

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY (a partnership)

I, or we, **Perry Hall Associates**, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an **DR 16** zone to an **BL** zone, for the following reasons:

SEE ATTACHED BRIEF

See attached description

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

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

PERRY HALL ASSOCIATES

BY: *James F. McDonagh*, Partner
James F. McDonagh, Partner

Legal Owner

Contract purchaser

Address: **222 E. Baltimore Street**
Baltimore, Maryland 21202

Protestant's Attorney

Address: **24 W. Pennsylvania Avenue**
Towson, Maryland 21204

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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the **19th** day of **March**, 1975, at 1:00 o'clock

Shirley D. Nienna
Zoning Commissioner of Baltimore County

(over)

MICROFILMED 3/19/75

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

William S. Baldwin, Esq.
24 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 26 - 8th Zoning Cycle
Perry Hall Associates (a partnership) -
Petitioners

Dear Mr. Baldwin:

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 side of Belair Road at its intersection with the proposed extension of Silver Spring Road, in the 11th Election District of Baltimore County.

This 15.27 acre tract is heavily wooded and abuts additional holdings of the petitioner presently improved with apartments. The Baltimore Gas & Electric Company transmission line abuts the site to the northeast, and various residential uses exist opposite the site on Belair Road. Two exceptions to these residential uses on Belair Road are an existing beauty shop and coin shop and used auto parts store.

The petitioner is requesting a Reclassification from the existing DR 16 zone to a Business Local zone and proposes to erect a variety of stores as part of a shopping center. Additionally, a

MICROFILMED

William S. Baldwin, Esq.
Re: Item 26 - 8th Zoning Cycle
October 25, 1974

Page 2

Special Exception is requested for a tire and battery and accessory store. Access is proposed at one point on Silver Spring Road and the two points on Belair Road, one of these latter being a monumental entrance. Off street parking is indicated for 666 vehicles.

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
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: George William Stephens, Jr. &
Associates, Inc.
P.O. Box 6828, Towson, Md. 21204

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Baltimore County, Maryland Department of Public Works

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

October 28, 1974

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

Re: Item #26 (Cycle VIII - October 1974 - April 1975)
Property Owner: Perry Hall Associates
N/W of Belair Rd., opposite Raab Ave.
Existing Zoning: D.S. 16
Proposed Zoning: B.L. W/Special Exception for a service garage
No. of Acres: 15.277 District: 11th

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:

Belair Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Highways:

Proposed Silver Spring Road has been constructed in part as a 45-foot closed roadway section within a 70-foot right-of-way in conjunction with the construction of Perry Hall Apartments and was proposed to be extended to Belair Road, as shown on the subject plat. However, to accommodate the increased traffic and additional traffic movements that would be generated by a shopping center, as proposed on the subject plat, modification of the roadway section is required.

Therefore, provisions must be made to transition from the 70-foot right-of-way to a roadway consisting of a 30-foot closed roadway section within an 80-foot (minimum) right-of-way, which includes a 12-foot left turn lane and 4-foot median at the entrance to the shopping center and at the intersection with Belair Road. In addition, a 17-foot curved right turn lane, with taper along Belair Road, is required at the intersection with Belair Road.

The foregoing highway improvements and right-of-way dedication would be required in conjunction with the proposed development of this property.

The entrance location on proposed Silver Spring Road is subject to the approval of the Department of Traffic Engineering.

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Item #26 (Cycle VIII - October 1974 - April 1975)
Property Owner: Perry Hall Associates
Page 2
October 28, 1974

Storm Drains:

Both onsite and offsite storm drainage facilities and easements would be required in conjunction with the proposed development of this property. The drainage study, previously prepared by the Petitioner's engineer for the construction of Perry Hall Apartments, must be revised to meet current requirements and regulations for a 100-year design storm frequency. Additional drainage reservations may be required within this design storm frequency.

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.

Sediment Control:

Development of this property through striping, 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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Development of this property will be subject to the regulations and requirements of the Storm Water Management Policy, effective December 1, 1974.

Sanitary Sewer and Water:

The subject property is situated within the Baltimore County Metropolitan District and is included within the limits of the Baltimore County Comprehensive Water and Sewerage Plan, as amended July, 1974.

Public water supply and sanitary sewerage are available to serve this property. Extension of these utilities through this property would be required in conjunction with the proposed development of the property.

Very truly yours,

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

END:HAM:RMD:res

M-W Key Sheet
1/2" S.F. & G. Topo
36" x 36" WP 24" x 25" Pos. Sheets
70" x 71" Tax Maps

cc: J. Trenner

MICROFILMED

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Perry Hall Associates

Location: N/W of Bel Air Rd. opposite Raab Ave.

Item No. 26 Zoning Agenda Cycle # - October 1, 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 as 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. (OR SITE NOT REQUIRED)
- () 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.
- (X) 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. 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: *J. J. Kelly* Noted and Approved: *Paul H. Raines*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant

October 4, 1974

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

Att: Mr. James B. Byrnes III

Re: Baltimore County
8th Zoning Cycle
October 1974
Property Owner: Perry Hall Assoc.
Location: N/W of Bel Air
Road (Route 1) opp. Raab Ave.
Existing Zoning: DR 16
Proposed Zoning: BL
No. of Acres: 15.277
District: 11th

Dear Mr. DiNenna:

With the exception of the proposed extension of Silver Spring Road, there is no point along the frontage of the subject site that provides acceptable stopping sight distance. This is due to the vertical alignment of Belair Road. Considering the foregoing and the heavy volume of traffic on the highway; 24,400, 1973 average daily traffic, all access should be from Silver Spring Road. The plan should be revised accordingly.

The Southern portion of the site is affected by a line of the proposed Whitmarsh Boulevard. Although this line is an alternate and not the preferred line, it must be recognized until such time as a line is approved. It will be quite some time before this approval can be given.

Very truly yours,

Charles Lee, Chief
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:hk

By: John E. Meyers

MICROFILMED

January 8, 1975

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

Re: Item 26, 2th Zoning Cycle
PERRY HALL ASSOCIATES
Belair Road (Route 1)
Revised Plan

Att: Mr. James B. Byrnes III

Dear Sir:

Pursuant to the request of the petitioner's engineer, we are hereby submitting comments relative to the subject plan as revised on November 26, 1974.

The design of the directional entrance from Belair Road to the north is basically acceptable. However, the principal entrance is in an area of inadequate stopping sight distance due to the vertical alignment of Belair Road.

In order to correct this condition, an automatic traffic signal would have to be provided. There may be problems in obtaining approval for a signal due to the proximity to Silver Spring Ave. and the fact that the Shopping Center may not be of sufficient size to warrant a signal. If a signal cannot be provided, the entrance would have to be firetrical, precluding left turn movements.

An alternative would be to eliminate the entrance, thereby providing the principal access by way of Silver Spring Ave.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
by John E. Meyers

CL:JEM:bk

cc: Mr. Charles Fick
George W. Stephens & Associates
303 Allegheny Ave.
Towson, Md. 21204

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

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 16 zone to B.L. zone : COUNTY BOARD OF APPEALS
NW/S of Belair Road opposite :
Roab Avenue : OF
11th District :
Perry Hall Associates : BALTIMORE COUNTY
Petitioners : No. 75 - 218 - R

ORDER OF DISMISSAL

Petition of Perry Hall Associates for reclassification from D.R. 16 zone to B.L. zone, on property located on the northwest side of Belair Road opposite Roab Avenue, in the 11th Election District of Baltimore County.

WHEREAS, the Board of Appeals notified all parties of record in the above entitled matter that this Board considers said case to be moot (copy of said letter is attached hereto).

THEREFORE, this Board, on its own Motion, will dismiss the within named appeal.

IT IS HEREBY ORDERED, this 25th day of January, 1977, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

Robert L. Gilland
Robert L. Gilland

Herbert A. Davis
Herbert A. Davis

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

December 20, 1976

Christian M. Kahl, Esquire
22 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Case No. 75-218-R
Perry Hall Associates

Dear Mr. Kahl:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Solicitor's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps (i.e., 10/15/76) is moot.

Therefore, unless you present written objection and/or an amended appeal, where applicable, to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

cc: William S. Baldwin, Esquire
Perry Hall Associates
Mrs. John Buettner
Mr. James J. Griggs
James D. Nolan, Esquire
John W. Hession, III, Esquire
Mr. Fred M. Kinkle

the intersection of Belair and Joppa Road and further that if the Petitioner is not allowed to develop his property in some reasonable use, Silver Spring Road will not be constructed and hence the community will lose a much needed addition to the road system.

7. That the construction of the new White Marsh Boulevard constitutes a change in the neighborhood and makes the area more accessible to the general public and hence increases the demand for additional commercial facilities in the area.

8. And for such other reasons that may be assigned at the time of the hearing on this Petition.

Respectfully submitted,

William S. Baldwin
William S. Baldwin,
Attorney for Perry Hall Associates,
Petitioner

WILLIAM S. BALDWIN
ATTORNEY AT LAW
TOWSON, MARYLAND
21284

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NW/S of Belair Road opposite itaah :
Avenue - 11th Election District : DEPUTY ZONING
Perry Hall Associates - Petitioner : COMMISSIONER
NO. 75-218-R (Item No. 26) :
: OF
: BALTIMORE COUNTY

This Petition represents a request by the Petitioner for a Reclassification from a D.R. 16 Zone to a Business, Local (B.L.) Zone. The subject property is located on the northwest side of Belair Road, north of Silver Spring Avenue, approximately 2,000 feet south of the intersection of Belair and Joppa Roads and contains fifteen acres of land, more or less.

Testimony was presented on behalf of the request by the Petitioner and several experts in the fields of traffic, civil engineering, and real estate. The testimony and evidence, which included several exhibits, was extensive in attempting to establish that new residential development, in the form of apartments and individual homes, had occurred within a two mile radius of the subject site, in the extent that the existing commercial shopping opportunities within this area were no longer adequate to serve the needs of the residents.

The Petitioner's traffic expert was of the opinion that the subject site, if reclassified and improved as a shopping center, would not generate a great deal of new traffic, but would, for the most part, draw from existing traffic that utilizes Belair Road at the present time. He was also of the opinion that Silver Spring Road, when constructed and extended west of Belair Road across the southernmost terminus of the Petitioner's proposed site, would alleviate a great deal of the traffic congestion that exists at the intersection of Joppa and Belair Roads.

Several area residents, some representing improvement associations and others living directly opposite the site on the east side of Belair Road and at other nearby locations, testified in opposition to the Petitioner's request.

ORDER RECEIVED FOR FILING

DATE FILED BY

They felt that a shopping center could not function properly at this location and would only contribute to the already serious traffic situation presently existing.

The residents, who live opposite the subject property, testified to traffic tie-ups at the intersection of Joppa and Belair Roads, resulting in traffic backing up to a point in front of their property approximately 2,000 feet away. They also contested the Petitioner's contention that additional commercially zoned property was needed in the area, pointing out that at least four undeveloped commercially zoned tracts exist in the vicinity of the subject property. One such site is situated catercorner to the Petitioner's property on the southeast corner of Belair and Silver Spring Roads. Another, situated well within the two mile radius, consists of the proposed 170 acre White Marsh Town Center.

Without reviewing the testimony and evidence in detail but based on all such testimony and evidence presented, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has not proven that substantial change has occurred in this area to justify the granting of the requested Reclassification. By the same token, the testimony did not substantiate that the subject property could not be logically and feasibly developed under its present classification, and the availability of undeveloped commercial properties in the area represents contrary proof that the map, as adopted by the Baltimore County Council, is not in error.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of July, 1975, 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 in a D. R. 16 Zone.

James S. Hines
Deputy Zoning Commissioner
of Baltimore County

WILLIAM S. BALDWIN
ATTORNEY AT LAW
TOWSON, MARYLAND
21284

MEMORANDUM

IN SUPPORT OF PETITION OF PERRY HALL ASSOCIATES

1. The County Council erred in failing to classify the Belair Road frontage of your Petitioner's property commercial as practically all properties fronting both sides of Belair Road in the immediate vicinity are zoned commercially and that the subject property has commercial zoning both on the north and south side of it and in addition, is opposite commercial zoning.

2. That the recent dramatic change in economic conditions, primarily the increase in interest rates make the financing of the apartments on the subject property economically unfeasible.

3. That due to the energy shortage and the curtailment of gas service throughout the state of Maryland it is a strong possibility that if apartments were to be constructed on the land sought to be reclassified there may not be energy available to provide heat for the apartment units.

4. That the construction of numerous housing units in the immediate area since the adoption of the map in March of 1971 creates a need for additional commercial zoning that has not been met by the map.

5. That new sewer additions constructed in the area since 1971 and presently under construction will permit vast new areas of residential development that heretofore could not be developed due to the lack of sanitary sewer and that this causes a need for additional commercial facilities in the area which need is not met by the present map.

6. That the new Silver Spring Road which is being extended from Joppa Road to Belair Road along the south side of your Petitioner's property primarily at your Petitioner's cost makes the subject site an ideal shopping center site and in fact Silver Spring Road will alleviate present traffic conditions at

WILLIAM S. BALDWIN
ATTORNEY AT LAW
TOWSON, MARYLAND
21284

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany
Zoning Petition for Reclassification
From D.R. 16 to B.L.
15.277 acres More or Less
September 30, 1974

Beginning for the same on the northwest side of Belair Road, 70 ft. wide, at a point measured 40 ft. northeasterly along the northwest side of Belair Road from the prolongation westerly of the centerline of Silver Spring Road as it now exists said point of beginning being on the existing zoning line between B.L. with a C.N.S. district and D.R. 16, running thence binding on part of the southwest outline of the existing D.R. 16 zone (1) N 72° 45' 30" W 631.04 ft., thence leaving said outline and running the nine following courses (2) N 65° 08' 54" E 280.32 ft. (3) N 46° 33' 44" E 311.24 ft. (4) N 35° 55' 12" W 313.64 ft. (5) N 54° 18' 53" E 125.43 ft. (6) N 27° 12' 58" E 196.79 ft. (7) N 59° 50' 35" E 207.02 ft. (8) N 70° 21' 35" E 208.07 ft. (9) S 61° 09' 00" E 197.00 ft. and (10) S 53° 30' 00" E 150.43 ft. to the northwest side of said Belair Road, thence binding thereon the two following courses (11) S 42° 49' 00" W 677.08 ft. and (12) S 42° 08' 00" W 700.79 ft. to the place of beginning.

Containing 15.277 acres more or less.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Date of Posting: 8/2/75
Petitioner: Perry Hall Assoc.
Location of property: NW/4 of Belair Rd. Opposite Rabb Ave.
Location of Sign: 1 Sign, Behind corner NW/4 of Belair Rd.
Remarks: Mill H. Hess
Date of return: 8/2/75

PETITION FOR RECLASSIFICATION
FROM D.R. 16 TO R.L. ZONING
LOCATION: Northwest side of Belair Road opposite Rabb Avenue
DATE: 1975 at 1:00 P.M.
BY ORDER OF THE ZONING COMMISSIONER
E. ERIC DiNENNA, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 27, 1975
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each week for one (1) successive weeks before the 19th day of March, 1975, the first publication day of March, 1975, the first publication appearing on the 27th day of February, 1975.
THE JEFFERSONIAN, Advertising Mgr.
Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION
FROM D.R. 16 TO R.L. ZONING
LOCATION: Northwest side of Belair Road opposite Rabb Avenue
DATE & TIME: WEDNESDAY, MARCH 19, 1975 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY
E. ERIC DiNENNA, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., February 27, 1975
THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 19th day of March, 1975, the publication appearing on the 27th day of February, 1975.
THE OBSERVER, Advertising Mgr.
Cost of Advertisement, \$21.12

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 3303
DATE: July 28, 1975 ACCOUNT: 01-662
AMOUNT: \$70.00
RECEIVED: Christian M. Kahl, Esquire
Cost of Filing of an Appeal on Case No. 75-218-R (Item No. 26)
NWS of Belair Road opposite Rabb Avenue - 11th Election District
Perry Hall Associates - Petitioner 70.00 CASH
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Date of Posting: 2-27-75
Petitioner: Perry Hall Associates
Location of property: NW/4 of Belair Rd. Opposite Rabb Ave.
Location of Sign: 1 Sign, Behind corner from Silver Spring Rd. 1 Sign, Behind corner from Rabb Ave.
Remarks: Mill H. Hess
Date of return: 3-6-75

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 3327
DATE: August 13, 1975 ACCOUNT: 01-662
AMOUNT: \$10.00
RECEIVED: Christian M. Kahl, Esquire
Cost of Posting Property of Perry Hall Associates for an Appeal Hearing
NW/S of Belair Road opposite Rabb Avenue - 11th Election District
Perry Hall Associates - Petitioner
Case No. 75-218-R (Item No. 26) 10.00 CASH
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 17144
DATE: Nov. 20, 1974 ACCOUNT: 01-662
AMOUNT: \$50.00
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
William S. Baldwin, Esq.
24 W. Penna. Ave.
Towson, Md. 21204
Petition for Reclassification for Perry Hall Associates
\$50.00 CASH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 17962
DATE: March 21, 1975 ACCOUNT: 01-662
AMOUNT: \$135.10
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
Perry Hall Associates
8th Fl-Tower Building
222 E. Baltimore Street
Baltimore, Md. 21202
Advertising and posting of property - #75-218-R 135.10 CASH

LAW OFFICES
CHRISTIAN M. KAHL
22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
823-3086

July 24, 1975
S. Eric DiNenna, Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
NW/S of Belair Road opposite Rabb Avenue - 11th Election District
Perry Hall Associates - Petitioner
No. 75-218-R (Item No. 26)

Dear Mr. DiNenna:
Please enter an appeal on behalf of the Petitioner from the Order of James E. Dyer, Deputy Zoning Commissioner, dated July 10, 1975, denying Petitioner's request for reclassification from D.R. 16 to Business Local (B.L.) Zoning. I enclose herewith Petitioner's check in the amount of \$70.00, covering the initial cost of appeal to the Board of Appeals.

Please note the Petitioner is a partnership trading as Perry Hall Associates, whose address is 222 East Baltimore Street, Baltimore, Maryland 21202. The Petitioner will be represented by the undersigned and by William S. Baldwin, Esquire, of 24 West Pennsylvania Avenue, Towson, Maryland 21204.

Please advise if anything further is required in order to perfect this appeal. Thank you very much for your attention in this matter.

Yours very truly,
CHRISTIAN M. KAHL
cc: William S. Baldwin, Esq.
Perry Hall Associates
Enclosure



William S. Baldwin, Esquire
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
NW/S of Belair Road opposite Rabb Avenue - 11th Election District
Perry Hall Associates - Petitioner
NO. 75-218-R (Item No. 26)

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

Very truly yours,
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc
Attachments
cc: Mrs. John Buettner, Perry Hall Improvement Association, F. O. Box 93, Perry Hall, Maryland 21128
Mr. James J. Griggs, 4310 Slater Avenue, Baltimore, Maryland 21236
James D. Nolan, Esquire, 204 West Pennsylvania Avenue, Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
FROM D.R. 16 TO R.L. : ZONING COMMISSIONER OF
Northwest side of Belair Road : BALTIMORE COUNTY
opposite Rabb Avenue, 11th :
District :
PERRY HALL ASSOCIATES : Case No. 75-218-R

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in section 52h.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

CHARLES E. ROONEY, Jr., Deputy People's Counsel
JOHN W. HESSIAN, III, People's Counsel
County Office Building
Towson, Maryland 21204
404-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 14th day of March, 1975, to William S. Baldwin, Esquire, 24 W. Pennsylvania Avenue, Towson, Maryland, 21204, Attorney for Petitioner.

I WILL NOT ATTEND.



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

Re: Northeastern Sector, Item No. 26, Cycle 8, Petition of Perry Hall Associates - Northwest Corner Belair Road and Proposed Silver Spring Road, 11th Election District

Dear Mr. DiNenna:
Kindly note the appearance of the undersigned as co-counsel with William S. Baldwin, Esq., for the Petitioner, Perry Hall Associates, in the above-captioned matter.

Also with regard to the above, it has come to our attention that you heard a case involving a property located on the southeasterly corner of Belair Road and Silver Spring Road, diagonally opposite the property which is the subject of this Petition, and that a somewhat similar request for reclassification was denied by you. Accordingly, on behalf of the Petitioner in this case, we respectfully request that you withdraw from hearing the above matter, which is scheduled for the week of March 17, 1975.

Under the circumstances, we feel it could be prejudicial to our client's interests if you were to hear and decide this matter. It would therefore be greatly appreciated if you would assign the hearing in this case to the Deputy Zoning Commissioner, Mr. James Dyer.

Thank you very much for your attention to this matter.

Yours very truly,
CHRISTIAN M. KAHL

CMK:sh
cc: Perry Hall Associates
William S. Baldwin, Esq.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received and accepted for

filing this 30th day of October 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

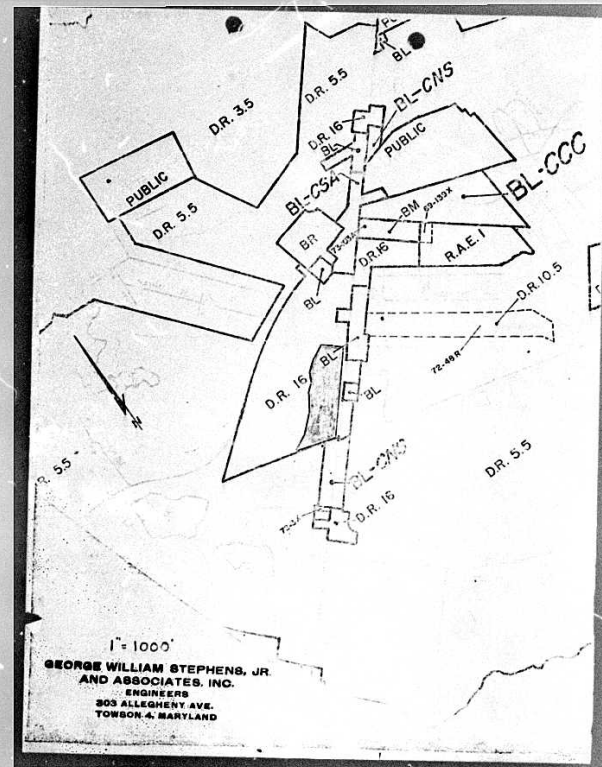
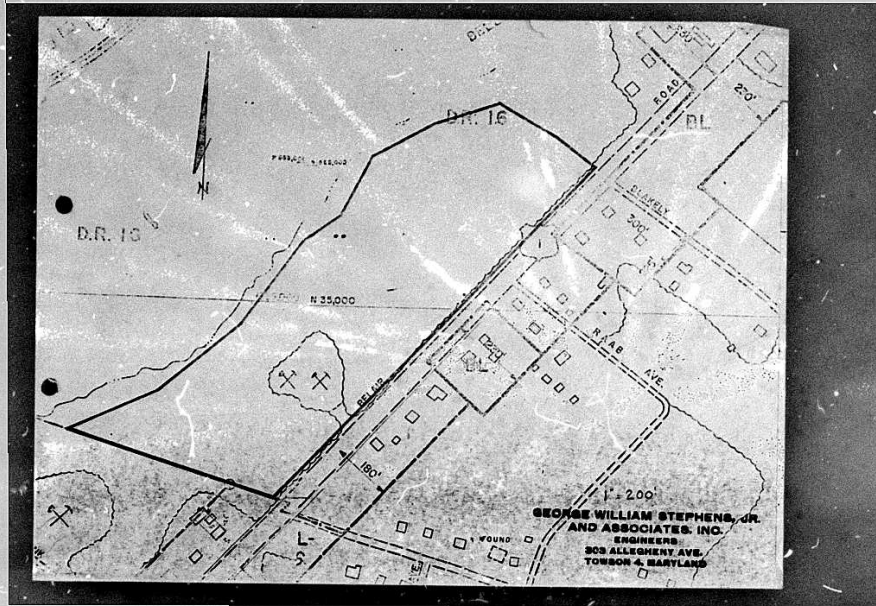
Petitioner Perry Hall Associates (a partnership)

Petitioner's Attorney William S. Baldwin Reviewed by James S. Baldwin
Chairman,
Zoning Advisory
Committee

cc: George William Stephens, Jr. & Associates, Inc.
P.O. Box 6828, Towson, Md. 21284

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		250 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JCB</u>	Revised Pl. vs. Change in outline or description		Yes		No					
Previous case:	Map #									



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received * this 30th day of Sept 1974. Item # _____.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Perry Hall Associates Submitted by Baldwin
Petitioner's Attorney Baldwin Reviewed by JCB

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



GENERAL NOTES

UTILITIES - WATER IS AVAILABLE IN BELAIR ROAD AND WILL ULTIMATELY BE AVAILABLE IN PROPOSED SILVER SPRING ROAD. SEWER MAINS WILL BE STRENGTHEN TO CONNECT TO THE EXISTING SEWER LINE TO THE NORTHWEST OF THE SITE. ALL NEW FLOOD PLAIN DRAINAGE WILL BE DIRECTED TO THE FLOOD PLAIN ALONG THE NORTHWEST SIDE OF THE SITE.

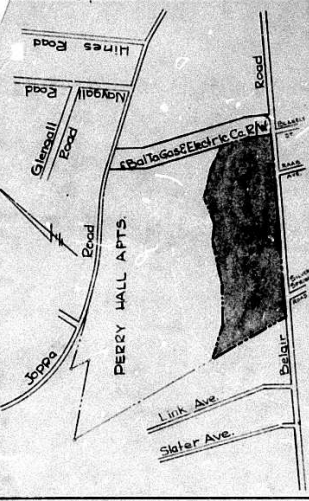
SCREENING - MINIMUM HEIGHT OF 4 FEET. WOOD SCREENS (OR COMPOSITE SCREENS) SHALL BE MINIMUM HEIGHT OF 6 FEET.

PAVING - SHALL BE 2 INCH THICK SURFACE WITH 4 INCH CONCRETIC SURF-BASE.

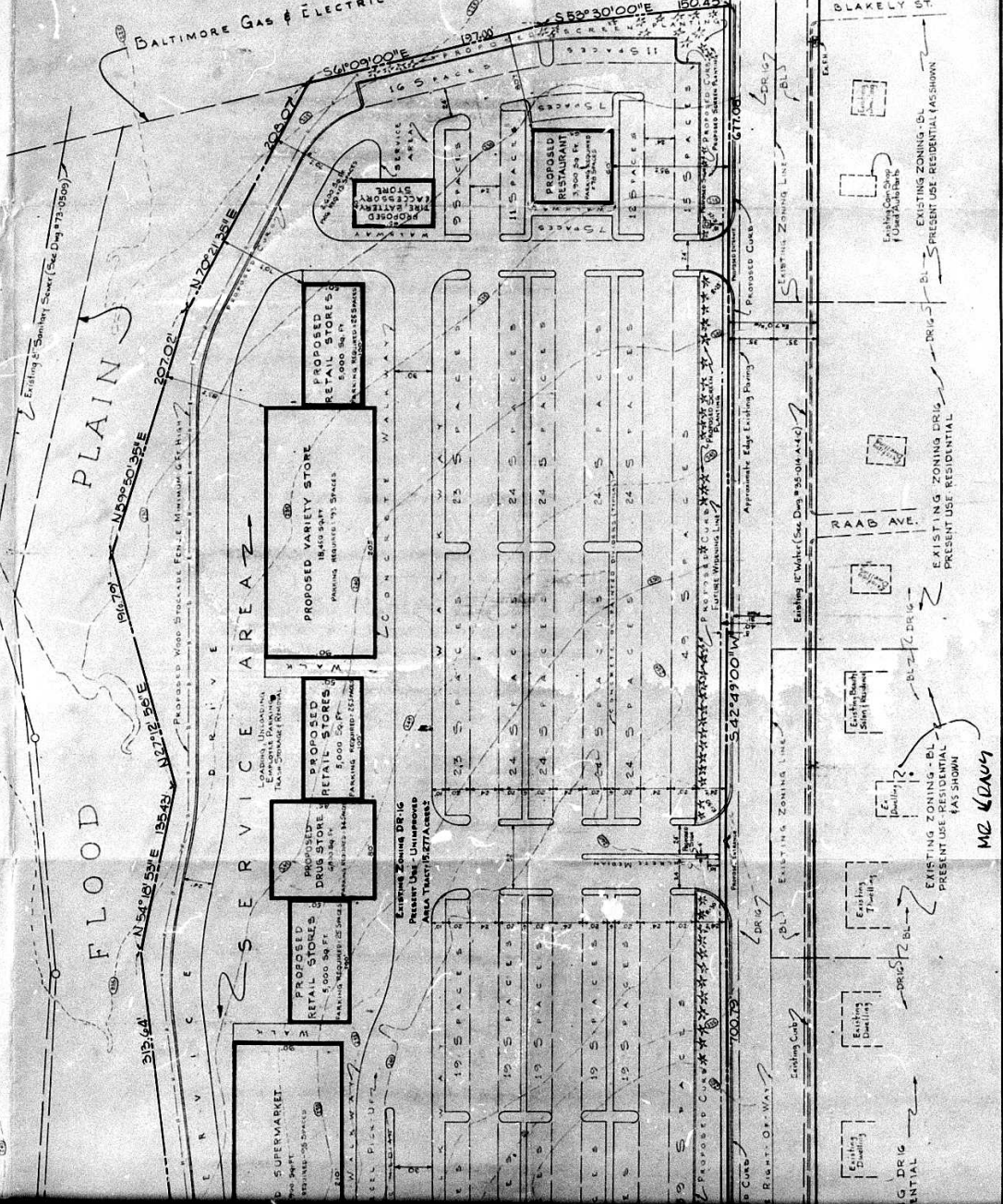
CURBS - ALL INTERIOR CURBS SHOWN HEREON SHALL BE OF CONCRETE OR BRICK. CURBS SHALL BE IN COMPLIANCE WITH MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS. THE SAME WILL APPLY TO PROPOSED SILVER SPRING ROAD AND BATHURST COUNTY SPECIFICATIONS.

LIGHTING - ALL SITE LIGHTS WILL BE 50 FOOTERS AS NOTED TO REFLECT ROAD LIGHTING. ALL LIGHTS SHALL BE 5000 LUMEN PARABOLIC BEAMS WITH 2000 FT. WIRE SUSPENSION TRUSS. MAXIMUM HEIGHT OF PARABOLIC LIGHTS TO BE 20 FT. EXISTING GROUND CONTOURS 3 FOOT TRIM - 5 FOOT DEPTH AT 5 FOOT INTERVALS.

EXISTING ZONING - DRIG
 EXISTING ZONING - APARTMENTS



PLAT TO ACCOMPANY ZONING PETITION
 FOR RECLASSIFICATION FROM EXISTING DRIG ZONE TO BL ZONE
 15.277ACRE PARCEL
 NORTHWEST SIDE BELAIR ROAD
 PERRY HALL
 BALTO. CO. MD.
 ELECT. DIST. NO. 11
 SEPTEMBER 30, 1974
 SCALE: 1"=50'

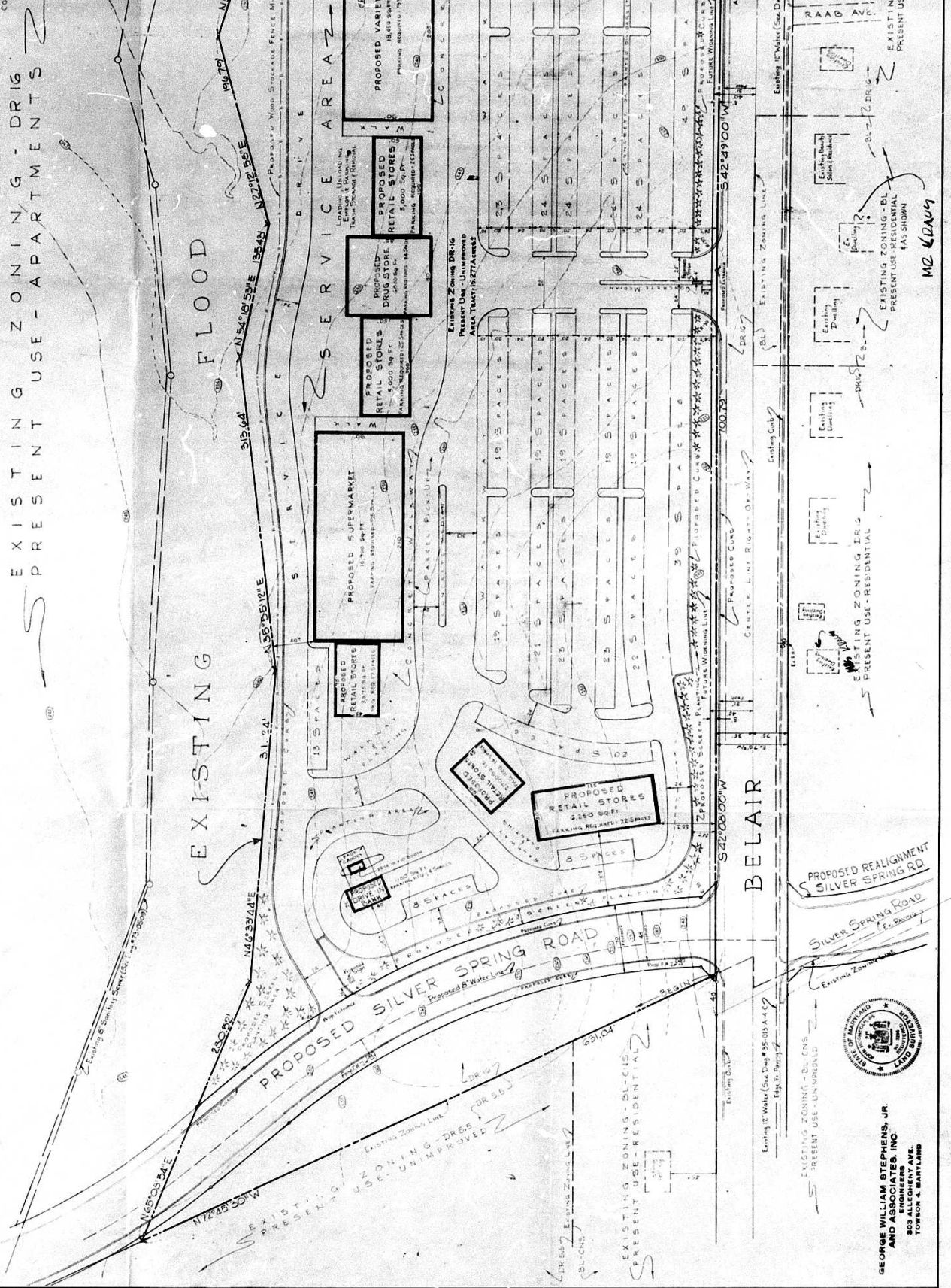


Reference to District 15, Section 40-20, Sub-sections 1, 2, 3, 4, 5 & 6

Dr. To: Belvoir, Grand Avenue, Washington

- 1. Surveys (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. Drive - Total (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. Walkway - Total (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. 40' x 40' Area (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. 15' x 15' Area (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. 13' x 13' Area (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. 11' x 11' Area (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. 9' x 9' Area (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. 7' x 7' Area (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. 5' x 5' Area (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. 3' x 3' Area (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 1. 1' x 1' Area (Total From Areas 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

TOTAL PARKING REQUIRED: 4,455 SPACES
TOTAL PARKING PROVIDED: 4,550 SPACES
PARKING GAP TO BE MINIMUM OF 9'x20'



EXISTING FLOOD SERVICE AREA

EXISTING FLOOD SERVICE AREA

PROPOSED SILVER SPRING ROAD

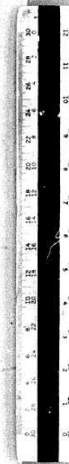
BELAIR

PROPOSED REALIGNMENT SILVER SPRING RD

SILVER SPRING ROAD



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
FORSYTH, N. CAROLINA



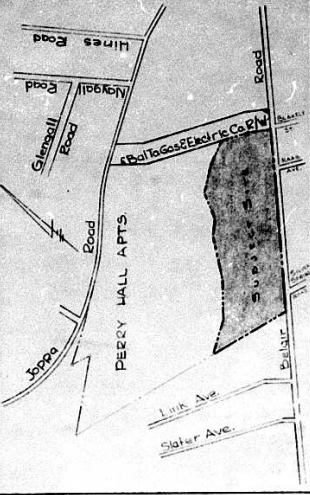
ME 60449

GENERAL NOTES

- UTILITIES - WATER IS AVAILABLE IN CHASE ROAD AND WILL ULTIMATELY BE AVAILABLE IN CHASE ROAD SERVICE AREA. SEE PLANS FOR DETAILS.
- STREETS - CHASE ROAD AND CHASE ROAD SERVICE AREA ARE TO BE CONSIDERED AS PART OF THE CHASE ROAD SERVICE AREA. THE TRUCK STOP AND TRUCK TRAIL ARE TO BE CONSIDERED AS PART OF THE CHASE ROAD SERVICE AREA.
- UTILITIES - WATER IS AVAILABLE IN CHASE ROAD AND WILL ULTIMATELY BE AVAILABLE IN CHASE ROAD SERVICE AREA. SEE PLANS FOR DETAILS.
- STREETS - CHASE ROAD AND CHASE ROAD SERVICE AREA ARE TO BE CONSIDERED AS PART OF THE CHASE ROAD SERVICE AREA. THE TRUCK STOP AND TRUCK TRAIL ARE TO BE CONSIDERED AS PART OF THE CHASE ROAD SERVICE AREA.
- UTILITIES - WATER IS AVAILABLE IN CHASE ROAD AND WILL ULTIMATELY BE AVAILABLE IN CHASE ROAD SERVICE AREA. SEE PLANS FOR DETAILS.
- STREETS - CHASE ROAD AND CHASE ROAD SERVICE AREA ARE TO BE CONSIDERED AS PART OF THE CHASE ROAD SERVICE AREA. THE TRUCK STOP AND TRUCK TRAIL ARE TO BE CONSIDERED AS PART OF THE CHASE ROAD SERVICE AREA.
- UTILITIES - WATER IS AVAILABLE IN CHASE ROAD AND WILL ULTIMATELY BE AVAILABLE IN CHASE ROAD SERVICE AREA. SEE PLANS FOR DETAILS.
- STREETS - CHASE ROAD AND CHASE ROAD SERVICE AREA ARE TO BE CONSIDERED AS PART OF THE CHASE ROAD SERVICE AREA. THE TRUCK STOP AND TRUCK TRAIL ARE TO BE CONSIDERED AS PART OF THE CHASE ROAD SERVICE AREA.
- UTILITIES - WATER IS AVAILABLE IN CHASE ROAD AND WILL ULTIMATELY BE AVAILABLE IN CHASE ROAD SERVICE AREA. SEE PLANS FOR DETAILS.
- STREETS - CHASE ROAD AND CHASE ROAD SERVICE AREA ARE TO BE CONSIDERED AS PART OF THE CHASE ROAD SERVICE AREA. THE TRUCK STOP AND TRUCK TRAIL ARE TO BE CONSIDERED AS PART OF THE CHASE ROAD SERVICE AREA.

EXISTING ZONING - DRIG
 EXISTING USE - APARTMENTS

LOCATION MAP
 SCALE 1"=500'



PLAT TO ACCOMPANY ZONING PETITION

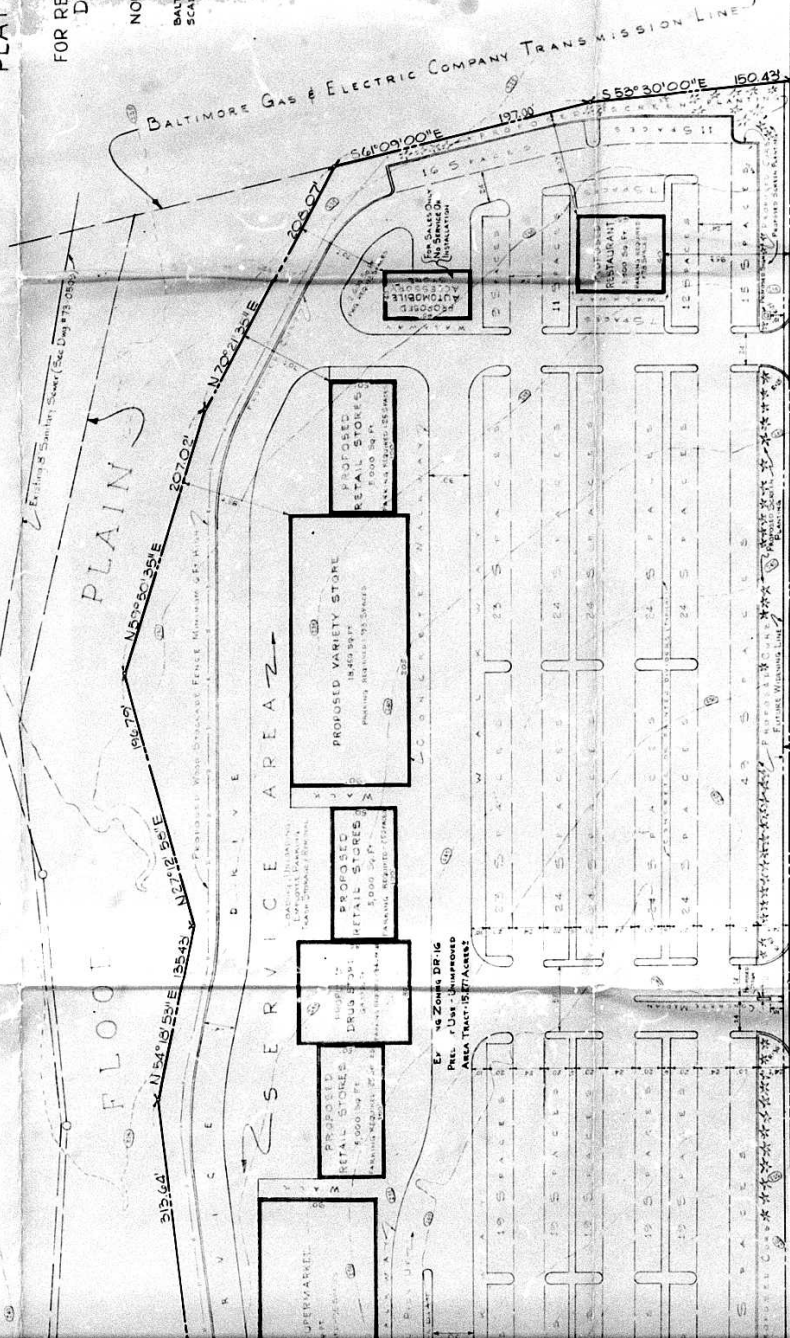
FOR RECLASSIFICATION FROM EXISTING DRIG ZONE TO BL ZONE
 15.277ACRE PARCEL

NORTHWEST SIDE DELAIR ROAD
 PERRY HALL
 BALTO. CO. MD.
 SCALE 1"=50'

ELECT DIST NO. 11
 SEPTEMBER 30 1974
 REVISED OCTOBER 23 1974



OFFICE COPY



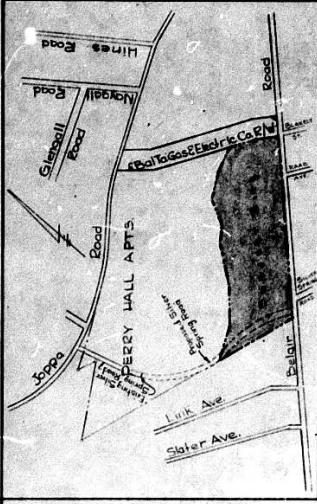
ROAD



GENERAL NOTES

- UTILITIES - WATER IS AVAILABLE IN BELAIR ROAD AND WILL ULTIMATELY BE AVAILABLE IN EXPANDED SILVER SPRING ROAD. SEWER WILL BE SERVICED TO CONNECT TO THE EXISTING SEWER LINE TO THE NORTH AND TO THE STREET ALONG THE FLOOD PLAIN. DRAINAGE WILL BE DIRECTED TO THE FLOOD PLAIN ALONG THE EXISTING DRAINAGE CANALS.
- SCREENING - WALK BEHIND SCREENS SHALL BE PROVIDED AT (OR EQUIVALENT) SCREENS. MINIMUM HEIGHT OF 4 FEET. WOOD 2" x 4" x 1/2" (OR EQUIVALENT) SCREENS SHALL BE PROVIDED WITH SPACING OF 1/2" BETWEEN SCREENS.
- PAVING - SHALL BE DETERMINED SUBJECT TO SURVEYOR'S STUDY. COURSES - ASPHALT CONCRETE SHALL BE USED IN COURSES OF CONCRETE CONSTRUCTION, NOT LESS THAN 3" WITH AN 8" GRAD. CURBS SHALL BE CONSTRUCTED WITH MARIETTA STONE. HIGHWAY CONSTRUCTION SHALL BE IN CONFORMANCE WITH MARIETTA STONE. HIGHWAY CONSTRUCTION SHALL BE IN CONFORMANCE WITH MARIETTA STONE. HIGHWAY CONSTRUCTION SHALL BE IN CONFORMANCE WITH MARIETTA STONE. HIGHWAY CONSTRUCTION SHALL BE IN CONFORMANCE WITH MARIETTA STONE.
- LIGHTING - TOWARD RESIDENTIAL LIGHTS. APPROXIMATE SPACING SHALL NOT EXCEED 100 FEET. TOWARD RESIDENTIAL LIGHTS. APPROXIMATE SPACING SHALL NOT EXCEED 100 FEET. TOWARD RESIDENTIAL LIGHTS. APPROXIMATE SPACING SHALL NOT EXCEED 100 FEET.
- CONTOURS - EXISTING GROUND CONTOURS SHOWN THEREON. DRAINAGE 5 FEET INTERVALS.

EXISTING ZONING - DRIG
PRESENT USE - APARTMENTS



PLAT TO ACCOMPANY ZONING PETITION

FOR RECLASSIFICATION FROM EXISTING DRIG ZONE TO BL ZONE
15.27 ACRE PARCEL

NORTHWEST SIDE BELAIR ROAD
PERRY HALL
BALTO. CO. MD.
ELECT DIST. NO. 11
SEPTEMBER 30, 1974
REVISED OCTOBER 1974
REVISED NOVEMBER 26, 1974
SCALE 1" = 50'



REVISED PLANS

Perry Hall Apts.

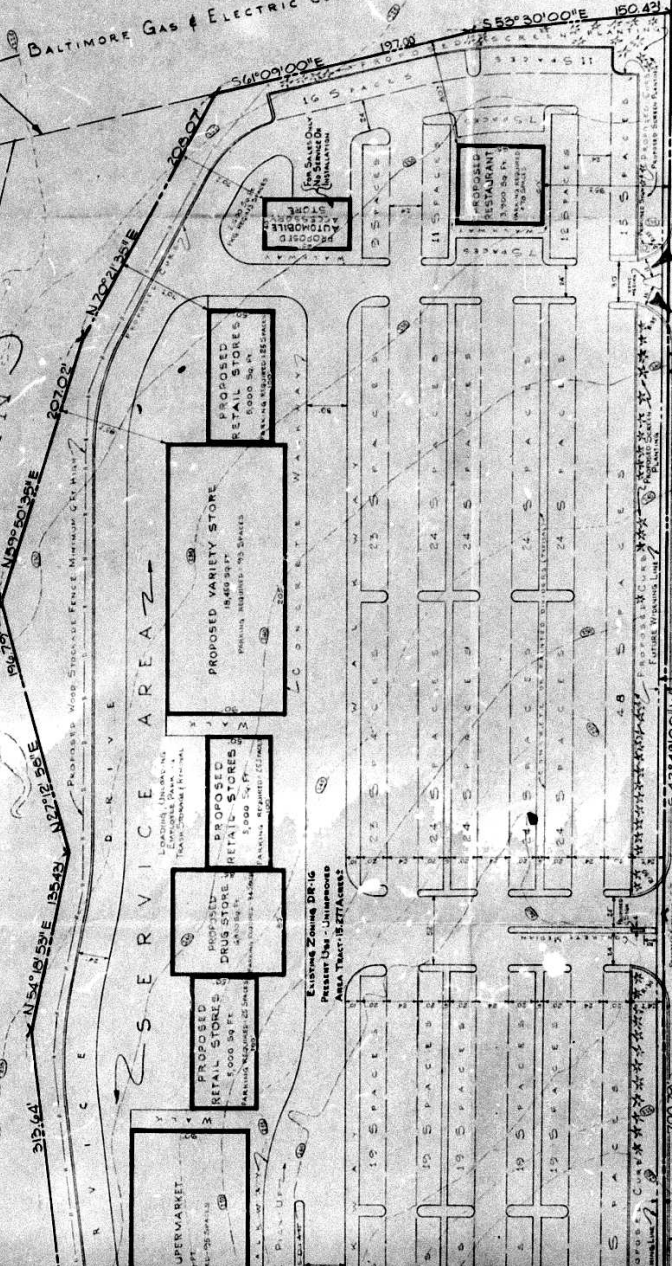
EXISTING ZONING - DRIG
PRESENT USE - UNIMPROVED

EXISTING ZONING - DRIG
PRESENT USE - RESIDENTIAL

FLOOD PLAIN

FLOOD PLAIN

SERVICES AREA



ROAD

BL

BL

BL

BL

EXISTING ZONING - BL
PRESENT USE - UNIMPROVED

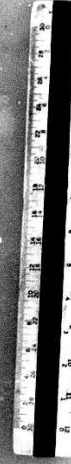
EXISTING ZONING - BL
PRESENT USE - RESIDENTIAL (ASHOWN)

EXISTING ZONING - BL
PRESENT USE - RESIDENTIAL

EXISTING ZONING - BL
PRESENT USE - RESIDENTIAL

EXISTING ZONING - BL
PRESENT USE - RESIDENTIAL

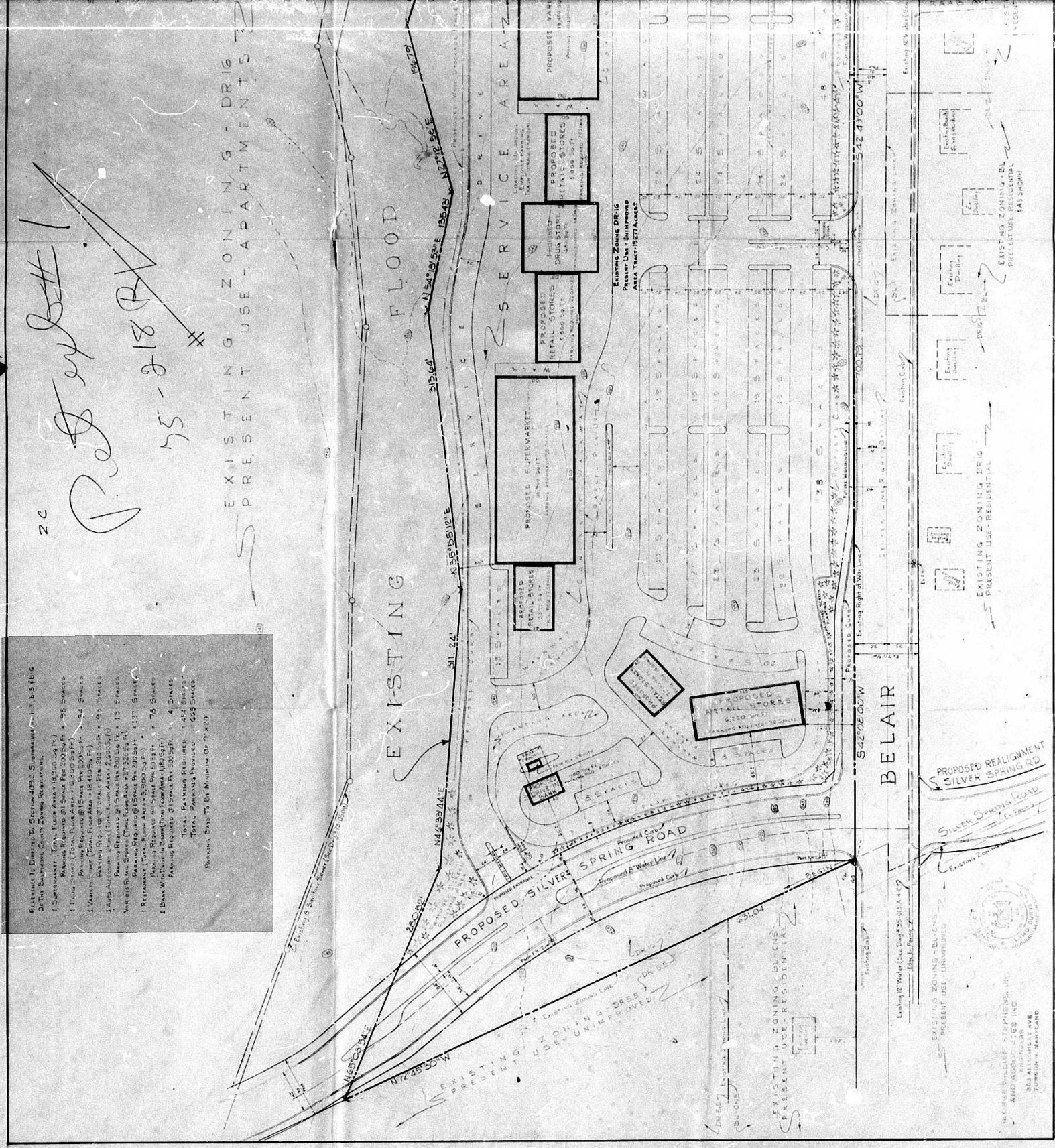
EXISTING ZONING - BL
PRESENT USE - RESIDENTIAL



1. Planning 1/16 Drawing No. 2016-0033 Summary 1/16 1/16
 2. The Engineer's Copy Shows Changes
 3. Supplemental 1/16 Drawing No. 2016-0033
 4. Final 1/16 Drawing No. 2016-0033
 5. Final 1/16 Drawing No. 2016-0033
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 99. Final 1/16 Drawing No. 2016-0033
 100. Final 1/16 Drawing No. 2016-0033

zc
 Red subject!
 15-218 RA
 #

EXISTING ZONINGS - DRIG
 PRESENT USE - APARTMENTS



MICHAEL J. STEPHENS, PE
 AND ASSOCIATES, INC.
 363 PROGRESS
 TOWSON, MARYLAND

PROPOSED REALIGNMENT
 SILVER SPRING ROAD

EXISTING ZONING - DRIG
 PRESENT USE - RESIDENTIAL

EXISTING ZONING - BL
 PRESENT USE - RESIDENTIAL
 (AS SHOWN)

EXISTING ZONING - DRIG
 PRESENT USE - RESIDENTIAL

EXISTING ZONING - DRIG
 PRESENT USE - UNIMPROVED

EXISTING ZONING - DRIG
 PRESENT USE - UNIMPROVED
 AREA TRACT 1927/ACRES

X 9 # 3
- 218R



LEGEND
DEVELOPED
AREAS

1970 DEVELOPMENT
FOR ZONING PETITION
FOR RECLASSIFICATION FROM EXISTING DR 16
ZONE TO BL ZONE
15.277 ACRE PARCEL
NORTHWEST SIDE OF BELAIR ROAD, FERRY HALL
BALTO. CO., MD.
ELEC. DIST. NO. 11
MAR. 1975

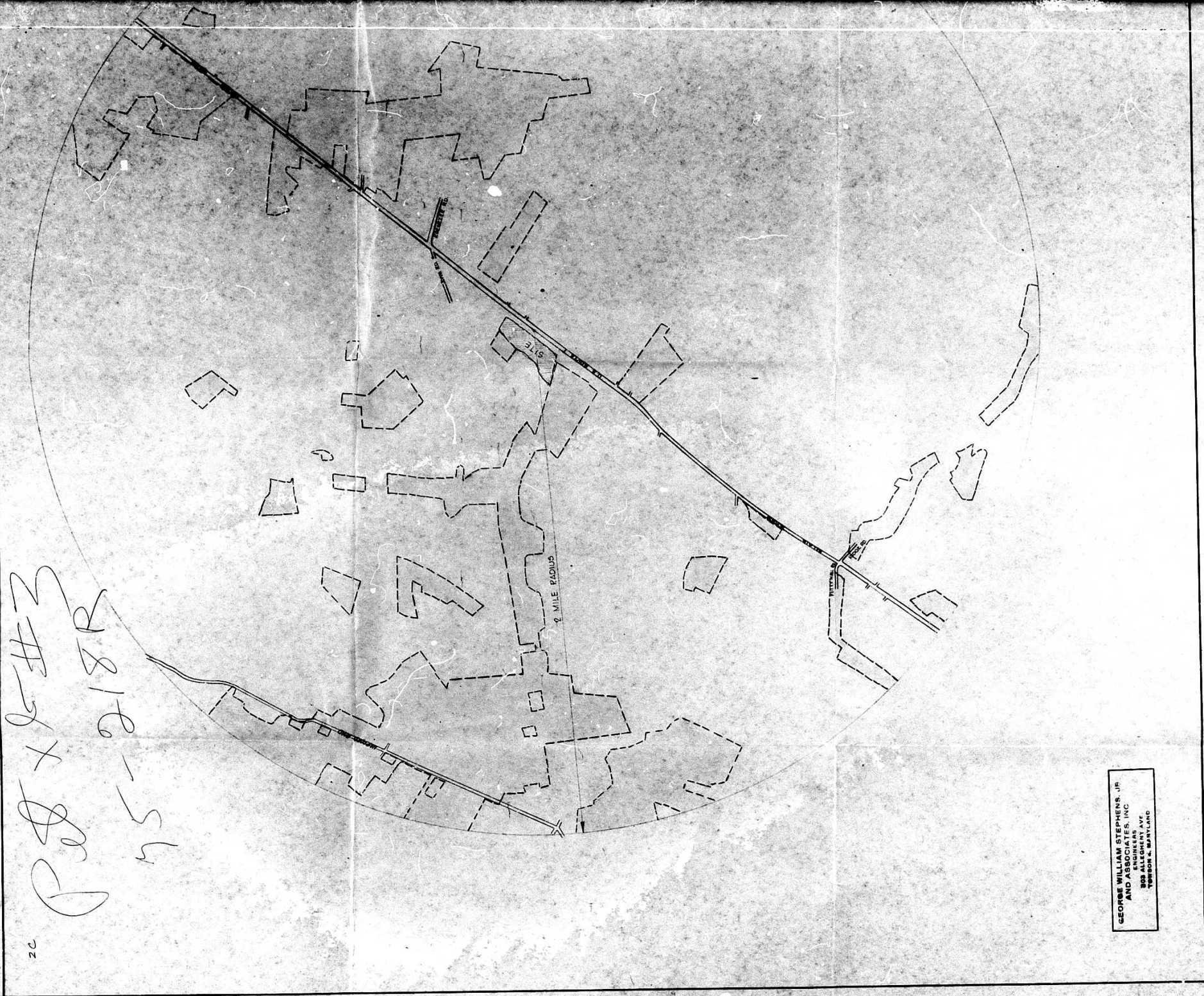
2 MILE RADIUS



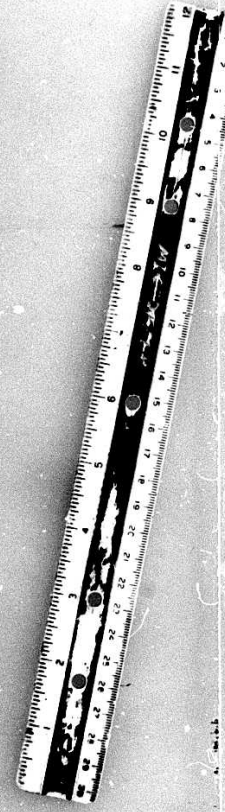
20 027 0273

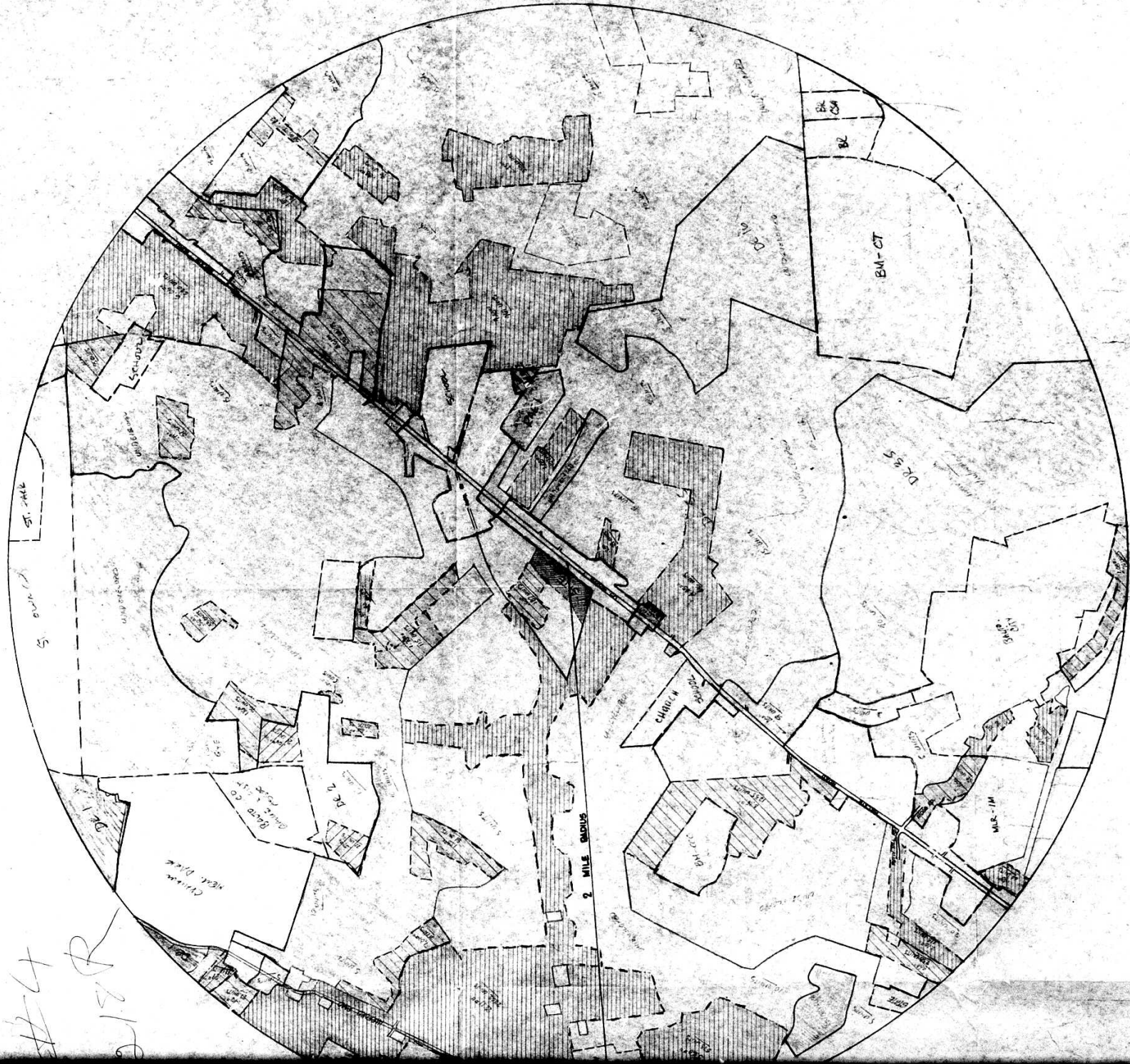


2c
 PA #3
 45-218R



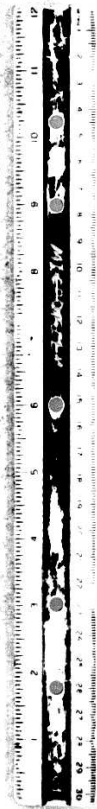
GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 303 ALLEGHENY AVE.
 TEMPER, N. MARYLAND





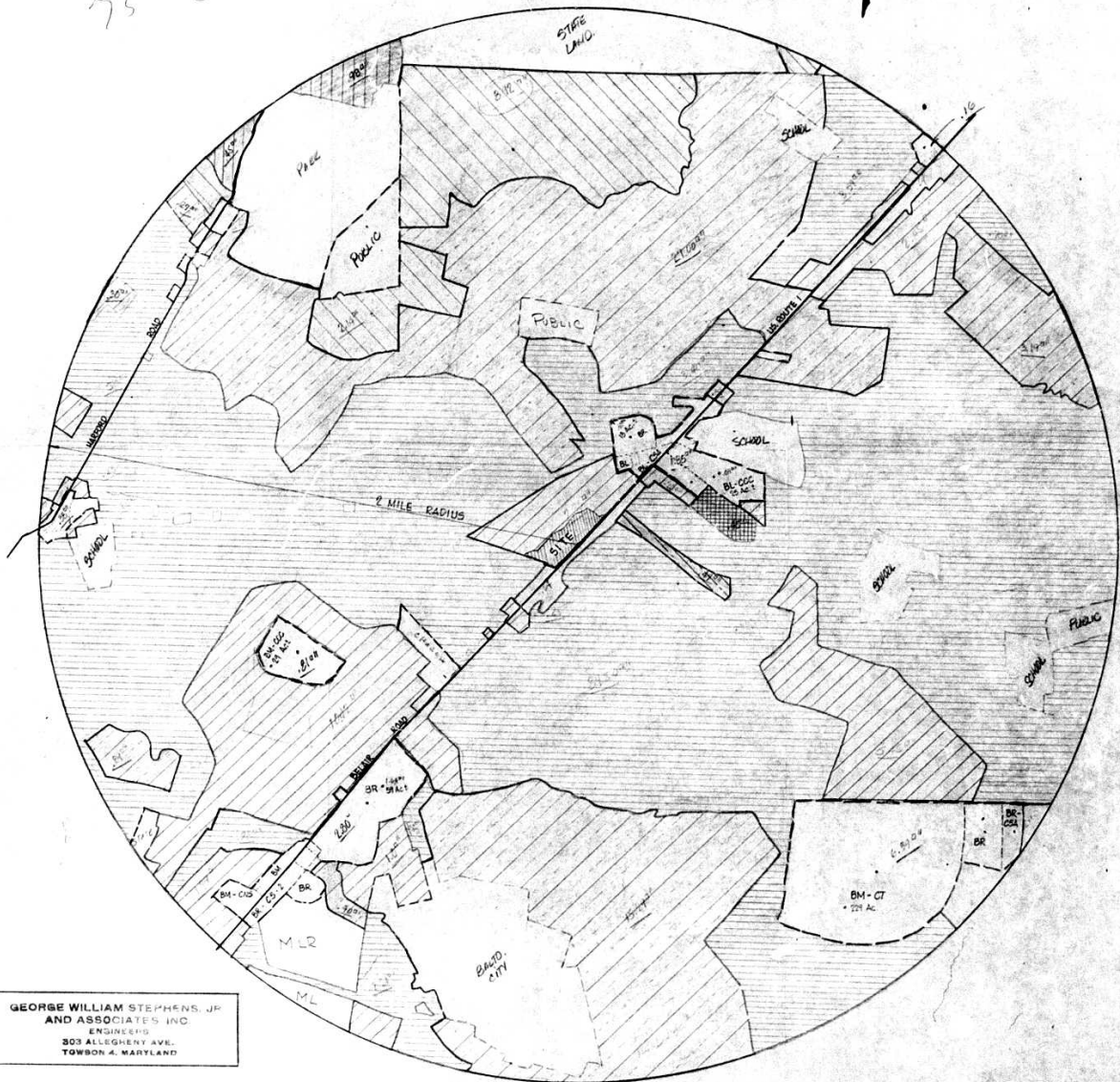
1975 DEVELOPMENT
FOR ZONING PETITION
FOR RECLASSIFICATION FROM EXISTING DR 16
ZONE TO DR ZONE

15.277 ACRE PARCEL
 NORTHWEST SIDE OF BELAIR ROAD, PERRY HALL
 BALTO. CO., MD. ELEC. DIST. NO. 11
 MAR. 1975
 SCALE: 1" = 900'



14
 214
 215R

zc
Pet sub #5
75-218R

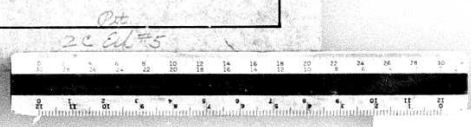


ZONING LEGEND

[Hatched pattern]	DR 1
[Hatched pattern]	DR 2
[Hatched pattern]	DR 35
[Hatched pattern]	DR 55
[Hatched pattern]	DR 105
[Hatched pattern]	DR 16
[Hatched pattern]	RAE 1
[White box]	Com., Mnf., Public, ect.

GEORGE WILLIAM STEPHENS, JR
AND ASSOCIATES INC
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

ULTIMATE DEVELOPMENT
FOR ZONING PETITION
FOR RECLASSIFICATION FROM EXISTING DR 16
ZONE TO BL ZONE
15.277 ACRE PARCEL
NORTHWEST SIDE OF BELAIR ROAD, PERRY HALL
BALTO. CO., MD. ELEC. DIST. NO. 11
SCALE: 1" = 1250' ± MAR. 1975



20 PET EX # 2

March 18, 1975

SUMMARY OF QUALIFICATIONS

CHARLES E. FICK

GRADUATE CIVIL ENGINEER (B.S.C.E.) FROM DREXEL INSTITUTE OF TECHNOLOGY - 1959.

REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND - 1966 P.E. No. 5048.

PRIOR EXPERIENCE:

TWO YEARS WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS IN HIGHWAY AND STORM DRAIN DESIGN GROUPS IN THE BUREAU OF ENGINEERING.

THREE YEARS WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AS A PROJECT ENGINEER IN THE DEVELOPERS DESIGN APPROVAL SECTION OF THE BUREAU OF ENGINEERING. POSITION INVOLVED THE REVIEW OF ALL TYPES OF RESIDENTIAL, INDUSTRIAL AND COMMERCIAL DEVELOPMENTS FROM PRELIMINARY STAGE THROUGH TO COMPLETION OF PROJECT.

SIX AND ONE-HALF YEARS AS ASSOCIATE IN THE FIRM OF GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. AS THE OFFICE ENGINEER. IN THIS POSITION I WAS RESPONSIBLE FOR THE ENGINEERING DESIGN FOR ALL DEVELOPMENT WORK FOR RESIDENTIAL, INDUSTRIAL AND COMMERCIAL PROJECTS OF PRIVATE DEVELOPERS AS WELL AS ALL PUBLIC WORKS DESIGN CONTRACTS FOR BALTIMORE COUNTY, HOWARD COUNTY, ANNE ARUNDEL COUNTY, ETC.

FOR THE PAST YEAR I HAVE BEEN A PRINCIPAL IN THE SAME FIRM.

PRIOR EXPERT TESTIMONY EXPERIENCE IN BOTH BALTIMORE AND HOWARD COUNTY FOR ZONING HEARINGS. EXPERT TESTIMONY FOR BOTH THE CONDEMNING AUTHORITY AS WELL AS THE PRIVATE PROPERTY OWNERS FOR CONDEMNATION CASES.

MEMBER OF NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS.

ACTIVE IN THE PUBLIC WORKS COMMITTEE OF THE HOME BUILDERS ASSOCIATION OF MARYLAND AND CHAIRMAN OF THE HEALTH COMMITTEE OF THE BALTIMORE COUNTY CHAPTER.

SERVED ON THE STORM WATER MANAGEMENT TASK FORCE FOR BALTIMORE COUNTY.

20 Pet x b 6

JOHN W. ERDMAN

TRAFFIC ENGINEER

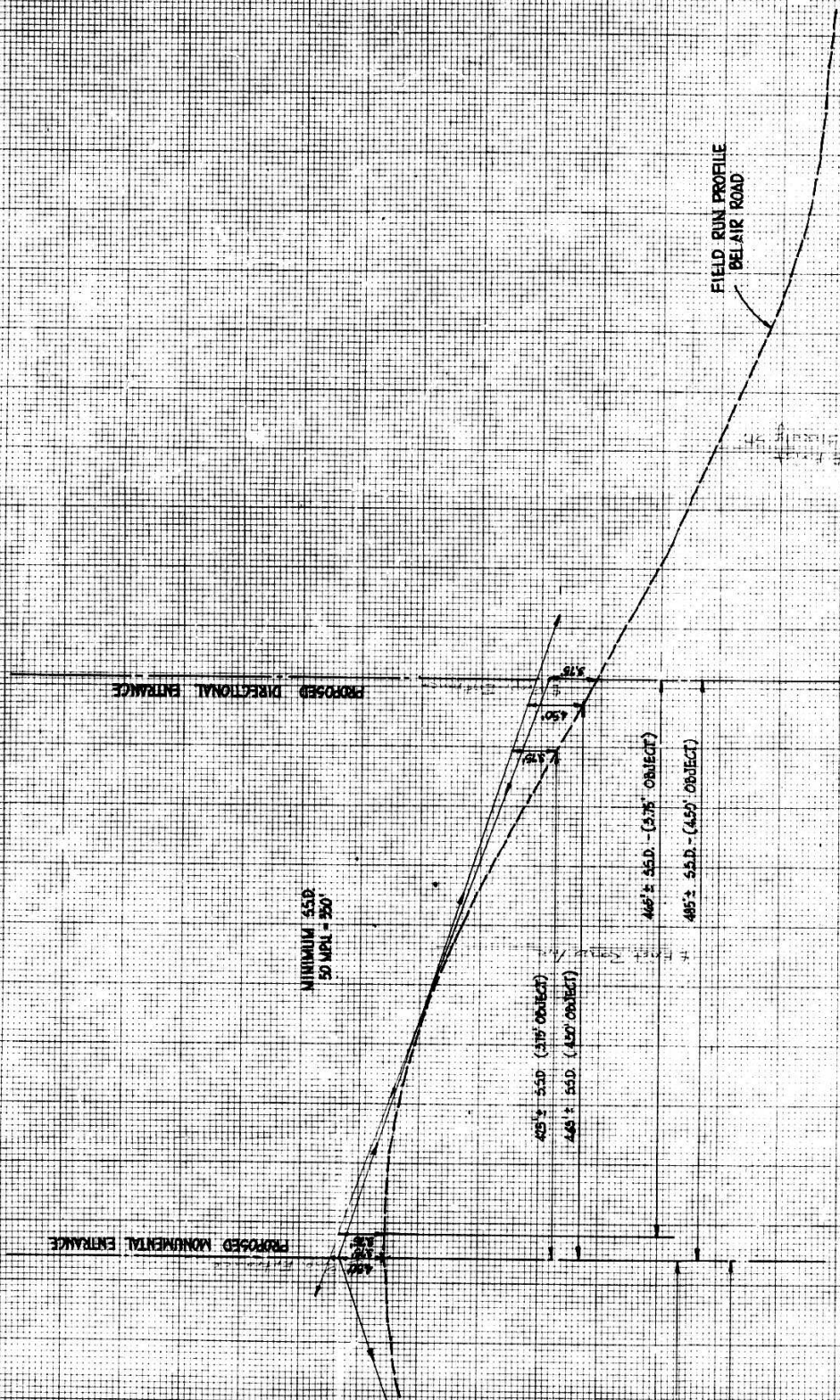
In November of 1968, Mr. Erdman was appointed an Assistant Commissioner in the Department of Transit and Traffic of the City of Baltimore. While functions related to the administration of the Department are a major responsibility, Mr. Erdman is primarily responsible for transportation planning and expressway operations within the City of Baltimore. Mr. Erdman also serves as the Chief of the Bureau of Traffic of the Interstate Division for Baltimore City.

Before joining the staff of the Department of Transit and Traffic, Mr. Erdman was employed by the consulting firm of Edwards and Kelcey, the Department of Transit and Traffic of the City of Baltimore, the Baltimore County Department of Traffic Engineering, and the consulting firm of J. E. Greiner and Company. Mr. Erdman undertook assignments as Project Engineer in the Minneapolis office and Newark headquarters office of Edwards and Kelcey.

Mr. Erdman graduated from Johns Hopkins University with a degree in Civil Engineering. He has also completed traffic engineering courses at Northwestern University and the University of Maryland. He is a member of the Institute of Traffic Engineers, the International Municipal Signal Association, the American Society of Civil Engineers, the National Society of Professional Engineers, the Maryland Society of Professional Engineers, the American Public Works Association, the American Road Builders Association, the Maryland Academy of Sciences, and is a registered Professional Engineer in the State of Maryland.

↑
up set X b #17

ERRY HALL STORING CENTER
S.N. - 177



→ up 2d X b - thing

ENTRANCE SIGHT DISTANCES
FOR ZONING PETITION - FOR
RECLASSIFICATION FROM EXISTING DR 14
ZONE TO BL ZONE

15.277 ACRE PARCEL
NORTHWEST CORNER DELAIR ROAD
ERRY HALL

DALLAS COUNTY
SCALE: 1/4" = 1'-0"
DATE: 11-1-83
ELEC. DIST. NO. 11
MAN. 1775

PROPOSED SILVER SPRING RD

PROPOSED MUNICIPAL ENTRANCE

MINIMUM SSD
50 MPH = 350'

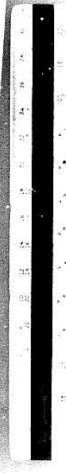
405' ± SSD (315' OBJECT)
405' ± SSD (407' OBJECT)

710' ± SSD (315' OBJECT)

820' ± SSD (450' OBJECT)

405' ± SSD

405' ± SSD



DESIGN

THIRD EDITION

ELWYN E. SEELYE

With special acknowledgment to
MORTON C. SIMMONS

JOHN WILEY AND SONS, Inc.
NEW YORK-LONDON-SYDNEY

2c Pet. 8

HIGHWAYS-VERTICAL SIGHT DISTANCE-1

12-13

Pet x b 8

SIGHT DISTANCE ON VERTICAL CURVES

Basic formulas for length of a parabolic curve in terms of algebraic difference in grade and sight distance are:

When S is less than L ,

$$L = \frac{AS^2}{2S}$$

When S is greater than L ,

$$L = 2S - \frac{200(\sqrt{h_1} + \sqrt{h_2})^2}{A}$$

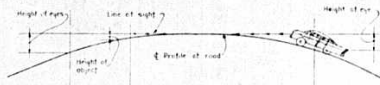
where L = length of vertical curve, ft.

S = sight distance, ft.

A = algebraic difference in grade, %

h_1 = height of eye above roadway surface, ft.

h_2 = height of object above roadway surface, ft.



Non-passing sight distance (Safe stopping distance)

Passing Sight Distance

PROFILE

Passing Sight Distance
Three Lane Highway

Passing Sight Distance
Two Lane Highway

PLAN

Passing Sight Distance
Two Lane Highway

VERTICAL SIGHT DISTANCE

On three-lane highway, opposing traffic should be restricted by pavement marking from using center line in passing zones.

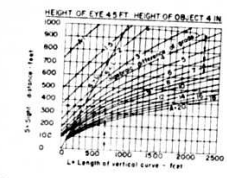
Design Speed, m.p.h.	MINIMUM SIGHT DISTANCE*		
	2-Lane Highway	3 Lane Highway	Minimum Stopping Sight Distance, ft. [†]
30	400	300	300
40	1300	275	375
50	1700	1200	350
60	2000	1400	475
70	2300	1300	600

* A Policy on Geometric Design of Rural Highways, A.A.S.H.O.
† Measured from driver's eye to top of object.

12-14

HIGHWAYS-VERTICAL SIGHT DISTANCE-2

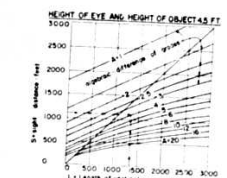
NON-PASSING SIGHT DISTANCE CHARTS



EXAMPLE:
Given: Design speed 50 m.p.h.
 $A = 8$
 $S = 350'$
Formula:
When $S < L$, $L = \frac{AS^2}{2S}$

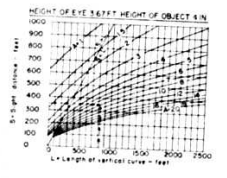
Required: L
Solution from chart:
 $L = 700'$
Formula:
When $S < L$, $L = 3.52 \frac{L}{A}$

PASSING SIGHT DISTANCE CHARTS



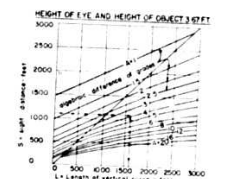
EXAMPLE:
Given: Design speed 40 m.p.h.
 $A = 4$
 $S = 1100'$
Formula:
When $S < L$, $L = 18 \frac{L}{A}$

Required: L
Solution from chart:
 $L = 1350'$
Formula:
When $S < L$, $L = 5.42 \frac{L}{A}$



EXAMPLE:
Given: Design speed 50 m.p.h.
 $A = 8$
 $S = 350'$
Formula:
When $S < L$, $L = \frac{6.21}{A} \frac{L}{2}$

Required: L
Solution from chart:
 $L = 830'$
Formula:
When $S < L$, $L = 3.52 \frac{L}{A}$



EXAMPLE:
Given: Design speed 40 m.p.h.
 $A = 4$
 $S = 1100'$
Formula:
When $S < L$, $L = 18 \frac{L}{A}$

Required: L
Solution from chart:
 $L = 1300'$
Formula:
When $S < L$, $L = 5.42 \frac{L}{A}$

Adapted from AASHTO

Capacity Summary *2c Pet x b # 9* *MUD 7-8* *EVY 5-6* *Pet 8*

Location	Capacity	AVT	AVT	AVT	AVT
Belair Road w/ Silver Spring	.70 2295	1165	225	1390	.61 B
Belair Road w/ Silver Spring	.70 2570	719	0	719	.28 A
Silver Spring w/ Belair	.25 677	0	150	150	.22 A
Silver Spring Lt turn w/ Belair	.24 260	0	150	150	.59 A