

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

75-44-R

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **WEBSTER A. BAKER**, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an **R-16** zone to an **R-1** zone, for the following reasons: 1. Part of the present property is owned by **16,000 square feet**, which will be removed adjacent to **Parkinson** when Baltimore County extends **15th District** to intersect with **Transverse Road**. 2. That there has been a substantial change in neighborhood. 3. That the majority of the property adjoining to subject property has been changed to **R-1**. 4. That the subject property is no longer suited for agricultural purposes. 5. That the subject property has available sewerage and water facilities.

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 reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Webster A. Baker

Legal Owner

Address: **10300 Vincent Road**

Box 162

White Marsh, Maryland 21162

Protestant's Attorney

Address: **2420 E. Monument Street**

Baltimore, Maryland 21205

ORDERED By The Zoning Commissioner of Baltimore County, this **29th** day

of **April**, 1979, 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 **29th** day of **September**, 1977, at **1:00** o'clock

P.M.

John W. Hession, III

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 16 to B.L. : COUNTY BOARD OF APPEALS
W/S Middle River Road 1690' :
N. of Compass Road : OF
15th District : BALTIMORE COUNTY
Webster A. Baker :
Petitioner : No. 78-44-R

ORDER OF DISMISSAL

Petition of Webster A. Baker for reclassification from D.R. 16 to B.L. on property located on the west side of Middle River Road 1690 feet north of Compass Road, in the Fifteenth Election District of Baltimore County.

WHEREAS, the Baltimore County Council adopted new comprehensive zoning maps for the entire County on October, 14, 1980.

WHEREAS, said zoning maps became effective on December 11, 1980, with the signature of the County Executive.

It is the judgment of this Board that all reclassification cases pending at the time of the adoption of new comprehensive rezoning maps shall be considered moot. Therefore, this appeal shall be dismissed. An Order to this effect follows hereafter.

ORDER

For the reasons set forth above, it is this **29th** day of **January**, 1981, by the County Board of Appeals, ORDERED that this case be and the same is hereby DISMISSED.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.

Chairman

William T. Hockett

William T. Hockett

John V. Murphy

John V. Murphy

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
W/S of Middle River Rd. 1690' N of : OF BALTIMORE COUNTY
Compass Rd., 15th District :
WEBSTER A. BAKER, Petitioner : Case No. 78-44-R

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 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. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of August, 1977, a copy of the foregoing Order was mailed to Frank Petro, Esquire, 2420 E. Monument Street, Baltimore, Maryland 21205, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
W/S of Middle River Rd., 1690' N of : OF BALTIMORE COUNTY
Compass Rd., 15th District :
WEBSTER A. BAKER, Petitioner : Case No. 78-44-R

ORDER FOR APPEAL

Mr. Commissioners:

Please note an Appeal from your decision in the above-entitled matter, under date of October 24, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this **10th** day of November, 1977, a copy of this foregoing Order was mailed to Frank Petro, Esquire, 2420 East Monument Street, Baltimore, Maryland 21205, Attorney for Petitioner.



494-3180

County Board of Appeals

Room 218, Court House

Towson, Maryland 21204

March 28, 1978

NOTICE OF ASSIGNMENT

(Continued Hearing)

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 78-44-R WEBSTER A. BAKER
Reclassification from D.R. 16 to B.L. zone
W/S Middle River Road 1690' N. of Compass Rd.
15th District
10/24/77 - Z.C. Granted Petition

ASSIGNED FOR: TUESDAY, JULY 11, 1978 at 10 a.m.

cc: Frank Petro, Esq. Counsel for Petitioner
John W. Hession, III, Esq. People's Counsel
Mr. James E. Dyer
Mr. S. E. DiNenna
Mr. L. Grief
Mr. G. Burt
Board of Education
Mr. C. L. Perkins

Muriel E. Buddemeier
County Board of Appeals

494-3180

CONTINUED HEARING

County Board of Appeals

Room 218, Court House

Towson, Maryland 21204

March 2, 1979

NOTICE OF ASSIGNMENT

(Continued Hearing)

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 78-44-R WEBSTER A. BAKER
for Reclassification from D.R. 16 to B.L. zone
W/S Middle River Rd. 1690' N. of Compass Rd.
15th District
10/24/77 - Z.C. Granted Rec.

ASSIGNED FOR: TUESDAY, APRIL 24, 1979 at 9:30 a.m.

cc: R. Bruce Alderman, Esq. Counsel for Petitioner
John W. Hession, III, Esq. People's Counsel
Mr. S. E. DiNenna
Mr. James E. Dyer
Mr. Leslie Grief
Mr. Richard Latini
Board of Education
Mrs. Carol Beresh
Mr. Mark Carp
Ent. 4/24 - Aaron Kadish, Esq. For Protestants -
Muriel E. Buddemeier
County Board of Appeals

494-3180

COUNTY BOARD OF APPEALS

Room 219 Court House

Towson, Md. 21204

August 16, 1979

Hearing Room 218

NOTICE OF POSTPONEMENT

CASE NO. 78-44-R WEBSTER A. BAKER
for Reclassification from D.R. 16 to B.L. zone
W/S Middle River Rd. 1690' N. of Compass Rd.
15th District
Assigned for hearing on Wednesday, August 22, 1979, at 9 a.m., has been POSTPONED by the Board at the request of the Petitioner (illness).

cc: Mr. Mark B. Carp Counsel for Petitioner
Mr. Webster A. Baker Petitioner
Aaron Kadish, Esq. Counsel for Protestants
John W. Hession, III, Esq. People's Counsel
Mr. William Hammond
Mr. James E. Dyer
Mr. John Seyffert
Board of Education
Mrs. Carol Beresh

June Holmen
County Board of Appeals

494-3180

County Board of Appeals

Room 218, Court House

Towson, Maryland 21204

June 20, 1979

NOTICE OF ASSIGNMENT

(CONTINUED HEARING)

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 78-44-R WEBSTER A. BAKER
for Reclassification from D.R. 16 to B.L. zone
W/S Middle River Rd. 1690' N. of Compass Rd.
15th District
10/24/77 - Z.C. Granted Reclassification

ASSIGNED FOR: WEDNESDAY, AUGUST 22, 1979 at 9 a.m.

cc: R. Bruce Alderman, Esq. Counsel for Petitioner
Mr. Mark B. Carp Petitioner
Mr. Webster A. Baker Counsel for Protestants
Aaron Kadish, Esq. People's Counsel
John W. Hession, III, Esq.
Mr. William Hammond
Mr. James E. Dyer
Mr. Leslie Grief
Board of Education
Mrs. Carol Beresh
Muriel E. Buddemeier
County Board of Appeals

Pursuant to the advertisement, posting of property, and public hearing on the ~~same~~ petition and it appearing that by reason of ~~error~~ in the original zoning map, ~~the same~~ reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of October, 1977, that the herein described property or area should be and the same is hereby reclassified fromD.R. 16 Zone toB.L. Zone. From and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of ~~error~~ in the original zoning map, ~~the same~~ reclassification should be had.

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, 1977, 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

Re: D.R. 16 to B.L. zone

(1.50 acres)

CASE NO. 78-44-R (Item #22)

November 16, 1977

WENDY A. BAKER - PETITIONER

W/S Middle River Road 1690'

E. of Compass Road

15th ELECTION DISTRICT

4/29/77 Copy of Petition
Copy of Description of property
5/2/77 Copy of Zoning Advisory Committee Comments
9/2/77 Copy of Order to Enter Appearance, John V. Hession, 3rd, Esq., People's Counsel
9/1/77 Copy of Certificate of Posting
9/1/77 Copy of Certificate of publication (The Jeffersonian)
9/1/77 Copy of Certificate of publication (Roxas Times)
10/20/77 Copy of Zoning Commissioner's Order - GRANTED
11/16/77 Copy of Order for Appeal, John V. Hession, 3rd, People's Counsel
1/20/78 ~~Document~~ ^{Board of Appeals} Copy of 1000' scale map
Copy of 200' scale map
Copy of Plat of Property
1-Sign

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Lanham, Maryland 21204

OUT - PER PHONE CALL 9-15-77
Counsel for Petitioner

John V. Hession, 3rd, Esq.
James E. Dyer

People's Counsel
Request Notification

Mr. Mark B. Corp
2531 St. Paul Street (21218)
243-1333

Howard Casin, Esq.
Box & Dennis, P.A.
Attorneys at Law
415 Mumsey Building (21202)

OUT - SEE LETTER 11-9-77
COUNSEL FOR PROTESTANTS
(CREATING LOCAL COMMUNICATIONS)

Mr. Webster A. Baker
10500 Vincent Road
Box 162
White Marsh, Md. 21162

67-84X
76-1745PT
11/24/78
E46250
G.D.H.

Phone: 687-4922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

December 7, 1976

West side of Middle River Road 1690 feet more or less north of Compass Road
15th District Baltimore County, Maryland

Beginning for the same on the west side of Middle River Road at the distance of 1690 feet more or less measured along the west side of Middle River Road from the north side of Compass Road, 100 feet wide, and thence running and binding on the west side of Middle River Road by a line curving to the left with a radius of 2370 feet for a distance of 207.64 feet and North 16 degrees 16 minutes 09 seconds West 50 feet, thence leaving Middle River Road for three lines of division as follows: South 73 degrees 43 minutes 51 seconds West 220 feet, South 14 degrees 45 minutes 23 seconds East 343 feet and North 52 degrees 22 minutes 01 seconds East 236.07 feet to the place of beginning.

Containing 1.50 acres of land more or less.

OFFICE COPY



August 14, 1979

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

URGENT REQUEST FOR
Discontinue

MEET THE NEW:

THIS COMMUNICATION IS IN
REFERENCE TO CASE NO. 78-44-R
I REALIZE THE TIME FOR REQUEST
FOR POSTPONEMENT DOES NOT COMPLY
WITH RULE 2(c) County Board Bill
108. But, a SERIOUS AND TOLERANT
UNEXPECTED SERIOUS ILLNESS HAS PLACED
MR. FRANK PETRO, MY FRIEND AND INTEREST
IN ST. JOSEPH'S HOSPITAL. HIS ILLNESS
REQUIRES THE REMOVAL OF A CHOLELITH
LITHOTOMY LAST WEEK. HIS RECOVERY WILL
BE ACCORDING TO GOD'S WILL.

MR. PETRO IS VERY FAMILIAR
WITH ALL THE ASPECTS OF THIS CASE
AND HIS PRESENCE IS VERY IMPORTANT
TO ME AND THIS CASE 78-44-R.

I FEEL JUSTICE WILL NOT BE IF
HE CANNOT BE PRESENT.

PLEASE RESCHEDULE THIS HEARING
FOR A LATER DATE.

THANKING YOU FOR YOUR KINDEST
CONSIDERATION TO THIS VERY IMPORTANT
REQUEST, I REMAIN,

Very Truly yours,

Webster A. Baker

RECORDED
BALTIMORE COUNTY
Aug 15 11 51 AM '79
COUNTY CLERK
OF BALTIMORE
BY: [Signature]

Rec'd 11-29-78
11/15 AM

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 2, 1977

COUNTY OFFICE BLDG.
111 S. CALVERT ST.
Baltimore, Maryland 21204
Nicholas B. Commodari
COMMODARI & SHERIDAN
Acting Chairman

Frank Petro, Esquire
2420 E. Monument St.
Baltimore, Maryland 21205

RE: Reclassification
Item No. 22 - 1st Cycle
Petitioner - Webster A. Baker

Dear Mr. Petro:

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 of this petition is a 1.5 acre parcel of land, partially zoned D.R. 16 and B.L. and located on the northwest corner of Middle River Road and the proposed extension of Bird River Road (Transverse Avenue). This parcel is a portion of a larger overall tract, owned by your client and improved with a dwelling, barn and two sheds. Surrounding properties are utilized by a raincoat manufacturer and gas station to the east, vacant land to the southeast and a combination television shop/hardware store to the south. The latter property was the subject of a previous zoning hearing, Case #76-57-KSPW, in which a Special Exception to permit living quarters in a commercial building and a Special Hearing to allow parking in a residential zone were granted.

Since the property to be rezoned is part of a larger tract of land, your client must comply with all applicable subdivision regulations as indicated in the comments of the Office of Project and Development Planning.

Frank Petro, Esquire
Page 2
Item No. 22
May 2, 1977

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 May 2, 1977 in order to allow time for final committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1977 and October 15, 1977 will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

THORNTON M. MAURING, P.E.
DIRECTOR
February 10, 1977

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

Re: Item #133 (1976-1977)
Property Owner: Webster A. Baker
W/S Middle River Rd., 1690' N. Compass Rd.
Existing Zoning: R.L. 16
Proposed Zoning: R.L.
Acres: 1.50 District: 15th

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

Highways:
Middle River Road, an existing County road, is improved in this vicinity as a 44-foot closed section roadway on a 60-foot right-of-way (See Drawings 861-1516 and 1517 and 872-0428, File 5). No further highway improvements are required at this time.

Bird River Road, also an existing County road, which intersects Middle River Road at this location is proposed to be extended westerly as Transverse Avenue with a 50-foot closed section roadway on a 70-foot right-of-way, as indicated on the submitted plan. Highway improvements, including highway rights-of-way together with any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

The construction, reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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

Item #133 (1976-1977)
Property Owner: Webster A. Baker
Page 2
February 10, 1977
Sediment Control: (Cont'd)

Drainage studies, storm water management drawings 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.

Storm Drainage:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Brian Jan traverses a portion of this property.

In accordance with the drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream 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 30 feet is required.

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, could be the full responsibility of the petitioner.

Water and Sanitary Sewer:
Public water supply and sanitary sewerage are available to serve this property. Additional fire hydrant protection is required in the vicinity.

Very truly yours,
Ellesworth N. Diver, P.E.
Ellesworth N. Diver, P.E.
Chief, Bureau of Engineering

ENCLOSURE: PWR:SS
cc: J. Trenner
W. Munchel
1-NE Key Sheet
19 NE 21 & 32 Pos. Sheets
NE 5 H Topo
82 & 90 Tax Map

April 20, 1977

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

Dear Mr. DiNenna:
Comments on Item #22, Zoning Cycle I, April, 1977, are as follows:

Property Owner: Webster A. Baker
Location: W/S of Middle River Road 1690 ft. N. of Compass Road
Present Zoning: D.R. 16
Proposed Zoning: R.L.
District: 15
No. Acres: 1.50

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.

If the petition is granted the developer must comply with all applicable Subdivision Regulations.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

January 14, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 133-2AC - December 20, 1976
Property Owner: Webster A. Baker
Location: W/S Middle River Rd. 1690' N. Compass Rd.
Existing Zoning: D.P. 16
Proposed Zoning: R.L.
Acres: 1.50
District: 15th

Dear Mr. DiNenna:
The existing L.R. 16 zoning can be expected to generate approximately 160 trips per day and the proposed RL zoning can be expected to generate approximately 1400 trips per day.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

January 6, 1977

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Nicholas B. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Webster A. Baker
Location: W/S of Middle River Rd. 1690 ft. N. of Compass Rd.
Item No. 22
Zoning Agenda Zoning Cycle I

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 _____ 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 _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "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.

REVISOR: *Steven G. Gull* Noted and Approved: *George M. Haggard*
Planning Group
Special Inspection Division
Baltimore Chief
Fire Prevention Bureau

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

Dear Mr. DiNenna:
Comments on Item 133, Zoning Advisory Committee Meeting, December 20, 1976, are as follows:

Property Owner: Webster A. Baker
Location: W/S Middle River Rd. 1690' N. Compass Rd.
Existing Zoning: D.R. 16
Proposed Zoning: R.L.
Acres: 1.50
District: 15th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,
Thomas H. Divila
Thomas H. Divila, Director
BUREAU OF ENVIRONMENTAL SERVICES

TDS/hw/rh

April 18, 1977

Mr. E. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Cycle #1 (CONTINUED)

Dear Mr. DiNenna:
Comments on Item #22 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Webster A. Baker
Location: W/S Middle River Road 1690 ft. N. of Compass Road
Existing Zoning: D.R. 16
Proposed Zoning: R.L.
Acres: 1.50
District: 15th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No cement.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Mark E. Dunham
Charles E. Dunham
Plans Review Chief
(301) 454-3211

Z.A.C. Meeting of: December 20, 1976

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

Re: Item 133
Property Owner: Webster A. Baker
Location: W/S Middle River Road 1690' N. Compass Road
Present Zoning: D.R. 16
Proposed Zoning: R.L.

District: 15th
No. Acres: 1.50

Dear Mr. DiNenna:

While a change of zoning would not increase the student population it should be noted that this site is in close proximity to the Middle River Junior High School.

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

W. Nick Petrovich
J. STEPHEN M. HENNING, PRESIDENT
L. DAYTON WILLIAMS, JR., VICE-PRESIDENT
WES. ROBERT L. BROWN
MARKUS M. BOUTLAND
THOMAS M. BRYEN
WES. LORNAINE F. KNUDSON
ROGER B. HANSEN
ALVIN LORUCK
RICHARD W. TINKLE, JR.

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 2, 1977

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

Re: Item #22 (Cycle I April-October 1977)
Property Owner: Webster A. Baker
W/S of Middle River Rd. 1690' N. of Compass Rd.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
District: 15th No. of Acres: 1.50

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:

The comments supplied in connection with the Zoning Advisory Committee review of this property for Item #133 (1976-1977) remain valid and applicable. Those comments are referred to for your consideration.

This office has no further comment in regard to the plan reviewed by the Zoning Advisory Committee in connection with this Item #22 of Cycle I (April-October 1977).

Very truly yours,
Donald W. Tucker
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:EMH:PMH:es
2-NE Key Sheet
19 NE 31 & 32 Pos. Sheets
NE 5 N Topo
82 & 90 Tax Maps

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

December 6, 1977

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108.

CASE NO. 78-44-R WEBSTER A. BAKER

Reclassification from D.R. 16 to B.L.
W/S Middle River Road 1690' N. Compass Road
15th District
10/24/77 - Z.C. GRANTED PETITION

ASSIGNED FOR: TUESDAY, MARCH 21, 1978 at 10 a.m.

cc: Frank Petro, Esquire
John W. Hession, III, Esquire
Mr. James E. Dyer
Mr. S. E. DiNenna
Mr. L. Groef
Mr. G. Buri
Board of Education
Mr. C. L. Perkins

Counsel for Petitioner
People's Counsel

Edith T. Eisenhart, Adm. Secretary

CDH

HARR & DENICK, P.A.
ATTORNEYS AT LAW
818 HUNTER BUILDING
BALTIMORE, MARYLAND 21202

LEONARD BARR
THOMAS C. DENICK
STUART L. BAGAL
HOWARD CASSIN

MULBERRY 8-7400

August 24, 1979

County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

RE: CASE NO: 78-44-R

Gentlemen:

Please strike the appearance of Aaron Kadish, Esquire, as counsel for Protestants in the above referenced matter. Please enter the appearance of Howard Cassin, and Harr & Denick, P.A. as counsel for the Protestants in the above referenced matter.

Very truly yours,
Howard Cassin
HOWARD CASSIN

HC/sa
CC: THE MARYLAND MANAGEMENT COMPANY

RECEIVED
BALTIMORE COUNTY
Aug 28 2 21 PM '79
COUNTY CLERK
BY: [Signature]

HARR & DENICK, P.A.
ATTORNEYS AT LAW
818 HUNTER BUILDING
BALTIMORE, MARYLAND 21202

LEONARD BARR
THOMAS C. DENICK
STUART L. BAGAL
HOWARD CASSIN

MULBERRY 8-7400

October 19, 1979

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

RE: CASE NO: 78-44-R

Gentlemen:

Please strike the appearance of Howard Cassin as counsel for Protestants.

Very truly yours,
Howard Cassin
HOWARD CASSIN

HC/sa
CC: THE MARYLAND MANAGEMENT COMPANY

RECEIVED
BALTIMORE COUNTY
Oct 27 11 54 AM '79
COUNTY CLERK
BY: [Signature]

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

January 20, 1981

John W. Hession, III, Esquire
People's Counsel for Baltimore County
Courthouse
Towson, Maryland 21204

Re: Case No. 78-44-R
Webster A. Baker

Dear Mr. Hession:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,
Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. Webster A. Baker
Mr. Mark B. Corp
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. N. E. Gerber
Mr. J. Howell
Board of Education

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Robert L. Gilland, Acting Chairman
County Board of Appeals

TO: _____ Date: May 18, 1979

FROM: Leslie H. Graef, Director
Office of Planning and Zoning
Case No. 78-44-R
SUBJECT: Webster A. Baker

In response to your request dated April 24, 1979, and in compliance with Article V, Section 2-40.1 (n) of the Baltimore County Code as enacted in Bill No. 46-79, the attached is a copy of the Resolution adopted by the Planning Board at its regular meeting on May 17, 1979.

Leslie H. Graef
Leslie H. Graef, Director
Office of Planning and Zoning

LHG:JGH:dne
Attachment

cc: J. G. Hoswell

RECEIVED
BALTIMORE COUNTY
May 20 5 20 PM '79
COUNTY CLERK
BY: [Signature]

BALTIMORE COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, Under the provisions of Section 2-40.1 of the Baltimore County Code 1968, as amended, the Baltimore County Planning Board is required to adopt and transmit to the County Board of Appeals a resolution embodying a report on any amendments by a petitioner to a zoning reclassification petition; and

WHEREAS, An amendment to Zoning Petition No. 78-44-R (Cycle I, Item 22) has been received by the Planning Board; now, therefore be it That the Baltimore County Planning Board reaffirms its comment adopted on July 21, 1977 (Report to the Zoning Commissioner by the Baltimore County Planning Board; Zoning Reclassification Petitions: Cycle I) and adopts the following additional comment:

RESOLVED: The subject amendment does not conform to the County Code requirements in that the documentation relating to the proposed use of the property, as required by Subsection (1) of Section 2-40.1, is incomplete.

RECEIVED
BALTIMORE COUNTY
Jun 12 2 53 PM '79
COUNTY CLERK
BY: [Signature]

County Board of Appeals
Court House
Towson, Maryland 21204

April 24, 1979

Re: Reclassification from D.R. 16 to B.L. Zone W/S Middle River Road 1,690' North of Compass Road 15th District, Baltimore County, Maryland Case 78-44-R

Gentlemen:

I, Webster A. Baker, will be representing myself in the above-captioned case.

Sincerely,
Webster A. Baker
Webster A. Baker

WAB:jaa

RECEIVED
BALTIMORE COUNTY
Jun 12 2 53 PM '79
COUNTY CLERK
BY: [Signature]

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
April 24, 1979

Mr. Leslie H. Graef, Director
Office of Planning and Zoning
Towson, Maryland 21204

Re: Case No. 78-44-R
Webster A. Baker

Dear Sir:

Pursuant to Article V, Section 2-40.1 (m) of the Baltimore County Code as provided in Bill 46-79, we are enclosing herewith a proposed amendment submitted by the Petitioner in the above case during a duly scheduled hearing provided for said case on April 24, 1979. Please process this matter in accordance with the requirements of the aforesaid legislation. A new hearing date will be assigned for this case upon receipt of the required report from your office.

Thanking you for your kind attention in this regard.

Very truly yours,

Robert L. Gifford, Acting Chairman

RLG:se

cc: R. Bruce Alderman, Esq.
Mr. Mark B. Carp
Alan Kadish, Esq.
John W. Hession, III, Esq.
Mr. S. E. DiNenna
Mr. J. E. Dyer
Mr. J. Howell
Mr. J. D. Seyffert

April 21, 1979

County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

Re: Reclassification from D.R. 16
To B.L. Zone W/S Middle River
Road 1690' N. of Compass Road
15th District, Baltimore County,
Maryland
Case 78-44R

Gentlemen:

An property owner I elect to pursue this series of specific uses in the event I am successful in having the above-captioned property rezoned.

This series of specific uses is a convenience store such as a Mawa Market, 7-11, or Royal Farms Store and an antique store.

Sincerely,

Webster A. Baker,
Property Owner

cc: Mark B. Carp

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 3

MARK B. CARP & COMPANY

Commercial Builders - Developers
2531 ST. PAUL STREET, BALTIMORE, MARYLAND 21218
(410) 243-1333, 1334

February 27, 1979

Mr. Walter Reiter
Board of Zoning Appeals
Baltimore County
Room 219
Court House
Towson, Maryland 21204

Re: Zoning Re-Classification
Petition No. 78-44R - Webster A. Baker

Dear Mr. Reiter:

Relative to the above-captioned matter, we are ready to state our option on a particular use or uses regarding the above-noted matter and ask that a hearing be scheduled promptly.

Sincerely,

Mark B. Carp

MBC:jms

cc: Webster A. Baker

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

January 5, 1979

R. Bruce Alderman, Esq.
305 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Reclassification Petitions
Case #78-44-R Webster A. Baker

Dear Mr. Alderman:

Enclosed please find a copy of the recently enacted Bill 122-78 which affects your petition. No further hearings on reclassification petitions will be held until the petitioners advise the Board as to their intentions within the purview of this act.

Your prompt reply is necessary.

Very truly yours,

Walter A. Reiter, Jr., Chairman

WAR:se

Enclosure: Bill 122-78
cc: John W. Hession, III, Esq.
Mr. S. E. DiNenna
Mr. James Dyer
Mr. Leslie Graef
Mr. G. Burl
Board of Education
Mrs. Carol Berenli

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

December 6, 1978

NOTICE OF ASSIGNMENT
CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 78-44-R

WEBSTER A. BAKER

for reclassification from D.R. 16 to B.L.

W/S Middle River Road 1690' N. Compass Road

15th District

10/24/77 - Z.C. GRANTED PETITION

ASSIGNED FOR:

THURSDAY, FEBRUARY 15, 1979 at 10:30 a.m.

cc: R. Bruce Alderman, Esquire
John W. Hession, III, Esquire
Mr. J. E. Dyer
Mr. S. E. DiNenna
Mr. L. H. Graef
Mr. G. Burl
Board of Education
Mr. C. L. Perkins

Counsel for Petitioner
People's Counsel

Edith T. Eisenhart, Adm. Secretary

LAW OFFICES

WHITE, MINDEL, CLARKE & HILL

305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

(301) 828-1050

December 1, 1978

GEORGE W. WHITE, JR.
JAMES H. MINDEL
JOSEPH L. CLARKE
JAMES H. HILL
STANLEY L. JACOBI
MICHAEL J. CHANDLER
JAMES D. FORD
JAMES L. WILKES III
STEPHEN W. HARRIS
ROBERT J. JACOBSON

GEORGE L. CLARKE
(301) 828-1050
COUNSEL
MORTIMER S. HILL
CHAMBERLAIN & HILL
40 GREEN STREET, SUITE 200
TOWSON, MARYLAND 21204

County Board of Appeals
County Office Building
West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Mrs. Eisenhart

Gentlemen:

Pursuant to my conversation earlier today with Mrs. Eisenhart this is to certify the entrance of my appearance on behalf of Mr. Webster A. Baker in the zoning petition hearing No. 78-44-R. It is my understanding that this case has already had some testimony at the Board of Appeals level. Will you please schedule a hearing date for continuation of testimony at the earliest available time?

Sincerely,

R. Bruce Alderman

RBA/glc

Rev. 2/15-GBH
10/30

B. H. 12/5/78
11:25 PM

July 11, 1978

Frank Petro, Esquire
2420 E. Monument Street
Baltimore, Maryland 21205

Re: Case No. 78-44-R
Webster A. Baker

Dear Mr. Petro:

As per our conversation of this morning, the above captioned case is continued. The Board acknowledges the problem that you discussed with me this morning, i.e., that for some unexplained reason you failed to receive notice of this morning's scheduled hearing. Our records indicate that in the normal course of business, notice was sent to your office on March 28, 1978.

The Board does not wish to cause any undue hardship to you or your client. Therefore, we will not dismiss this case of this time because you failed to appear; but will schedule a continued hearing date or sometime in the future.

Very truly yours,

Walter A. Reiter, Jr., Chairman

WAR:se

cc: John W. Hession, III, Esq.
Mr. J. E. Dyer
Mr. S. E. DiNenna
Mr. L. H. Graef
Board of Education

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
November 25, 1977

Frank Petro, Esq.
2420 E. Monument St.
Baltimore, Md. 21205

Re: File No. 78-44-R
Webster A. Baker

Dear Mr. Petro:

- Number of witnesses you anticipate calling 2
- How many of these witnesses will be "expert witnesses?" None
- Fields to be covered by experts you intend to call - please check:
Land Planner _____
Real Estate _____
Engineer _____
Traffic _____
Other ☒
- Total time required (in hours) for presentation of your side of the case
45 minutes

Attorney for Petitioners (X)

Rec'd 12-5-77
2:45 PM

County Board of Appeals
Room 215
Court House
Towson, Maryland 21205

April 21, 1979

Re: Reclassification from D.R. 16
To B.L. Zone W/S Middle River
Road 1690' N. of Compass Road
15th District, Baltimore County,
Maryland
Case 78-44-R

Gentlemen:

As property owner I elect to pursue this series of specific
uses in the event I am successful in having the above-captioned
property rezoned.

This series of specific uses is a convenience store such
as a Wawa Market, 7-11, or Royal Farms Store and an antique store.

Sincerely,

Webster A. Baker
Webster A. Baker,
Property Owner

cc: Mark D. Corp

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 15
Posted for: *Reclassification*
Petitioner: *Webster A. Baker*
Location of property: *W/S of Middle River Rd. 1690' N. of*
Compass Rd.
Location of Sign: *Front of property*
Remarks: *Original sign was still up but for demolition*
Posted by: *Sean Coleman* Signature Date of return: *11/3*

No. of Signs 1

the road. Left it up and posted another one closer
to the street.

10/30/78 - Request from interested person to move sign

nearer to road where it can be sign on property at

W/S Middle River Rd. 1690' N. of Compass Rd.

78-44-R - Webster A. Baker

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 15
Posted for: *Hearing and Sept. 21, 1977 C. 1.00.0.01*
Petitioner: *Webster A. Baker*
Location of property: *W/S of Middle River Rd. 1690' N. of*
Compass Rd.
Location of Sign: *1 Sign Posted on Road at Middle River Rd.*
St. George Middle River Rd.
Remarks:
Posted by: *Mark H. Hess* Signature Date of return: *2-8-77*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 15
Posted for: *Webster A. Baker*
Petitioner: *Webster A. Baker*
Location of property: *W/S Middle River Rd. 1690' N. of Compass*
Rd.
Location of Sign: *1 Sign Posted on W/S Middle River Rd. 1690' N. of*
Compass Rd.
Remarks:
Posted by: *Mark H. Hess* Signature Date of return: *12-1-77*

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 September 1 1977

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR RECLASSIFICATION - Webster A. Baker
W/S Side of Middle River Road
was inserted in the following:

- | | |
|--|--|
| ☐ Catoonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
2nd day of September 1977, that is to say, the same
was inserted in the issues of September 1, 1977

STROMBERG PUBLICATIONS, INC.

BY *Edna Bruege*

CERTIFICATE OF PUBLICATION

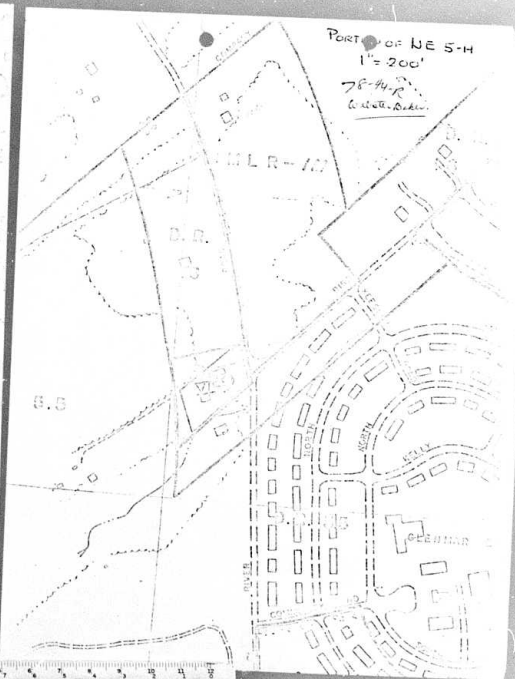
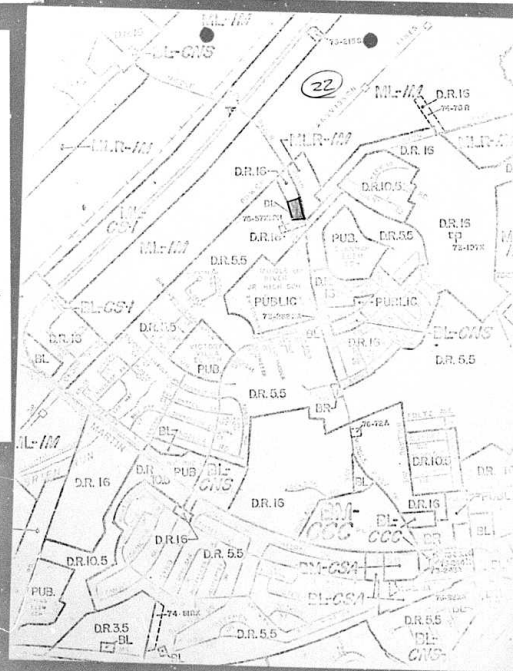
TOWSON, MD. September 1 1977

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on September 1,
1977, the first publication

appearing on the 1st day of September
1977.

THE JEFFERSONIAN

Cost of Advertisement, \$ 10.00



PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, WEBSTER A. BAKER, 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 as 70-44-R to as 70-44-R for the following reasons: 1. Part of the present property is zoned "R-1", approximately 10,000 square feet, which will be rendered useless to Petitioner when Baltimore County extends side river road to intersect with Transverse Road. 2. That there has been a substantial change in neighborhood. 3. That the majority of the property adjoining to subject property has been changed to "R-1". 4. That the subject property is no longer suited for agricultural purposes. 5. That the subject property has available sewerage and water facilities.

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.

Let us, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Let us, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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RE: PETITION FOR RECLASSIFICATION
W/S of Middle River Rd., 1690' N of
Compass Rd., 15th District
WEBSTER A. BAKER, Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 78-44-R

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from your decision in the above-entitled matter, under date of October 24, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Heslany, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 16th day of November, 1977, a copy of the foregoing Order was mailed to Frank Petro, Esquire, 2420 East Monument Street, Baltimore, Maryland 21205, Attorney for Petitioner.

CASE NO. 78-44-R (Item #22)
November 16, 1977
WEBSTER A. BAKER - PETITIONER
W/S Middle River Road 1690'
N. of Compass Road
15th ELECTION DISTRICT

4/29/77 Copy of Petition
5/2/77 Copy of Description of property
9/1/77 Copy of Zoning Advisory Committee Comments
9/1/77 Copy of Order to Enter Appearance, John W. Heslany, 3rd, Esq., People's Counsel
9/1/77 Copy of Certificate of Posting
9/1/77 Copy of Certificate of publication (The Jeffersonian)
9/1/77 Copy of Certificate of publication (Sesex Times)
9/1/77 Copy of Zoning Commissioner's Order
11/24/77 Copy of Order for Appeal, John W. Heslany, 3rd, People's Counsel
Copy of 1000' scale map
Copy of 200' scale map
Copy of Plat of Property

1-Sign

Frank Petro, Esq.
2420 E. Monument Street
Baltimore, Md. 21205
John W. Heslany, 3rd, Esq.
James H. Dyer
Counsel for Petitioner
People's Counsel
Request Notification

RE: PETITION FOR RECLASSIFICATION
W/S of Middle River Rd. 1690' N of
Compass Rd., 15th District
WEBSTER A. BAKER, Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 78-44-R

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. 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. Kountz, Jr.
Deputy People's Counsel

John W. Heslany, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of August, 1977, a copy of the foregoing Order was mailed to Frank Petro, Esquire, 2420 E. Monument Street, Baltimore, Maryland 21205, Attorney for Petitioner.

John W. Heslany, III



County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
April 24, 1979

Mr. Leslie H. Groef, Director
Office of Planning and Zoning
Towson, Maryland 21204

Re: Case No. 78-44-R
Webster A. Baker

Dear Sir:

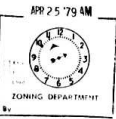
Pursuant to Article V, Section 2-40.1 (m) of the Baltimore County Code as provided in Bill 46-79, we are enclosing herewith a proposed amendment submitted by the Petitioner in the above case during a duly scheduled hearing provided for said case on April 24, 1979. Please process this matter in accordance with the requirements of the aforesaid legislation. A new hearing date will be assigned for this case upon receipt of the required report from your office.

Thanking you for your kind attention in this regard.

Very truly yours,
Robert L. Gilland, Acting Chairman

RLG:c

cc: R. Bruce Alderman, Esq.
Mr. Mark B. Carr
Aron Kadish, Esq.
John W. Heslany, III, Esq.
Mr. S. E. DiNanno
Mr. J. E. Dyer
Mr. J. J. Howell
Mr. J. D. Seyffert



April 21, 1979

County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

Re: Reclassification from D.R. 16
To R.L. Zone W/S Middle River
Road 1690' N. of Compass Road
15th District, Baltimore County,
Maryland
Case 78-44-R

Gentlemen:

As property owner I elect to pursue this series of specific uses in the event I am successful in having the above-captioned property rezoned.

This series of specific uses is a convenience store such as a Wawa Market, 7-11, or Royal Farms Store and an antique store.

Sincerely,

Webster A. Baker,
Property Owner

cc: Mark B. Carr

July 11, 1978

Frank Petro, Esquire
2420 E. Monument Street
Baltimore, Maryland 21205

Re: Case No. 78-44-R
Webster A. Baker

Dear Mr. Petro:

As per our conversation of this morning, the above captioned case is continued. The Board acknowledges the problem that you discussed with me this morning, i.e., that for some unexplained reason you failed to receive notice of this morning's scheduled hearing. Our records indicate that in the normal course of business, notice was sent to your office on March 28, 1978.

The Board does not wish to cause any undue hardship to you or your client. Therefore, we will not dismiss this case at this time because you failed to appear but will schedule a continued hearing date at sometime in the future.

Very truly yours,

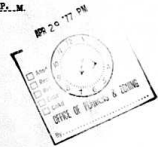
Walter A. Ratter, Jr., Chairman

WAR:c

cc: John W. Heslany, III, Esq.
Mr. J. E. Dyer
Mr. S. E. DiNanno
Mr. L. H. Groef
Board of Education



ORDER RECEIVED FOR FILING
DATE October 1977



WEBSTER A. BAKER
1690' N. of Compass Rd.
15th District

#78-44-R
#78-44-R
#78-44-R

494-3180
79-223
File

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

January 5, 1979

R. Bruce Alderman, Esq.
305 W. Chesapeake Avenue
Towson, Maryland 21204Re: Reclassification Petitions
Case #78-44-R Webster A. Baker

Dear Mr. Alderman:

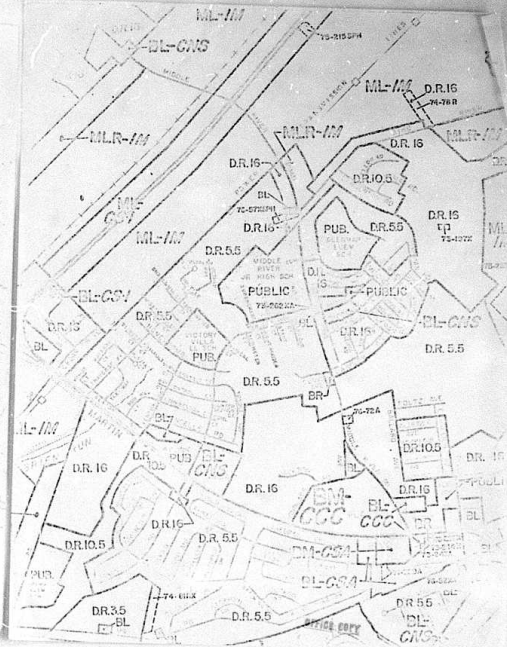
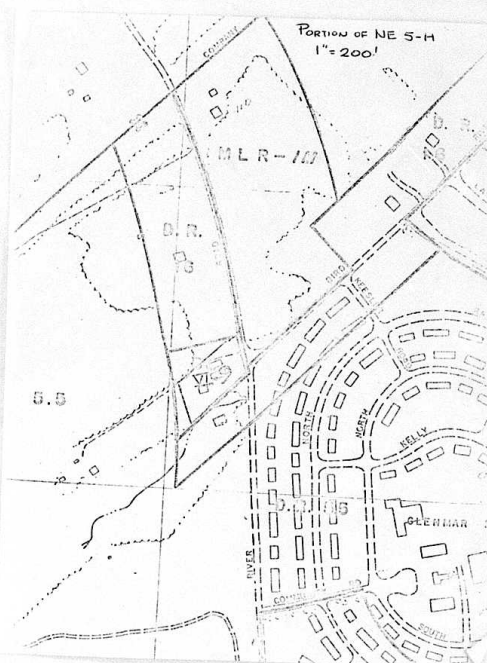
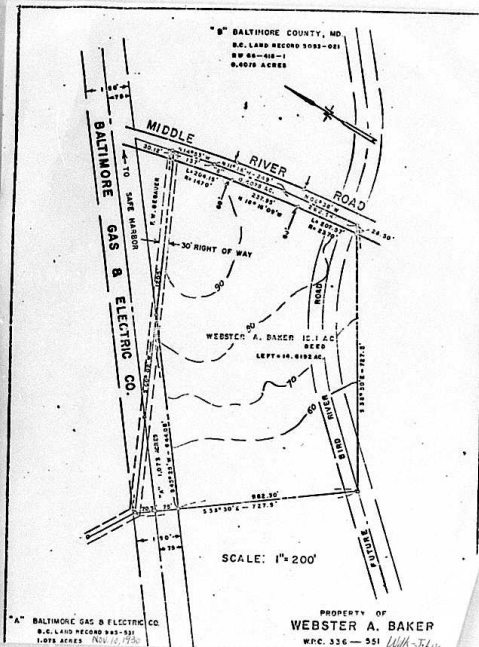
Enclosed please find a copy of the recently enacted Bill 122-78 which affects your petition. No further hearings on reclassification petitions will be held until the petitioners advise the Board as to their intentions within the purview of this act.

Your prompt reply is necessary.

Very truly yours,

Walter A. Reiter, Jr., Chairman

WARe
Enclosure: Bill 122-78
cc: John W. Haulon, III, Esq.
✓ Mr. S. E. DiNenna
Mr. James Dyer
Mr. Leslie Graef
Mr. G. Burt
Board of Education
Mrs. Carol Beresh



PETITION FOR RECLASSIFICATION

15th DISTRICT

From R.R. 16 to R.L. Zone.

ZONING:

LOCATION:

West side of Middle River Road 1600 feet North of Camps Road.

DATE & TIME:

WEDNESDAY, SEPTEMBER 21, 1977 at 1:00 P.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: R.L. 16

Proposed Zoning: R.L.

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Webster A. Baker, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, September 21, 1977 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY



Baltimore County
Office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351
S. ERIC DINENNA
ZONING COMMISSIONER

Frank Petro, Rep.
2120 E. Monument Street
Baltimore, Md. 21205

Re: Petition for Reclassification for Webster Baker
Cycle #1 - Item #22

Dear Sir:

You are attorney of record in the above captioned case. In order to assist in scheduling your case and allotting sufficient time for its hearing, it is requested that you furnish us, by return mail, the information asked on the questionnaire, listed below:

1. Number of witnesses you anticipate calling _____
2. How many of these witnesses will be "expert witnesses"? _____
3. Fields to be covered by experts you intend to call - please check:
Land Planner _____
Real Estate _____
Engineer _____
Traffic _____
Other _____

4. Total time required (in hours) for presentation of your side of the case _____

Please return the above information by

JULY 11, 1977

Attorney for Protestants ()

Attorney for Petitioners (x)

Very truly yours,

S. ERIC DINENNA
ZONING COMMISSIONER

SJD/ba

June 29, 1977

August 4, 1977

Frank Petro, Rep.
2120 E. Monument Street
Baltimore, Md. 21205

NOTICE OF HEARING

Re: Petition for Reclassification for Webster A. Baker
#78-44-R Item #22

TIME: 1:00 P.M.

DATE: Wednesday, September 21, 1977

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY



Baltimore County
Office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351
S. ERIC DINENNA
ZONING COMMISSIONER

Frank Petro, Rep.
2120 E. Monument Street
Baltimore, Md. 21205

Sept. 21, 1977

Re: Petition for Reclassification for
Webster Baker
#78-44-R

Dear Sir:

This is to advise you that \$153.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson Room 113 County Office Building, before the hearing.

Yours very truly,

S. ERIC DINENNA
ZONING COMMISSIONER

May 1976

78-44R

Baker

Must receive final report BL for
Towson Co

Make prop not usable
definitely.

Mark B. Camp



November 1977

Frank Petro, Esquire
2620 East Monument Street
Baltimore, Md. 21205

Re: Petition for Reclassification for Webster
A. Baker
#78-44-R (Item #22)

Dear Sirs:

Please be advised that an appeal has been filed by John W. Hessian,
Jrd, Esq., People's Counsel, from the decision rendered by the Zoning
Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing
when it is scheduled by the Baltimore County Board of Appeals.

SED/ba
cc: People's Counsel

Very truly yours,
S. Eric DiNenna
S. ERIC DINENNA
ZONING COMMISSIONER

Phone: 487-6922

FRANK S. LEE

Registered Land Surveyor

1277 MECHBORS AVE. - BALTIMORE, MD. 21237

December 7, 1976

West side of Middle River Road 1690 feet more or less north of Compass Road
15th District Baltimore County, Maryland

Beginning for the same on the west side of Middle River Road at the
distance of 1690 feet more or less measured along the west side of Middle River Road
from the north side of Compass Road, 100 feet wide, and thence running and blinding
on the west side of Middle River Road by a line curving to the left with a radius of
2770 feet for a distance of 207.64 feet and North 16 degrees 16 minutes 09 seconds
West 50 feet, thence leaving Middle River Road for three lines of division as follows:
North 73 degrees 45 minutes 51 seconds West 220 feet, South 14 degrees 45 minutes 23
seconds East 343 feet and North 52 degrees 22 minutes 01 seconds East 226.07 feet to
the place of beginning.

Containing 1.50 acres of land more or less.



October 24, 1977

Frank Petro, Esquire
2429 East Monument Street
Baltimore, Maryland 21205

RE: Petition for Reclassification
W/S of Middle River Road, 1690' N
of Compass Road - 15th Election
District
Webster A. Baker - Petitioner
S.C. 78-44-R (Item No. 22)

Dear Mr. Petro:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/sf

Attachment

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6 day of
Dec 1976 Filing Fee \$ 50 Received ☒ Check
Cash ☐
Other ☐

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner *Webster A. Baker* Submitted by *Webster A. Baker*
Petitioner's Attorney *Frank Petro* Reviewed by *Eric*
* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 1, 1977
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. on or about
Oct. one line successive weeks before the 21st day of
September, 1977, the 19th day of the month publication
appearing on the 1st day of September, 1977.

THE JEFFERSONIAN
S. Eric DiNenna
Manager
Cost of Advertisement \$



TOWSON, MD. 21204 September 1 19 77

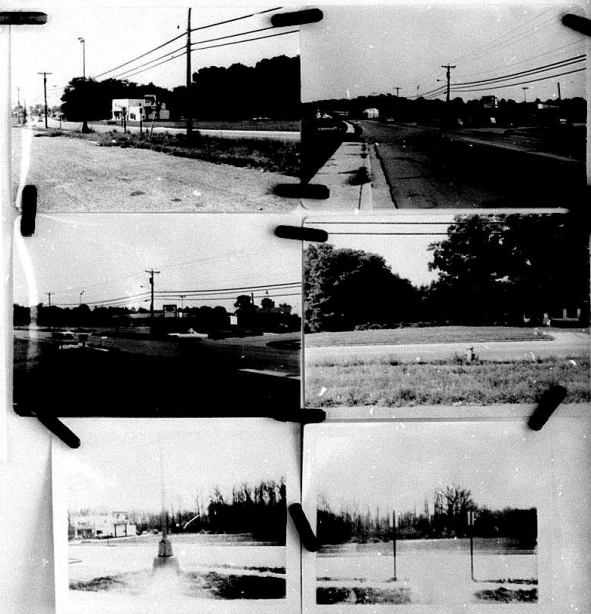
THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR RECLASSIFICATION - Webster A. Baker
was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
2nd day of September 1977, that is to say, the same
was inserted in the issues of September 1, 1977

STROMBERG PUBLICATIONS, INC.

BY *Erin Berger*



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#78-44-R

District 15d Date of Posting 9-1-77
Posted for: Hearing Held Sept. 21, 1977 at 1:00 P.M.
Petitioner: Webster A. Baker
Location of property: W/S of Middle River Rd. 1690' N. of
Compass Rd.
Location of signs: 1 sign posted on corner lot, located on Middle River Rd.
Sign: Large, double sided, 16' x 8' 1/2'
Remarks: Mail H. Hesse
Posted by: Mail H. Hesse Date of return: 9-2-77

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51702
DATE May 3, 1977 ACCOUNT 01-662
AMOUNT \$150.00
RECEIVED FROM: Webster A. Baker 10300 Vincent Rd. Box 162
FOR: Petition for Reclassification
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51793
DATE Oct. 3, 1977 ACCOUNT 01-662
AMOUNT \$153.00
RECEIVED FROM: Money Order 66-035082 Webster Baker 10300
Vincent Rd. - White Marsh, Md. 21163
FOR: Advertising and posting of property for
Reclassification #78-44-R
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57311
DATE Nov. 16, 1977 ACCOUNT 01-662
AMOUNT \$75.00
RECEIVED FROM: Balto. Co. Disbursement Account, John W. Hessian
FOR: Jrd, Esq., People's Counsel
Cost of Appeal for Webster A. Baker
#78-44-R (Item #22)
VALIDATION OR SIGNATURE OF CASHIER

April 20, 1977

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

Dear Mr. DiNenna:

Comments on Item 22, Zoning Cycle I, April, 1977, are as follows:

Property Owner: Webster A. Baker
Location: W/S of Middle River Rd. 1690 ft. N. of Compass Road
Present Zoning: D.R. 16
Proposed Zoning: B.L.
District: 15
No. Acres: 1.50

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.

If the petition is granted the developer must comply with all applicable Subdivision Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

STEPHEN E. COLLINS
DIRECTOR

January 14, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 133-2AC - December 20, 1976
Property Owner: Webster A. Baker
Location: W/S Middle River Rd. 1690' N Compass Rd.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 1.50
District: 15th

Dear Mr. DiNenna:

The existing D.R. 16 zoning can be expected to generate approximately 180 trips per day and the proposed B.L. zoning can be expected to generate approximately 1400 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSP:nc

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

January 6, 1977

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

Dear Mr. DiNenna:

Comments on Item 133, Zoning Advisory Committee Meeting, December 20, 1976, are as follows:

Property Owner: Webster A. Baker
Location: W/S Middle River Rd. 1690' N Compass Rd.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 1.50
District: 15th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

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

TMD/WW/rhs

Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Comodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Webster A. Baker

Location: W/S Middle River Rd. 1690' N Compass Rd.

Item No. 133

Zoning Agenda December 20, 1976

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 _____ 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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *4/19/77* Noted and Approved: *George M. Maganott*
Planning Group Special Inspection Division Battalion Chief Fire Prevention Bureau

Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Comodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Webster A. Baker

Location: W/S of Middle River Rd. 1690 ft. N of Compass Rd.

Item No. 22

Zoning Agenda Zoning Cycle I

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 _____ 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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "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: *4/19/77* Noted and Approved: *George M. Maganott*
Planning Group Special Inspection Division Battalion Chief Fire Prevention Bureau

JOHN D. SEEVERT
DIRECTOR

April 18, 1977

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

Cycle #1 (200100)

Dear Mr. DiNenna:

Comments on Item #22 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Webster A. Baker
Location: W/S Middle River Road 1690 ft. N of Compass Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L.

Acres: 1.50
District: 15th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CBB:rw

JOHN D. SEEVERT
DIRECTOR

December 29, 1976

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

Dear Mr. DiNenna:

Comments on Item #33 Zoning Advisory Committee Meeting, December 20, 1976, are as follows:

Property Owner: Webster A. Baker
Location: W/S Middle River Road 1690' N. Compass Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L.

Acres: 1.50
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CBB:rw

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 19, 1977

2.A.C. Meeting of: Zoning Cycle I

RE: Item No. 22
Property Owner: Webster A. Baker
Location: W/S of Middle River Rd. 1690 ft. N of Compass Rd.
Present Zoning: D.R. 16
Proposed Zoning: B.L.

District: 15
No. Acres: 1.50

Dear Mr. DiNenna:

Small loss of students - no problem.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH M. MCCORMACK, PRESIDENT
THOMAS H. BRYAN
DAVID WILLIAMS, JR., VICE-PRESIDENT
WILLIAM F. CHURCH
ROBERT M. HARTMAN
ALVIN LORICK
WILLIAM M. HARTMAN
RICHARD M. TRACY, D.V.M.

ORDER RECEIVED FOR FILING
DATE 2/14/77

Pursuant to the advertisement, posting of property, and public hearing on the ~~same~~ Petition and it appearing that by reason of ~~error~~ in the original zoning map

the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of February 1977, that the herein described property or area should be and the same is hereby reclassified from ~~D.R. 16~~ Zone to ~~a~~ B.L. Zone, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of February 1977, that the above re-classification 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 same, and/or the Special Exception for same be and the same is hereby DENIED.

[Signature]
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Commodari
Acting Chairman

Frank Petro, Esquire
2420 E. Monument St.
Baltimore, Maryland 21205

May 2, 1977

RE: Reclassification
Item No. 22 - 1st Cycle
Petitioner - Webster A. Baker

Dear Mr. Petro:

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 of this petition is a 1.5 acre parcel of land, partially zoned D.R. 16 and B.L. and located on the northeast corner of Middle River Road and the proposed extension of Bird River Road (Transverse Avenue). This parcel is a portion of a larger overall tract, owned by your client and improved with a dwelling, barn and two sheds. Surrounding properties are utilized by a raincoat manufacturer and gas station to the west, vacant land to the southeast and a combination television shop/hardware store to the south. The latter property was the subject of a previous zoning hearing, Case #76-57-2889, in which a Special Exception to permit living quarters in a commercial building and a Special Hearing to allow parking in a residential zone were granted.

Since the property to be rezoned is part of a larger tract of land, your client must comply with all applicable subdivision regulations as indicated in the comments of the Office of Project and Development Planning.

Frank Petro, Esquire
Page 2
Item No. 22
May 2, 1977

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 May 27, 1977 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 and date and time, which will be between September 1, 1977 and October 15, 1977 will be forwarded to you well in advance.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI,
Acting Chairman
Zoning Plans Advisory Committee

NBC:rif

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204
THORNTON M. MATHURIN, P.E.
DIRECTOR

February 10, 1977

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

Re: Item #133 (1976-1977)
Property Owner: Webster A. Baker
W/S Middle River Rd., 1690' N. of Compass Rd.
Existing Zoning: DR 16
Proposed Zoning: BL
Acres: 1.50 District: 15th

Dear Mr. DiNenna:

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

Highways:

Middle River Road, an existing County road, is improved in this vicinity as a 44-foot closed section roadway on a 60-foot right-of-way (See Drawings #61-1516 and 1517 and #72-0426, File 5). No further highway improvements are required at this time.

Bird River Road, also an existing County road, which intersects Middle River Road at this location is proposed to be extended westerly as Transverse Avenue with a 50-foot closed section roadway on a 70-foot right-of-way, as indicated on the submitted plan. Highway improvements, including highway rights-of-way together with any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

The construction, reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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 striping of top soil.

Item #133 (1976-1977)
Property Owner: Webster A. Baker
Page 2
February 10, 1977

Sediment Control (Cont'd)

Drainage studies, storm water management drawings 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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Brian Run traverses a portion of this property.

In accordance with the drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream 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.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this property. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

[Signature]
ELWOOD M. DIVER, P.E.
Chief, Bureau of Engineering

END:EXM,FW:SS

cc: J. Trenner
M. Manchel

1-NE Key Sheet
19 NE 31 & 32 Pos. Sheets
NE 5 H Type
82 & 90 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204
THORNTON M. MATHURIN, P.E.
DIRECTOR

May 2, 1977

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

Re: Item #22 (Cycle 1 April-October 1977)
Property Owner: Webster A. Baker
W/S Middle River Rd., 1690' N. of Compass Rd.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
District: 15th No. of Acres: 1.50

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:

The comments supplied in connection with the Zoning Advisory Committee review of this property for Item #133 (1976-1977) remain valid and applicable. Those comments are referred to for your consideration.

This office has no further comment in regard to the plan reviewed by the Zoning Advisory Committee in connection with this Item #22 of Cycle 1 (April-October 1977).

Very truly yours,

[Signature]
DONALD W. TRUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:EXM,FW:SS

1-NE Key Sheet
19 NE 31 & 32 Pos. Sheets
NE 5 H Type
82 & 90 Tax Map

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 16, 1976

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

Z.A.C. Meeting of: December 29, 1976

Re: Item 133
Property Owner: Webster A. Baker
Location: W/S Middle River Road 1690' N Compass Road
Present Zoning: D.R. 16
Proposed Zoning: B.L.

District: 15th
No. Acres: 1.50

Dear Mr. DiNenna:

While a change of zoning would not increase the student population it should be noted that this site is in close proximity to the Middle River Junior High School.

Very truly yours,

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

NNP/ml

JOSEPH H. PROBYN, President
T. BAYARD WILLIAMS JR., Vice-President
MRS. ROBERT L. BERRY

MARCUS M. BUTENAS
THOMAS H. BOYER
MRS. LORNAINE P. CHIRCH
JOSIEA H. WHEELER, Superintendent

ROSE E. HANSEN
ALVIN LORECK
RICHARD W. TRACEY, DVM

FEB 15 1980





RED ROOF • BALTIMORE PIKE • WAWA, PENNSYLVANIA 19063

NOTES:

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 22. Wawa is a convenience store.

YESTERDAY



- 4 THE CONVENIENCE STORE
- 6 THE NEED FOR CONVENIENCE STORES AND WHO BUYS THERE
- 8 WAWA DAIRY FARMS
- 11 WAWA INC. A TRADITION DESIGNED TO BENEFIT THE COMMUNITY
- 12 WAWA SERVICES

TODAY



- 14 WAWA FOOD MARKETS ARE DESIGNED FOR SAFETY AND SECURITY
- 16 TYPICAL WAWA SITE LOCATIONS
- 18 A NEW WAWA STORE DESIGN
- 20 LETTERS OF PRAISE
- 22 WAWA IS GROWING

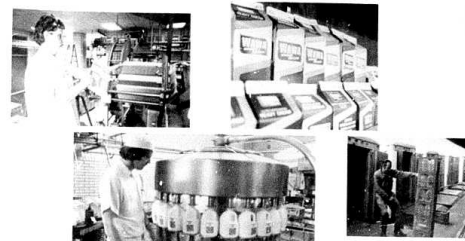
LETTERS OF PRAISE

I have never seen a convenience store kept so neat, clean and so well stocked (and I have been in quite a few). The display of food cuts could match any in this area. The pleasant service I received from the young man at the counter is hard to find these days. (His name was Steve.)
 I really would like to say the persons responsible should be complimented on the job they are doing.
 Mrs. A. D. S. Upper Darby, Pa.

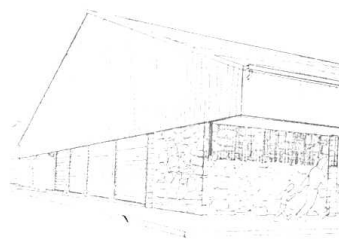
The purpose of this note is to let you know how favorably impressed I am with your store. It is always clean and well with special food items attractively displayed. The aisles are wide and never cluttered. The young woman who is manager deserves great credit for this as the customers are a reward for. She is helpful in her service and friendly.
 It is always a pleasure to buy from you.
 Mrs. R. S. North Haven, Conn.

I just a brief note to express my thanks to one of your store managers for his cheerful and capable assistance in providing me with an excellent assortment of good products for a party held recently. His cheerfulness and estimate of quantities required were right on the button.
 I M. M. Ardmore, Pa.

In a time where people are too quick to condemn and not quick enough to praise, I should like to take a moment to commend one of your store managers. One of the most pleasant people with whom I start my day is 'Dom', manager of the Ardmore West Store.
 The store always looks attractive, and quite obviously some concern is displayed for the service and courtesy presented to each person by Dom. The equipment is clean and the meat case appealing. Thank you for including persons like this among your personnel.



A NEW WAWA STORE DESIGN



WAWA INC. A TRADITION BUILT TO BENEFIT THE COMMUNITY

WAWA Inc. operates more than 100 convenience stores in Maryland, Pennsylvania, Delaware, New Jersey, New York, and Connecticut. WAWA is an acronym for Wawa Food Markets, Inc. The company is a family-owned business. Our headquarters is located in Wawa, Pennsylvania, and our office is in Wawa, Pennsylvania.

WAWA Inc. began in the year 1959, when George Wood, a young man from the area, started the first WAWA store in Wawa, Pennsylvania. The store was a small, one-room building, but it was the beginning of a tradition that has grown into a large, multi-story building today.

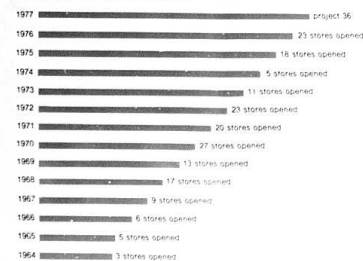
WAWA Inc. has grown into a large, multi-story building today. The store is a modern, single-story building with large windows and a flat roof. The store is a modern, single-story building with large windows and a flat roof. The store is a modern, single-story building with large windows and a flat roof.

TYPICAL WAWA SITE LOCATIONS



WAWA IS GROWING

1977 EXPANSION PLANS





RED ROOF • BALTIMORE PIKE • WAWA, PENNSYLVANIA 19063

LETTERS OF PRAISE

"I have never seen a convenience store kept so neat, clean and so well stocked (and I have been in quite a few).
 "The display of cold cuts could match any in this area."
 "The pleasant service I received from the young man at the counter is hard to find these days. (His name was Steve)."
 "Finally, I would like to say, the persons responsible should be complimented on the job they are doing."

Mrs. A. D. S., Upper Darby, Pa.

"The purpose of this note is to let you know how favorably impressed I am with your store. It is always clean and neat with special food items attractively displayed. The aisles are wide and never cluttered.
 "The young woman, who is manager, deserves a great deal of credit for this as the customers are a varied lot. She is impartial in her service and friendliness."
 "It is always a pleasure to stop there."

Mrs. R. S., North Haven, Conn.

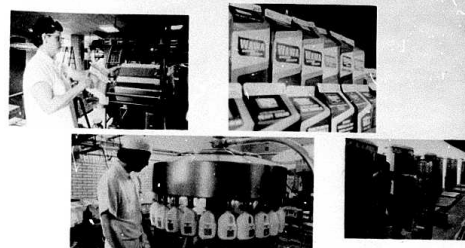
"Just a brief note to express my thanks to one of your store managers for his cheerful and capable assistance in providing me with an excellent assortment of 'deli' products for a party held recently. His selections and estimates of quantities required were right on the button."

F. M. M., Ardmore, Pa.

"In a time where people are too quick to condemn, and not quick enough to praise, I should like to take a moment to commend one of your store managers. One of the most pleasant people with whom I start my day is 'Dom', manager of the Ardmore West Store."

"The store always looks attractive, and quite obviously some concern is displayed.
 "I actually enjoy the service and courtesy presented to each person, by 'Dom'. The equipment is clean and the meat case appetizing. Thank you for including persons like this among your personnel."

Miss P. C., Philadelphia, Pa.



NOTES:

APRIL 27, 1977
 15th St.
 EMT 176-14
 Prop 10-16
 1-Should not create any more
 Trap Bldg
 2-Meeting for Cedar Lounge
 Monahan

YESTERDAY



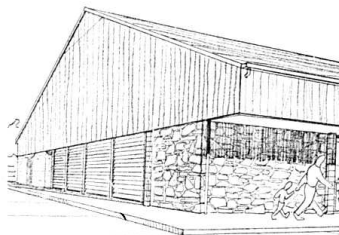
TODAY



- 4 THE CONVENIENCE STORE
- 6 THE NEED FOR CONVENIENCE STORES AND WHO BUYS THERE
- 8 WAWA DAIRY FARMS
- 11 WAWA INC., A TRADITION DESIGNED TO BENEFIT THE COMMUNITY
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- 14 WAWA FOOD MARKETS ARE DESIGNED FOR SAFETY AND SECURITY
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A NEW WAWA STORE DESIGN



WAWA INC., A TRADITION DESIGNED TO BENEFIT THE COMMUNITY

WAWA, Inc. operates more than 160 convenience stores in New Jersey, Pennsylvania, Delaware, New York, Maryland and Connecticut. WAWA is an old Indian name for the Canada goose, and so the reason for the goose in our company symbol. Our headquarters is on 300 acres, including a dairy and an office in WAWA, Pennsylvania.

WAWA Dairy began in the late 1890's when George Wood bought a summer house on the site of the present office complex. He called the store house Red Roof because of its red shingles. Wood owned The Milville Manufacturing Company which operated several textile plants and, in turn, owned several thousand acres of land surrounding a large lake in Milville, New Jersey. Wood imported cows from the channel island of Guernsey and started a small dairy processing plant in WAWA, Pennsylvania. In those days, grocery stores couldn't keep perishables, so most of the milk was delivered to the door. Pasturization, killing harmful bacteria by heat, was not yet well accepted, but George Wood, using strict sanitary methods, produced a safe milk. Certified WAWA Milk, recommended by Philadelphia pediatricians.

The grandson of George Wood, Grahame Wood, saw

the textile business move South, and home milk delivery decline, so he founded and became chief executive officer of WAWA Food Markets. Grahame's idea was to provide an outlet for WAWA Dairy products in experimental retail convenience stores. Shopper response was enthusiastic, and the first few Pennsylvania stores quickly grew into a chain in five states.

In 1968, WAWA Dairy and WAWA Food Markets merged with the Milville Manufacturing Company, which sold its textile plants, but retained the lake and large tract of land in Milville, New Jersey. With the added resources of this New Jersey firm, WAWA Food Markets expanded at a more rapid rate.

Today, the old small original milk house has been replaced by a brick dairy plant with large white columns easily seen from Baltimore Pike, near Media, Pennsylvania. Also, today, WAWA milk is no longer delivered to the home, but is shipped daily, along with other WAWA Dairy products, directly to modern, convenient, neighborhood WAWA Food Markets.

The 100th store in the chain opened in Marlton, New Jersey in February, 1972, and we plan to open the 200th store in 1977.

NOTES:

Mopla Cart - 628 Units
 Jean Harris - 564 Units
 Oliver Cart - 24 units 628.5
 Wanda Gustafson
 524 Graphs

Clean stores, fresh products, fast and courteous service are the guidelines for managers of WAWA Food Markets.

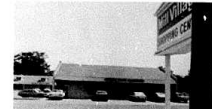
We try to make the WAWA shopping experience a pleasant one, and to make sure this happens we train and staff all our new stores.

In selecting store management, we strive for ability, initiative, and the desire to assume responsibility quickly. The manager must have a pleasant personality, be courteous, have a helpful manner, and be interested in working with the public.

Convenience stores today are meeting the needs for what the Bureau of the Census states is a growing and mobile population in the metropolitan areas, the open spaces in the Northeast Corridor, from Boston to Washington, D.C.



TYPICAL WAWA SITE LOCATIONS



Customer Affairs Department



Store Inspection

WAWA IS GROWING

1977 EXPANSION PLANS



WAWA WAWA WAWA WAWA WAWA

FORWARD

Thank you for spending a moment to read about the convenience store industry and how WAWA serves the public interest in your community.

We are becoming a household name, and after trading about us, you will have some insight into the care we take in selecting stores for business, choosing personnel, building modern convenience stores, and assuring the freshest, best packaged products in the marketplace.

The WAWA family of fine quality stores is proud of the fact that our food markets are leaders in the convenience food industry, pioneers in the field, and now serving six states. Our record of progress in a few short years is impressive, but even more impressive is the team and the more than 170 year old tradition of the company that stands behind each store.

This is our story, and we hope that you enjoy reading it and seeing it as much as we enjoy doing it each day!

From WAWA to you,
Graham Wood
Graham Wood
President

WAWA WAWA WAWA WAWA WAWA

NOTES:

*Molla Run Rd
at Red Road
at Hwy 100
at Light*

*Light at Red
at Hwy 100*

*Red Road 21 Ave
M 111-7474-R*

*Franklin
(Hawkins)
Hwy*

*Green R.
Graham R.*

THE CONVENIENCE STORE



The convenience store is a small grocery store, opening early in the morning, closing late at night, providing convenient service and merchandise to the busy worker and the busier housewife.

The convenience store evolved as a modernization of the old corner grocery store. Today, particularly in the suburbs, the same need exists for a small neighborhood market like the old mom-and-pop on the city street corner. This need is satisfied by the clean, modern convenience store with bright, cheerful lighting and parking at curbside.

WAWA Food Markets maintain a complete line of groceries, including freshly sliced cheese, luncheon meat, and our own dairy products.

All our stores carry fresh produce and bakery items, too. WAWA Food Markets can't stock all the brands and varieties, but we do offer all the merchandise to satisfy the basic needs of the community.

The customer generally buys fewer items in the convenience store than in the supermarket, and the customer expects to spend less time in our stores and receive prompt attention.

THE NEED FOR CONVENIENCE STORES AND WHO BUYS THERE

According to the National Association of Convenience Stores, convenience shopping is in demand, showing an 11 percent increase in 1975, continuing to expand because of "the potential for greater penetration of existing markets, the demands for more service as more and more people demand convenience shopping, and the continuing increase in the size of supermarkets. We can and will continue to grow because as a young and aggressive industry we have learned well the lessons of hard-time marketing."

Statistics compiled from various sources indicate the need for the services of convenience stores in the neighborhood. What follows is a profile of the average neighborhood American shopper.

Just under 45-years-old, the average shopper earns \$11,000 per year, eats half-a-tenfold food annually, drinks nearly 18 cups of coffee a week, and has a house with a \$17,000 mortgage.

WAWA Food Markets, serving the neighborhood shopper, average only 3 or 4 customers in the store at one time. Each customer visit is less than five minutes. This shopper needs only an item or two to fill in, and does not require the overwhelming choice of products in a supermarket. The shopper only wants to get into the store and out of it quickly, with just a few items, paying slightly less than \$1.50 for the average purchase.

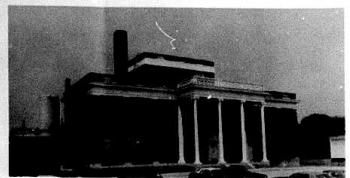
Each of our WAWA stores is designed to accommodate traffic and not to generate it, providing parking for several cars outside, at the front and sides of the store. Our studies of traffic flow reveal that, usually, only three or four cars are parked in front of the store at any given time.

Customers are drawn into the store from one-half to one mile radius. WAWA food markets do not cater to children, and store regulations, which are enforced, forbid children using the store as a hangout.



CHUCK ANDERSON, MATTHEW PHILADELPHIA
MATTHEW & CO.
INSURANCE BROKERS AND AVIATION ADJUSTERS
CONSULTANTS - BENEFIT PLANS
1715 WALNUT ST.
PHILADELPHIA, PA. 19106

WAWA DAIRY FARMS



THE HUNTER



"Shot the wild goose, flying Southward.
On the wing the clamorous WAWA."
"Song of Hiawatha." H.W. Longfellow.



WAWA SERVICES

Of the 3000 items in each store, 1300 come from our own warehouses and Dairy. A fleet of 50 WAWA trucks serve the stores daily. We sell, in an average week, 160,000 pounds of delicatessen products. WAWA Dairies deliver 130,000 gallons of milk per week in New Jersey, Pennsylvania and Delaware. The WAWA warehouses sell out two and one-half times per week, so every item in our store is guaranteed fresh on arrival.

If there are any complaints, WAWA maintains, at its headquarters, a consumer affairs department that accords the customer and forwards it for action to appropriate corrective action was taken. A maximum of two or three complaints are received each week.

To maintain this high standard of performance, once a week, a top management team inspects the stores emphasizing cleanliness. The store managers are graded for compliance to WAWA's high standards and procedures in the company are influenced by these graded reports.

Direct transmission from each store to the company's computer allows WAWA Food Market managers to order the quantity and amount of products needed to fill

store inventories. The computer complex, at Red Roof, monitors store orders, bookkeeping, payroll, cash reports, merchandise, product mix, and price books. The computer has the potential for storing 40 million characters of information.

WAWA Food Markets generate thousands of dollars in real estate taxes for the community. Each store has five or six employees, usually recruited from the community. Many of the stores maintain the tradition of the old corner mom-and-pop grocery and are indeed family operations. A WAWA Food Market is an asset to the community, providing service, employment, and revenues.

As good neighbors, WAWA employees are active in community projects. While we don't sponsor sports teams in communities, we do help plan and supply products for worthwhile causes on request, including door prizes and table favors for banquets and dinners. WAWA Food Markets also participate in various local fund drives and our stores are active members of United Funds in all the areas we serve. Store managers also make window space available to advertise and promote local community events.



WAWA FOOD MARKETS ARE DESIGNED FOR SAFETY AND SECURITY

WAWA Food Markets are designed for safety and security. Our stores are well-lighted, and two employees are on duty every evening. Because of the aforementioned precautions and other electronic devices, we enjoy a low hold-up rate.

Since the first store opened more than 12 years ago, we have not had a major fire in any of our locations. We have never presented a fire loss claim to any insurance company and, because of that, we enjoy the lowest possible fire risk rating.

Our current stores are cinderblock and stone, but we are experimenting with several new designs for more modern, safe, and energy conserving structures. Only two sides of this new frame or block structure will have entrances, which will be on the primary side of the building facing the street. The new markets will continue to feature curbside parking. And, as is now the

case, the parking area will be fully lighted.

There will be less glass in the new WAWA Food Market and the heating and air-conditioning load will be reduced 50% by a redesign that includes fully insulated walls plus added insulation in the roof and vestibule for heat conservation.

Among other things, we are experimenting with a heat reclamation system that will put the compressors inside the building to reduce noise and unsightly appendages on the building. Trash will be kept in closed containers.

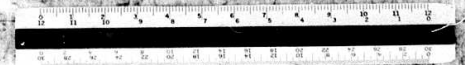
We are truly good neighbors without burdening the community. WAWA Food Markets DO NOT need a special police force, use only private trash pick-up, are no burden to the fire department, DONOT send children to school, and PROVIDE LOCAL EMPLOYMENT.





J-NW I-NE
M-SW M-SE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



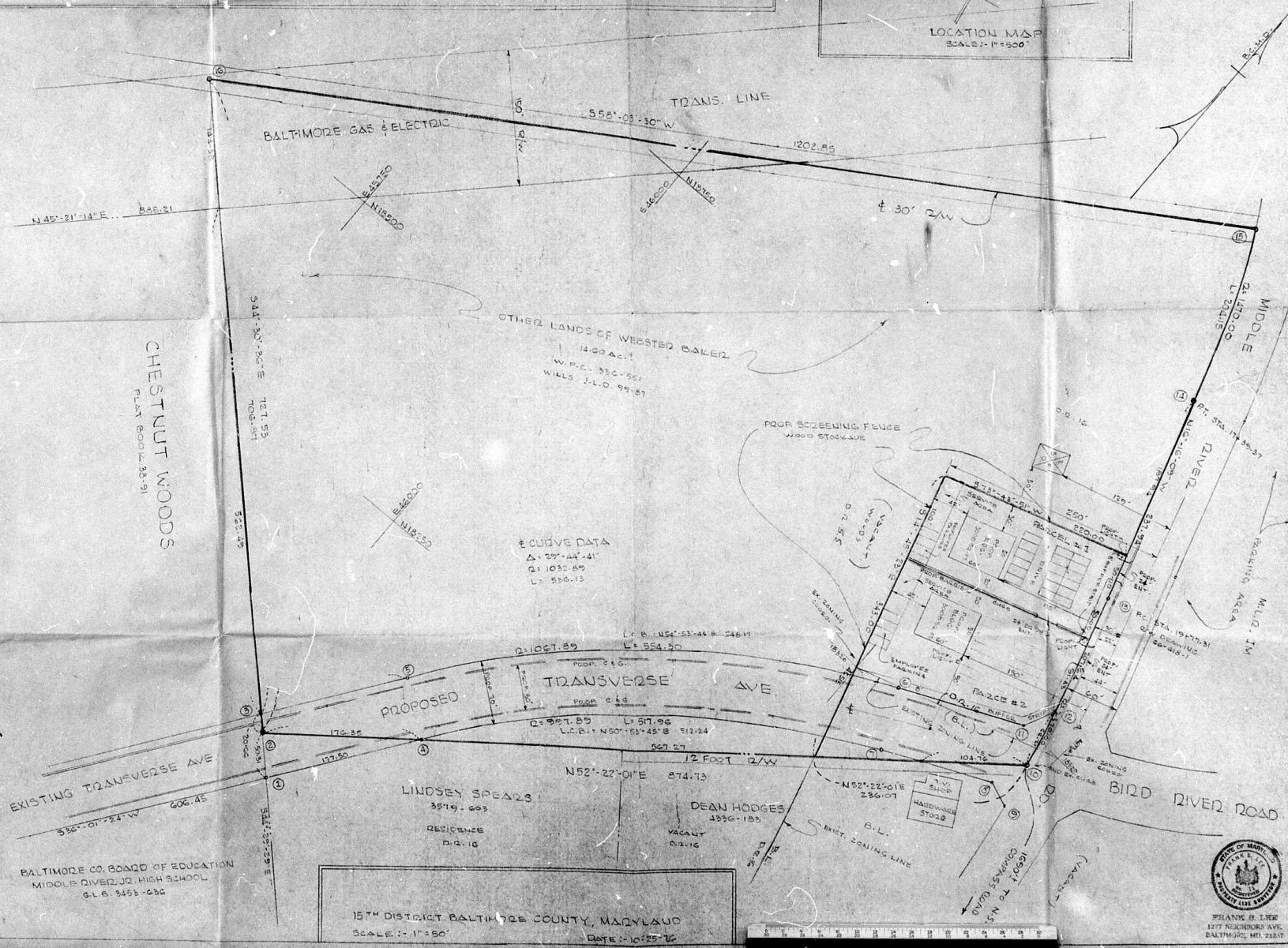
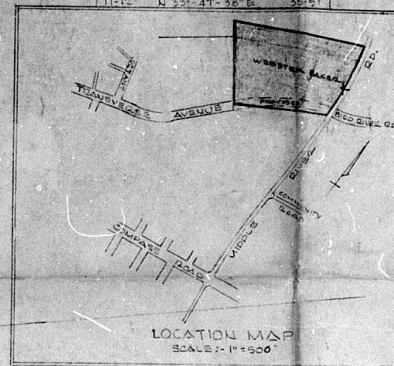
REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
	6-1-57	1" = 200'	POPLAR	M-E (1-4)
		DATE OF PHOTOGRAPHY APRIL 1953		

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION PHILADELPHIA, PA

PARKING DATA

NO. OF SPACES REQ. (1/2000 SQ. FT.) (BUDG. 300000 SQ. FT.) 815 SPACES
NO. OF SPACES PROVIDED - 1
PARKCEL No. 1 - 18 SPACES
PARKCEL No. 2 - 20 SPACES
NO. OF EMPLOYEES SPACES PROVIDED - 1 EACH
PARKING AREAS TO BE MAINTAINED WITH CURB STOPS AND PROPERLY DRAINAGE
LIGHTING SHALL BE OBSERVED SO AS NOT TO EFFECT ADJOINING PROPERTY OWNERS

COORDINATE SCHEDULE		
No.	NORTH	EAST
1	17 59.25.39	46 07.17.6
2	17 57.5.38	46 04.42.42
3	17 59.0.02	46 02.21.94
4	18 08.2.96	46 18.2.08
5	18 12.4.19	46 12.5.46
6	18 49.9.38	46 55.0.59
7	18 45.6.55	46 57.9.58
8	18 43.8.59	46 58.1.58
9	18 41.12.00	46 12.5.46
10	18 43.3.25	46 71.1.12
11	18 52.6.16	46 68.0.34
12	18 55.5.00	46 70.0.31
13	18 59.9.15	46 66.4.13
14	18 52.3.71	46 59.9.13
15	19 11.4.54	46 52.7.40
16	18 49.4.10	45 55.2.40



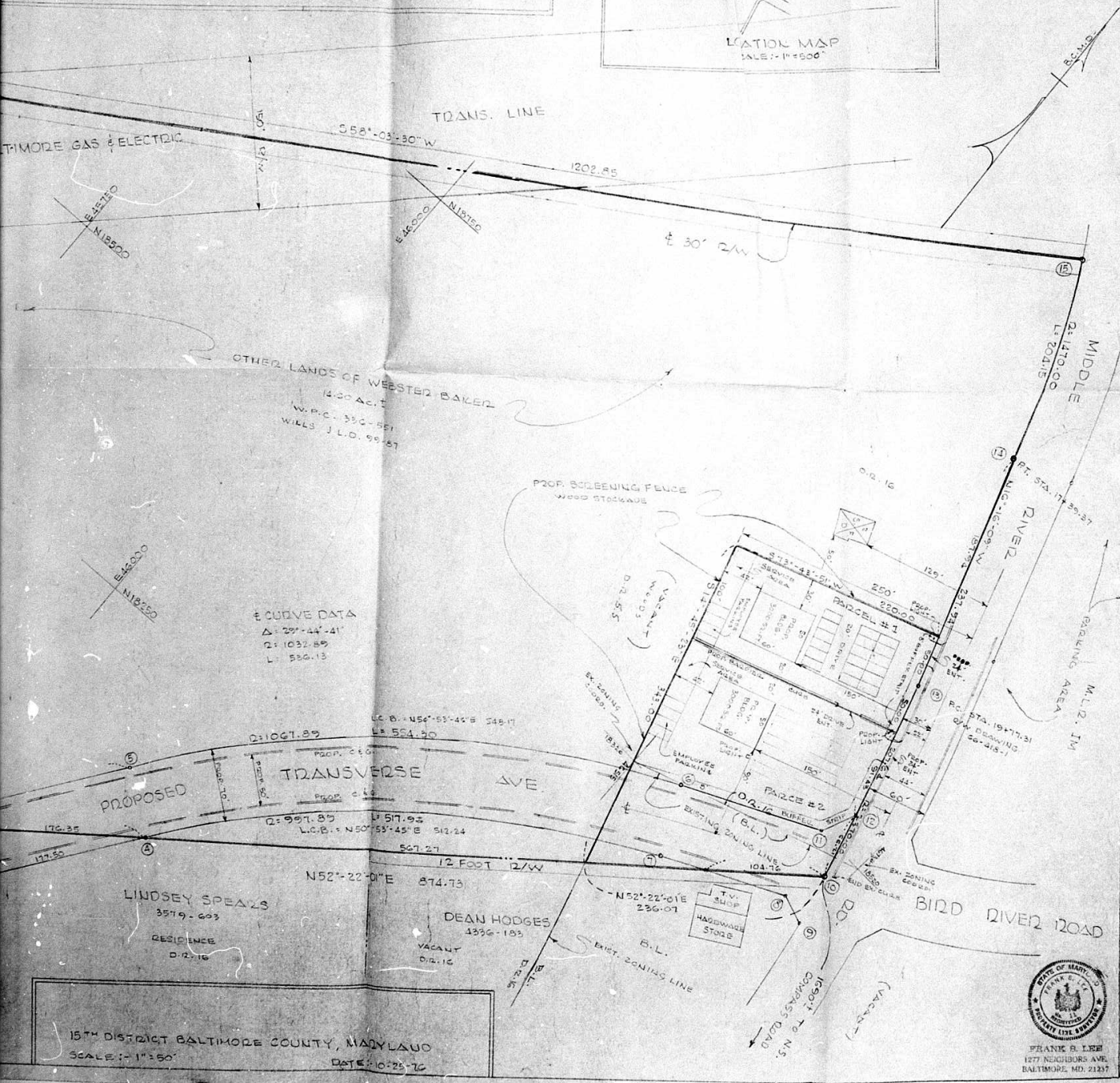
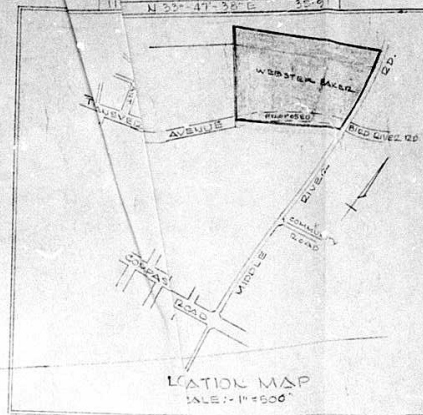
FRANK B. LEE
1277 NEIGHBORS AVE
BALTIMORE, MD. 21204

PARKING DATA

ACES REQ. (1/20000 FT.) (BLDG. 300000 FT.) 15 SPACES
 ACES PROVIDED - PARCEL No. 1 - 15 SPACES
 PARCEL No. 2 - 20 SPACES
 PROVIDES SPACES PROVIDED - 4 EACH
 AREAS TO BE VACADAMP PAVED, WITH CURB STOPS AND PROPERLY DRAINAGE.
 SHALL BE REGULATED SO AS NOT TO EFFECT ADJOINING PROPERTY OWNERS.

1	N 90° 01' 24" E	177.50
2	N 90° 01' 24" E	177.50
3	N 90° 01' 24" E	177.50
4	N 90° 01' 24" E	177.50
5	N 90° 01' 24" E	177.50
6	N 90° 01' 24" E	177.50
7	N 90° 01' 24" E	177.50
8	N 90° 01' 24" E	177.50
9	N 90° 01' 24" E	177.50
10	N 90° 01' 24" E	177.50
11	N 90° 01' 24" E	177.50

COORDINATE	NORTH	EAST
1	17750.00	46077.00
2	17750.00	46077.00
3	17750.00	46077.00
4	17750.00	46077.00
5	17750.00	46077.00
6	17750.00	46077.00
7	17750.00	46077.00
8	17750.00	46077.00
9	17750.00	46077.00
10	17750.00	46077.00
11	17750.00	46077.00
12	17750.00	46077.00
13	17750.00	46077.00
14	17750.00	46077.00
15	17750.00	46077.00
16	17750.00	46077.00



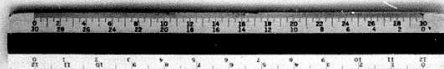
CURVE DATA
 Δ: 20°-44'-41"
 R: 1032.89
 L: 530.13

LINDSEY SPEARS
 3579.693
 RESIDENCE
 D-2-16

DEAN HODGES
 4396.183
 VACANT
 D-2-16

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: 10-25-76

FRANK B. LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD. 21227



FEB 15 1980

EXIST. USE - NONE
 PROPOSED USE - STORES (QUICK STOP TYPE)
 EXIST. ZONING - DQ. 12 & B.L.
 PROP. ZONING - B.L.
 AREA OF LOT TO BE ZONED - 1.50 AC.
 AREA OF PROP. BLDGS. - 2000 SQ. FT. EACH.

PARKING DATA
 NO. OF SPACES REQ. (1/20-50 FT.) (BLDG. - 2000 SQ. FT.) - 15 SPACES
 NO. OF SPACES PROVIDED - PARCEL NO. 1 - 15 SPACES
 PARCEL NO. 2 - 20 SPACES
 NO. OF EMPLOYEE SPACES PROVIDED - 4 EACH
 PARKING AREAS TO BE MACADAM PAVED WITH CURB STOPS AND PROPERLY DRAINED.
 LIGHTING SHALL BE REGULATED SO AS NOT TO AFFECT ADJOINING PROPERTY OWNERS.

1	N 32° 01' 24" E	117.50
2	N 56° 01' 24" E	125.87
3	N 65° 42' 05" E	128.91
4	N 65° 42' 05" E	128.91
5	S 60° 14' 45" E	311.4
11	N 52° 47' 32" E	35.61

