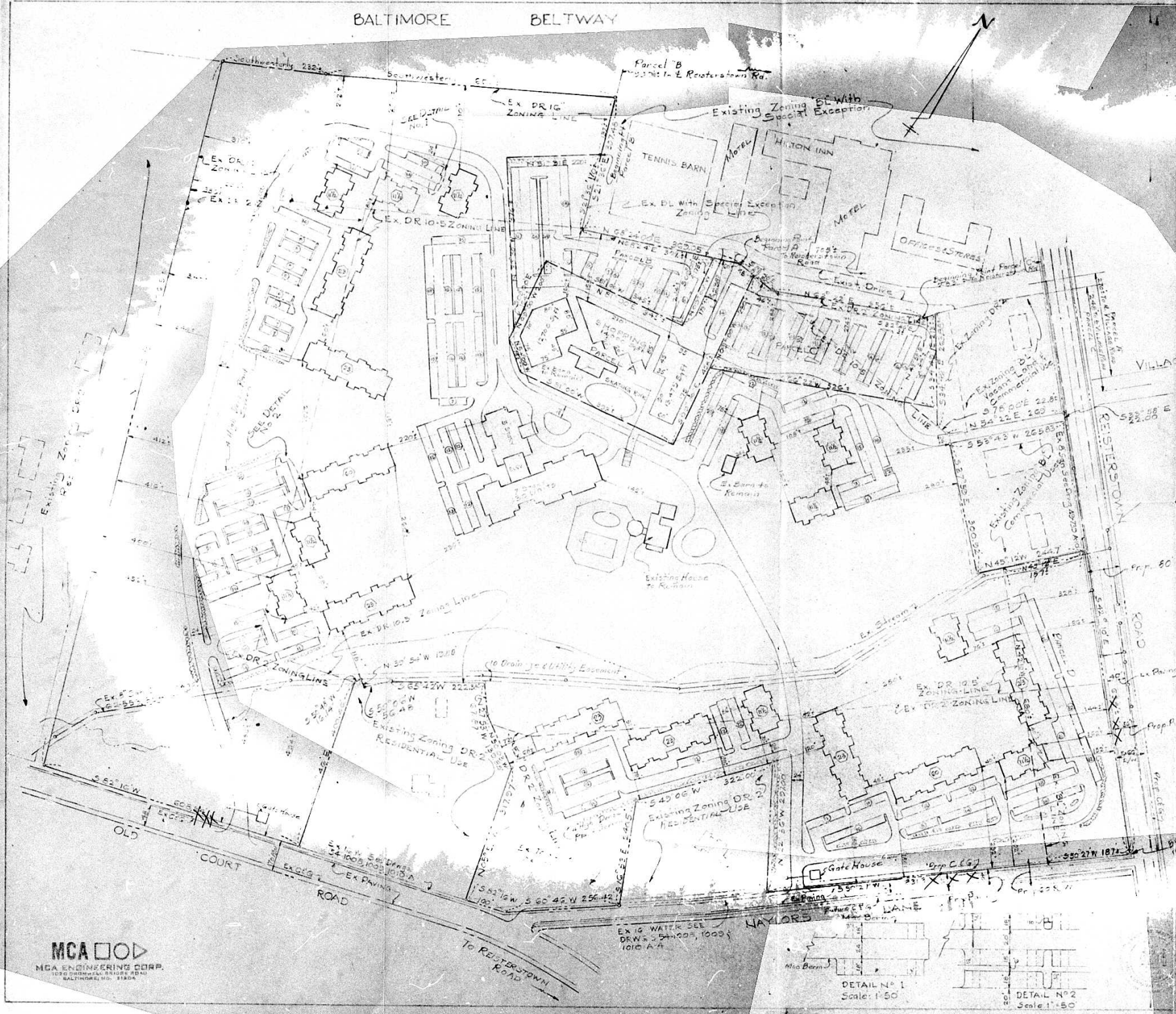
RESIDENTIAL DENSITY TABLE 22-100

GRASSY AREA	DR 2	DR 10-5	BL	TOTAL
No. of Dwelling Units Allowed	532	14	1	547
No. of Dwelling Units Proposed	14	1	1	16
Required Open Space	14.4	1.4	0.4	16.2
Proposed Open Space	14.4	1.4	0.4	16.2
Required Parking	14.4	1.4	0.4	16.2
Proposed Parking	14.4	1.4	0.4	16.2

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
AND
SPECIAL EXCEPTION
PARKING PERMIT IN A RESIDENTIAL ZONE
VICINITY
REISTERSTOWN ROAD & NAYLOR'S LANE
ELECTION NO. 73
SCALE: 1" = 100'
OCTOBER 22, 1974

MCA
MCA ENGINEERING CORP.
BALTIMORE, MD.





GENERAL NOTES

1. Total Area of Property Equals 72.4 Acres
2. Existing Zoning of Property
 - DR 2 26.6 Acs
 - DR 10.5 26.4 Acs
 - DR 15 3.2 Acs
 - BL 3.2 Acs
3. Existing Use of Property "Residential & Farm Use"
4. Proposed Zoning of Property
 - DR 2 26.6 Acs
 - DR 10.5 26.4 Acs
 - DR 15 3.2 Acs
 - BL 3.2 Acs
5. Reallocation constitutes a change of Zoning Classification within the area.
6. Density Calculations: See This Draw.
7. Shopping Plaza Data:
 - A. Retail Floor Area: 40,000 sq. ft. Requiring 201 Spaces
 - B. Office Area (2nd Floor): 50,000 sq. ft. Requiring 77 Spaces
 - C. Total Spaces Required: 278
 - D. Total Spaces Provided: 278

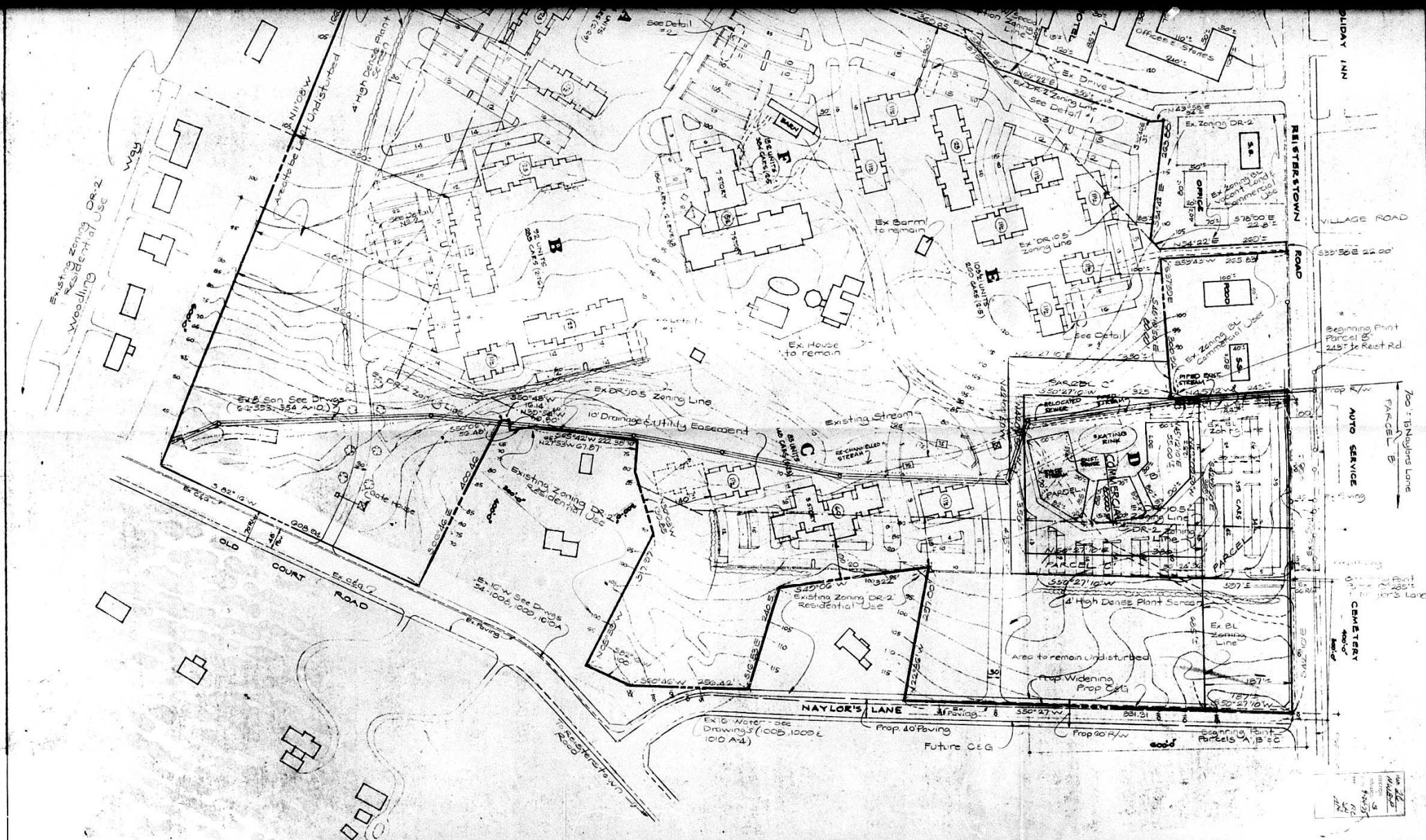
	DR 2	DR 10.5	DR 15	BL	TOTAL
Gross Area	26.6	26.4	3.2	3.2	72.4
No. of Density Units Allowed	53	202	202	202	599
No. of Density Units Proposed	140	35	35	35	245
Required Open Space	1.1	4.5	0.33	0.33	6.26
Proposed Open Space	3.2	1.0	4.4	4.4	13.0
Required Parking	113	613	53	53	819
Proposed Parking	44	420	44	44	552

* All Units on the site will be 2 Bedroom Units

FLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
& FOR PARKING PERMIT IN A
RESIDENTIAL ZONE
VICINITY
REISTERSTOWN RD & NAYLORS LANE
 Election District No. 3
 Baltimore County, Md.
 Sept 23, 1974

MCA
 MCA ENGINEERING CORP.
 1000 THUNDERBOLT ROAD
 BALTIMORE, MD. 21204





GENERAL NOTES

- Total Area of Property equals 72.4 Acres
- Existing Zoning of Property:
DR-2 = 26.6 Ac; DR-105 = 36.4 Ac; BL = 3.2 Ac
- Existing use of property Residential & Farm Use
- Proposed Zoning of Property:
DR-2 = 26.6 Ac; DR-105 = 36.4 Ac; BL = 3.2 Ac
- A Special Exception is requested pursuant to Section 230.13 of the Zoning Code to allow a Community Ice Skating Rink in a BL Zone
- Shopping Plaza Data:
a. Retail Floor Area = 40,000 Sq Ft requiring 200 spaces
b. Office Area (2nd Fl) = 40,000 Sq Ft requiring 80 Spaces
c. Total Spaces required = 280
d. Total Spaces Proposed = 325
- For Residential Density Calculations use table this Drawing

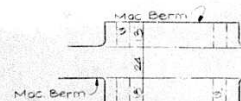
RESIDENTIAL DENSITY TABULATION

	DR-2	DR-105	DR-105	BL	Total
Gross Area	26.6 Ac	36.4 Ac	3.2 Ac	3.2 Ac	72.4 Ac
Nº of Density Units Allowed	33.2	382.2	99.2		514.6
Nº of Density Units Proposed	44.5	44.7	42.5		531.7
Required Open Space	0.4 Ac	4.27 Ac	0.53 Ac		5.2 Ac
Required Open Space	3.75 Ac	19.61	4.48 Ac		27.84 Ac
Required Parking	20.25	783.5	95.5		899.25
Proposed Parking	307	734	23 PS		1064

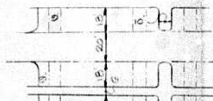
*All units on this site will be 2 Bedroom Units

LOCATION PLAN
Scale 1"=500'

MCA ENGINEERING CORP
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21204



DETAIL N°1
Scale 1"=50'



DETAIL N°2
Scale 1"=50'

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
SPECIAL EXCEPTION
AND
PARKING PERMIT IN A RESIDENTIAL ZONE
VICINITY
REISTERSTOWN ROAD & NAYLOR'S LANE
Election District 3
Scale: 1"=100'
Baltimore County, Md
August 29, 1975

