



Baltimore County
Department of Permits and
Development Management

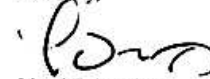
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 4, 2000
Page 2

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

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

Sincerely,


Lloyd T. Moxley
Planner II
Zoning Review

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

Dear Ms. Venske

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

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

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

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

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

LTM kew



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

the above Reclassification should be had; and it further appearing that by reason of...

a Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this...

day of... 197... that the herein described property or area should be and

the same is hereby reclassified; from a... zone to a...

zone, and/or a Special Exception for a... should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

the above Reclassification should NOT BE HAD.

ORDER RECEIVED FOR FILING

DATE

the above Reclassification should NOT BE HAD.

ORDERED by the Zoning Commissioner of Baltimore County, this...

day of... 197... that the herein described property or area should be and

the same is hereby reclassified; from a... zone to a...

zone, and/or a Special Exception for a... should be and the same is

granted, from and after the date of this order.

Deputy Zoning Commissioner of Baltimore County

EWELL, BOMHARDT & ASSOCIATES

Page 2

the proposed "Business Park" where 50% of the acreage is devoted to warehousing, will generate approximately 5600 vehicles per day in and out of the site, much of which is not coincident with peak hour traffic on the highways.

The estimated daily traffic of 5600 v.p.d. is based upon traffic counts made elsewhere on lands devoted to the same use. Although included in the totals below, bus and service stations ordinarily do not generate net traffic but draw from movements destined for other locations.

TOTAL IN & OUT

- Warehousing trip generation per 24 hrs. on 11 acres = 2086 v.p.d. prorated to 15 acres 2860 v.p.d.
- New Car Dealers, 2 5-acre sites includes service, sales, and employee use 760
- Gas & Co Service Station average 30 v.p.h. in and out for 12 hours 720
- Motel, 100 rooms assume full usage plus employees but without bar - 150 v.p.d. 300
- Bank - 2 bays averaging 30 transactions per bay for 5 hours 600
- Small office building averaging 10 visits per hour for 8 hours 160
- Garage servicing warehouses & general public 12 customers and employees per hour for 8 hours 200

5600 v.p.d.

It should be obvious from a study of the existing road pattern, that the Windlass & Patapsco Freeways will bring nearly 90% of the proposed traffic to and from the warehouses and motel and at least 50% of the traffic to and from the ancillary uses on the acreage. The remaining traffic to be generated will come from the eastern and western approaches of Eastern M. I. and with a probable increase in traffic through the business district of Essex amounting to 750 vehicles per day in total in both directions. Certainly an increase of this amount is not excessive on a street that once carried 20,000 v.p.d. more than it presently experiences.

*See enclosed traffic counts

EWELL, BOMHARDT & ASSOCIATES

Page 3

Undoubtedly, the traffic movements at the "Business Park" would be improved if the westernmost entrance to the site were signalized. This entrance spaced approximately 1200 feet from the Diamond Point Road intersection should be signalized and allowed to operate on a fixed time relationship with the Diamond Point Road traffic signal. If the two intersections were to operate on a single alternate signal system a progressive two-way movement of satisfactory speed should result. The alternative to this new signalization will be a widening and channelization of the Diamond Point Road signalized intersection.

In general, although the proposed use will require the same zoning it is not to be construed as that of a typical shopping center where a traffic generation of from 15,000 to 20,000 v.p.d. might occur. The "Business Park" will draw its traffic predominantly from the flanking Expressway and this traffic will utilize little more than the existing frontage on Eastern Boulevard. Finally, the newly generated traffic through the center of Essex should contain little or no trucks and only those passenger vehicles going to work or attending to minor business at the site.

Very truly yours,

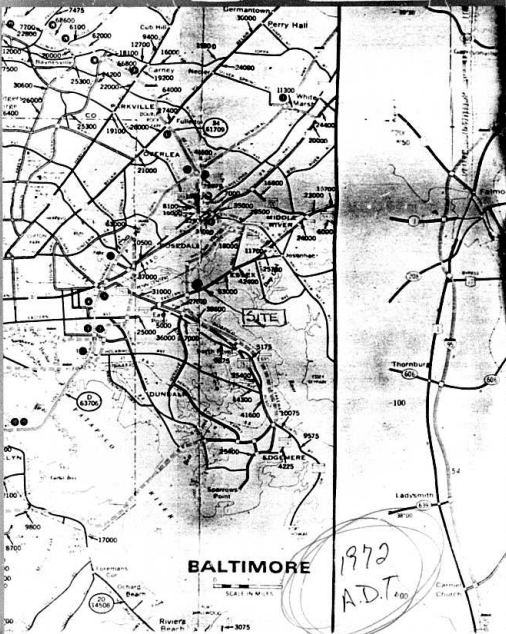
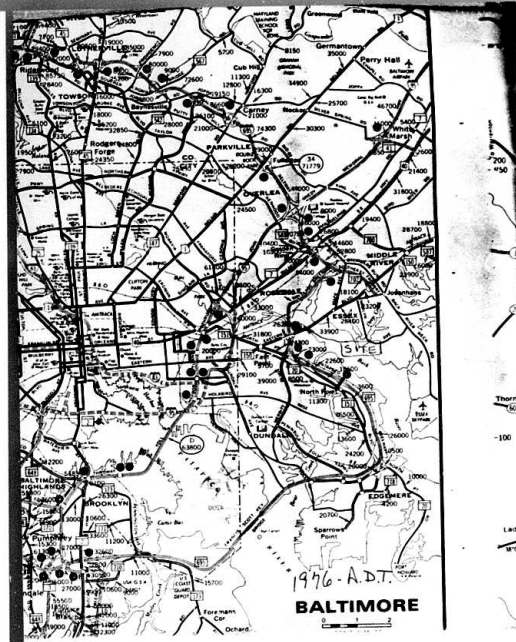
EWELL, BOMHARDT & ASSOCIATES

W. Worthington Ewell, Dr. Eng.

President

WKE/la

enc.



DATE	TIME	LOCATION	TYPE	VEHICLES	TRUCKS	BUSES	TOTAL
11/17/75	7:00 AM	100' W. OF BRIDGE OVER BACK RIVER	W. BOUND	100	10	5	115
11/17/75	7:00 AM	100' W. OF BRIDGE OVER BACK RIVER	E. BOUND	100	10	5	115
11/17/75	7:00 AM	100' W. OF BRIDGE OVER BACK RIVER	W. BOUND	100	10	5	115
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ROUTE NUMBER	NO. 0130	LOCATION	STATION NUMBER	STATION TYPE	DATE	TIME	VEHICLES	TRUCKS	BUSES	TOTAL
0130	0130	100' W. OF BRIDGE OVER BACK RIVER	0130	W. BOUND	11/17/75	7:00 AM	100	10	5	115
0130	0130	100' W. OF BRIDGE OVER BACK RIVER	0130	E. BOUND	11/17/75	7:00 AM	100	10	5	115
0130	0130	100' W. OF BRIDGE OVER BACK RIVER	0130	W. BOUND	11/17/75	7:00 AM	100	10	5	115
0130	0130	100' W. OF BRIDGE OVER BACK RIVER	0130	E. BOUND	11/17/75	7:00 AM	100	10	5	115
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0130	0130	100' W. OF BRIDGE OVER BACK RIVER	0130	E. BOUND	11/17/75	7:00 AM	100	10	5	115
0130	0130	100' W. OF BRIDGE OVER BACK RIVER	0130	W. BOUND	11/17/75	7:00 AM	100	10	5	115

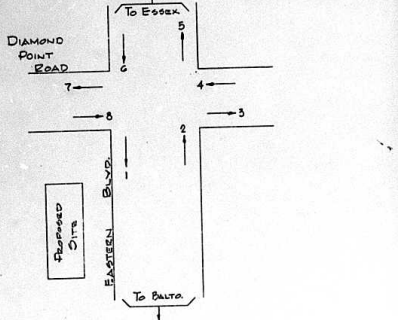
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0130	0130	100' W. OF BRIDGE OVER BACK RIVER	0130	W. BOUND	11/17/75	7:00 AM	100	10	5	115
0130	0130	100' W. OF BRIDGE OVER BACK RIVER	0130	E. BOUND	11/17/75	7:00 AM	100	10	5	115
0130	0130	100' W. OF BRIDGE OVER BACK RIVER	0130	W. BOUND	11/17/75	7:00 AM	100	10	5	115

WESTVIEW DODGE	SERVICE	APPROX. 12,750 (SERVICE) 2,250 (SALES) 15,000 (TOTAL)
	SALES	

To BALTO. U.S. ROUTE 40 To FREDERICK

DATE	TIME	SALES		SERVICE		EMPLOYEES	
		IN	OUT	IN	OUT	IN	OUT
FRIDAY JULY 25, 1977	4:30 PM - 5:30 PM	7	7	6	4	3	12
	5:30 PM - 7:00 PM	7	10	1	4	1	4
	7:30 PM - 8:30 PM	1	1	0	1	1	2
MONDAY JULY 28, 1977	7:00 AM - 8:00 AM	0	0	11	4	14	0
	8:00 AM - 9:00 AM	0	0	20	10	4	0
	9:00 AM - 1:00 PM	2	2	11	8	4	1
	1:00 PM - 2:00 PM	3	3	15	7	9	2

DATE	TIME	SALES	SERVICE	EMPLOYEES
1964 -	25,325	24,000	21,650	
1965 -	24,000	22,400	22,440	
1966 -	27,250	29,300	16,600	
1967 -	20,500	30,000	22,500	
1968 -	20,800	31,000	22,800	



DATE	TIME	1	2	3	4	5	6	7	8
Fri. 8-27-77	4:30-5:30 PM	126	199	2	23	180	502	40	51
Sat. 8-28-77	7:30-8:30 AM	200	235	9	6	292	804	35	30
Fri. 11-18-77	1:00-2:00 PM	627	645	5	10	630	674	13	10

THURS.	FRI.	SAT.	SUN.	MON.
12-12-77	12-16-77	12-17-77	12-18-77	12-19-77
12:00-1:00 A.M.	6	4	0	4
1:00-2:00 A.M.	2	7	3	0
2:00-3:00 A.M.	1	1	0	1
3:00-4:00 A.M.	13	2	0	9
4:00-5:00 A.M.	3	0	1	9
5:00-6:00 A.M.	21	6	3	20
6:00-7:00 A.M.	60	23	4	57
7:00-8:00 A.M.	184	71	1	
8:00-9:00 A.M.	127	74	5	
9:00-10:00 A.M.	159	99	5	
10:00-11:00 A.M.	170	127	10	
11:00 A.M.-12:00 Noon	218	179	31	
12:00 Noon-1:00 P.M.	209	226	23	
1:00 P.M.-2:00 P.M.	178	173	40	
2:00-3:00 P.M.	180	181	22	
3:00-4:00 P.M.	173	174	14	
4:00-5:00 P.M.	185	206	2	
5:00-6:00 P.M.	53	34	0	
6:00-7:00 P.M.	57	32	16	
7:00-8:00 P.M.	49	43	7	
8:00-9:00 P.M.	34	12	4	
9:00-10:00 P.M.	5	6	4	
10:00-11:00 P.M.	0	6	1	

2086
APPROX. 11 ACRES w/ 60 BUILDINGS

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
Acting Chairman

May 2, 1977

Peter G. Angelos, Esquire
233 E. Joppa Rd.
Calvert & Fayette Sts.
Baltimore, Maryland 21202

RE: Reclassification
Item No. 26 - 1st Cycle
Petitioner - Charles A. Diffendall

Dear Mr. Angelos:

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.

This 31 acre tract of land, zoned M.U. and utilized with various service garages, used car lots and a large area devoted to the storage of junk vehicles, is located on the north side of Eastern Blvd., at its intersection with the west side of Diamond Point Road in the 15th Election District. Adjacent properties to the west and north are improved with detached dwellings, while vacant land and the Back River Sewerage Treatment Plant exist to the east and south across Eastern Boulevard.

This property was the subject of a previous reclassification request, Case #77-59-R, in which a similar proposal as that presented at this time was denied. In reviewing the parking calculations on the submitted site plan, it should be noted that if the Mall is proposed to be enclosed, parking should be provided for this area.

Peter G. Angelos, Esquire
Page 2
Item No. 26
May 2, 1977

Particular attention should be afforded the comments of the Office of Project and Development Planning, while revised site plans, reflecting the comments of the State Highway Administration, must be submitted.

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 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
Acting Chairman
Zoning Plans Advisory Committee

NBC:rf
cc: Donald Riordan Christ
1819 Ellwood Road
Baltimore, Maryland 21237

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 2, 1977

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

Re: Item #26 (Cycle I April-October 1977)
Property Owner: Charles A. Diffendall
N.W. cor. Eastern Ave. & Diamond Point Rd.
Existing Zoning: M.U.
Proposed Zoning: B.M.
District: 15th No. of Acres: 31.00

Dear Mr. Dillman:

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

Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #1 Cycle VII (April-October 1974). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #26 Cycle I (April-October 1977).

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

DWT:BN:PM:iss

cc: R. Norton
R. Covahay (Hart Corp. Shopping Ctr.)

1-SW Key Sheet
1 & 2 NE 22 & 23 Pos. Sheets
NE 1 F Topo
56 Tax Map

cc: Mr. G. Angelos, Esquire
133 E. Joppa Rd.
Calvert & Fayette Sts.
Baltimore, Maryland 21202
Baltimore County Office of Planning & Zoning

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

Your Petition has been received and accepted for filing this 29th day of April 1977

S. Eric Dillman
Zoning Commissioner

Petitioner: Charles A. Diffendall

Petitioner's Attorney: Peter G. Angelos, Esquire
cc: Donald Riordan Christ
1819 Ellwood Road
Baltimore, Maryland 21237

Reviewed by: Nicholas B. Commodari
Planning & Zoning
Associate III

April 19, 1977

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

Attention: Mr. N. Comodari

Re: Z.A.C. Meeting, Zoning
Cycle 1, April 1977
ITEM: #26
Property Owner: Charles A.
Diffendall
Location: HW/C Eastern Ave.
(Route 150) & Diamond Point Rd.
Existing Zoning: M.H.
Proposed Zoning: B.M.
Acres: 31.00
District: 15th

Dear Mr. DiNenna:

The State Highway Administration has been reviewing plans for the subject site since October of 1973. At that time, the developer was told that the proposed westerly entrance, from Eastern Blvd., and proposed median break must be channelized to preclude left turn movements, from the site into eastbound Eastern Blvd. This is necessary due to the close proximity of the ramp from the Patuxent Freeway. The denied movement can be made at the signalized intersection of Diamond Point Road.

We further stated that the existing left turn storage lane at Diamond Point Road and the proposed left turn storage at the median break must be lengthened to adequately serve the site. It will be necessary to widen Diamond Point Road in order to provide three southbound lanes, two of which would be utilized for a double left turn movement into eastbound Eastern Blvd. It appears that this will be difficult since the petitioner does not own the corner, however, without the aforementioned widening, the proposed development will not have adequate access. The easterly entrance should be more centrally located along the frontage.

The current zoning plan does not reflect our previous comments. The plan must be revised prior to the hearing.

The 1976 average daily traffic count for this section of Eastern Blvd. is 33,900 vehicles. This section is highly congested, especially, during the peak hours. The traffic generated by the proposed shopping center can only compound the traffic situation.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering Access Permits
John E. Meyers
By: John E. Meyers

CL:JEM:vrd

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

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 26, Zoning Cycle 1, April 1977, are as follows:

Property Owner: Charles A. Diffendall
Location: NW/C Eastern Avenue and Diamond Point Road
Existing Zoning: M.H.
Proposed Zoning: B.M.
Acres: 31.00
District: 15th

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

This property had been previously reviewed as a preliminary subdivision and if the petition is granted the developer must comply with the subdivision requirements.

More detailed comments will be made at the time of subdivision processing.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

June 14, 1977

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

Re: REVISED COMMENTS
Cycle Zoning Item 26 - ZAC - April, 1977
Property Owner: Charles A. Diffendall
Location: HW/C Eastern Ave & Diamond Point Rd.
Existing Zoning: M.H.
Proposed Zoning: B.M.
Acres: 31.00
District: 15th

Dear Mr. DiNenna:

The existing B.M. zoning for this site would generate approximately 1900 trips per day and the proposed B.M. zoning will generate 15,500 trips per average weekday and 29000 trips per average Saturday.

Eastern Avenue is congested in this area and the proposed shopping can be expected to aggravate the existing traffic problems.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MEF/jlf

April 22, 1977

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

Re: Cycle Zoning Item 26 - ZAC - April, 1977
Property Owner: Charles A. Diffendall
Location: HW/C Eastern Ave & Diamond Point Rd.
Existing Zoning: M.H.
Proposed Zoning: B.M.
Acres: 31.00
District: 15th

Dear Mr. DiNenna:

The existing B.M. zoning for this site would generate approximately 1900 trips per day and the proposed B.M. zoning will generate 15,500 trips per average weekday and 29000 trips per average Saturday.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MEF/jlf

April 19, 1977

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

Dear Mr. DiNenna:

Comments on Item #26, Zoning Cycle 1 Meeting,
April 5, 1977, are as follows:

Property Owner: Charles A. Diffendall
Location: HW/C Eastern Ave. & Diamond
Point Rd.
Existing Zoning: M.H.
Proposed Zoning: B.M.
Acres: 31.00
District: 15th

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:mah

Paul H. Reinecke
Chief

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

Attention: Nicholas B. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles A. Diffendall

Location: HW/C Eastern Ave. & Diamond Point Rd.

Item No. 26 Zoning Agenda Zoning Cycle I

Comments:

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

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. See Attached
- () 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.

Noted and Approved:
Special Inspection Division

Noted and Approved:
Battalion Chief
Fire Prevention Bureau

Additional Remarks:

Private on-site fire hydrants required around Mall building at 300 foot intervals.

Entire Mall building, as well as any other mercantile buildings in excess of 15,000 square feet in area, must be fully protected by an automatic sprinkler system.

Fire Hydrant required within 50 feet of each Fire Department sprinkler connection.

All proposed buildings must meet NFPA 101 "Life Safety Code".

April 18, 1977

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

Zoning Cycle I

Dear Mr. DiNenna:

Comments on Item # 26 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Charles A. Diffendall
Location: HW/C Eastern Ave & Diamond Point Road
Existing Zoning: M.H.
Proposed Zoning: B.M.
Acres: 31.00
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.), 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. Building permit shall be required before construction can begin. Existing permits shall be required.
- ☐ 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. If wall is to be enclosed, minimum wall width 30'-0" total sprinkled. Type I construction contact C.S. Burnham for all wall requirements.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Plans Review Chief
CIB:rjr

Date: April 15, 1977

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

RE: Item No: 26
Property Owner: Charles A. Diffendall
Location: NW/4 Eastern Ave. & Diamond Point Rd.
Present Zoning: M.H.
Proposed Zoning: B.M.

District: 15th
No. Acres: 31 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

kbp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. NOTSARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ROBERT V. DUBIL, SUPERINTENDENT

TOWSON, MD., September 8, 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., ~~once a month~~ of one time ~~successor weekly~~ before the 26th day of September, 19 77, the ~~first~~ publication appearing on the 8th day of September 19 77.

THE JEFFERSONIAN,
L. Frank Stricker
Manager

Cost of Advertisement, \$.....

H 78-46-R

District 15 Date of Posting 9-8-77
 Posted for Heavy Duty Sept 26 1977 & 10:00 AM
 Petitioner Archie Sepulveda
 Location of property Walker of Station on E Diamond Blvd Rd
 Location of Signs 1 sign on station side 1 sign on Diamond Blvd Rd
 Remarks _____
 Posted by Mark H. New Date of return 9-8-77

2 kgms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

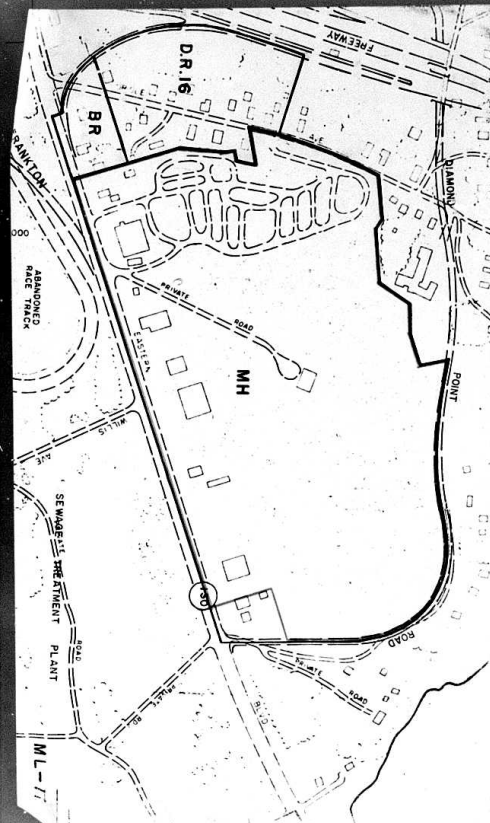
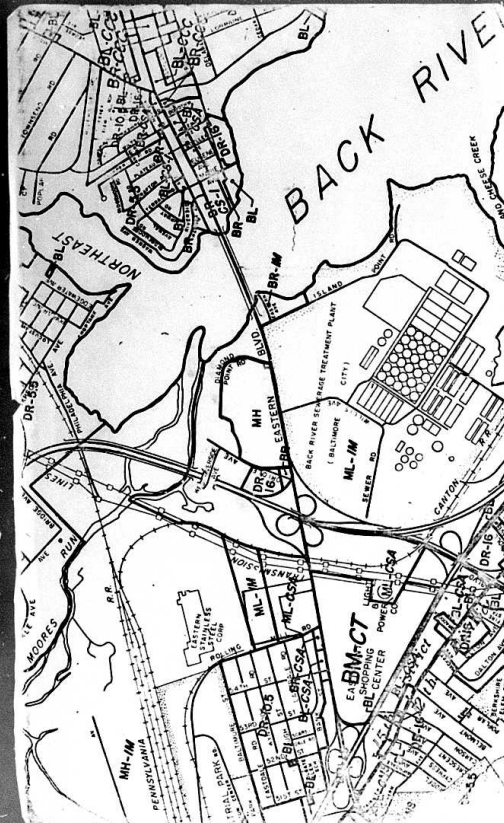
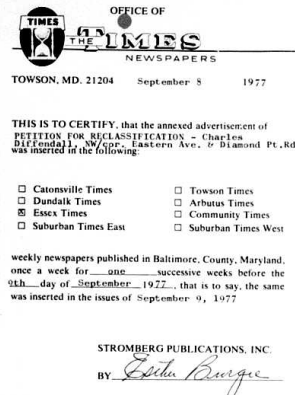
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 12 day of
1972 Filing Fee \$ 52 . Received Check


S. Eric DiNenna,
Zoning Commissioner

Petitioner Ch. L. ... Submitted by W. H. ...
 Petitioner's Attorney ... Reviewed by ...

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

[illegible]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51706

DATE Mar 3, 1977 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Patricia S. Angeles, Reg. 233 Bayhills Equitable
Blade, Baltimore, Md. 21202

FOR PAYMENT FOR RECONSTRUCTION FOR Charles
Miffrdell

68-3-77-3 5100000

VALUATION - NOTATION OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 65625

DATE May 22, 1973 ACCOUNT 01-162

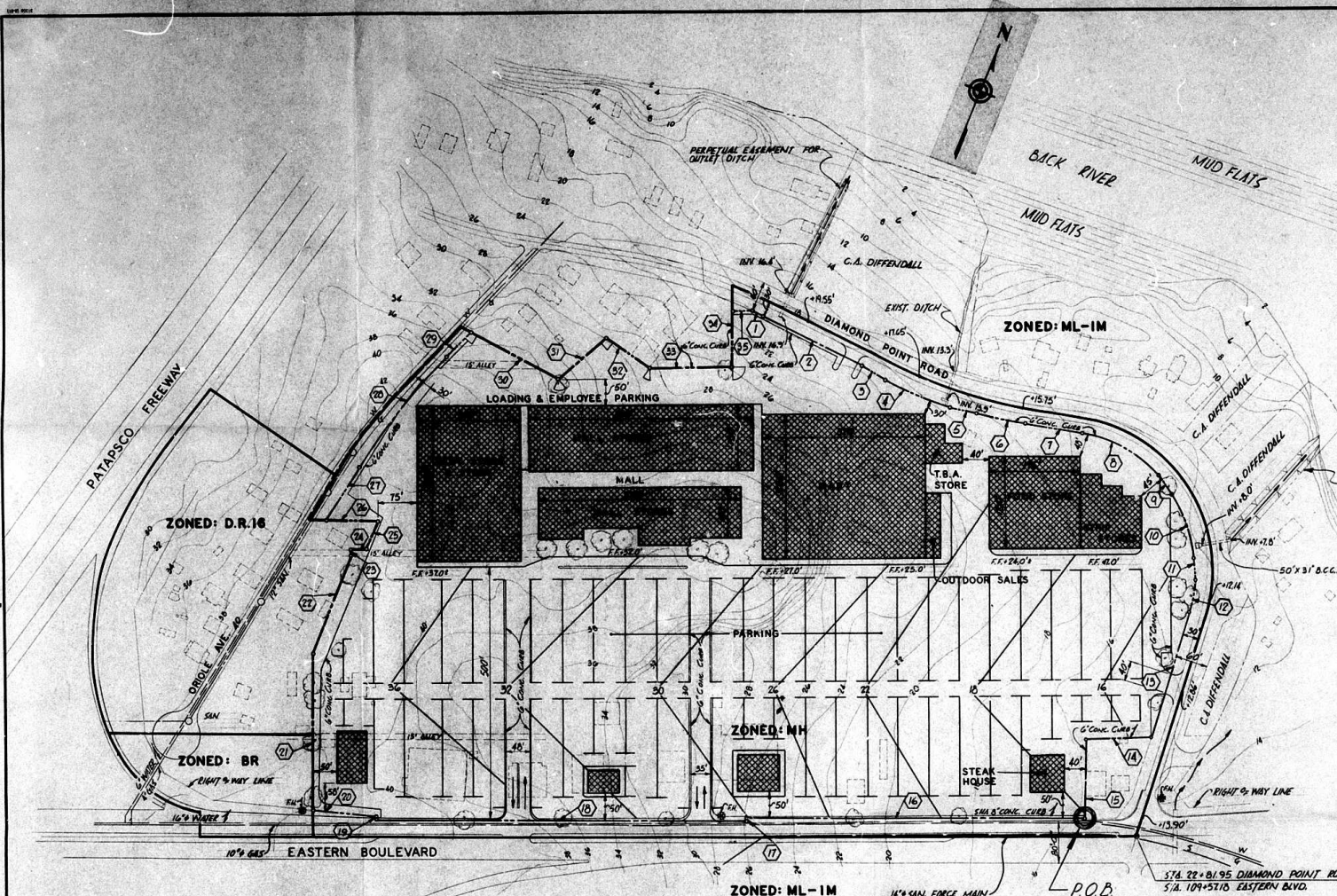
AMOUNT \$213.75

RECEIVED FROM Peter G. Angolan, Wm. 233 Buxtable Wldg. Bldg.
Mt. View, Court of Advertising and Printing
Wiredall Property Wm. No. 70-102

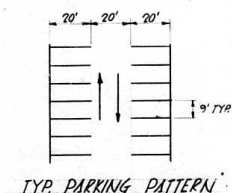
2885577-2 21365

VALIDATION BY SIGNATURE OF ASSISTANT





OFF STREET PARKING CALCULATIONS		
STORE	SIZE	AREA S.F.
2 STORY DEPT. STORE	(200' x 500') ?	120,000
NORTH MALL STORE	430' x 130'	55,900
SOUTH MALL STORE	395' x 100'	39,500
MARKT	280' x 320'	89,600
FOOD STORE	175' x 150'	31,500
#1 FOOD STORE	150' x 40'	6,000
#2 FOOD STORE	120' x 40'	4,800
#3 FOOD STORE	100' x 40'	4,000
SMALL WEST	60' x 100'	6,000
SMALL MID WEST	60' x 45'	2,700
SMALL MID EAST	30' x 70'	5,600
TOTAL		365,600 S.F.
365,000 / 200 = 1825 PARKING SPACES REQ'D		
STEAK HOUSE	70' x 70'	4,900
TOTAL		4,900 S.F.
4,900 / 50 = 98 PARKING SPACES REQ'D		
TOTAL PARKING SPACES REQ'D - 1927		
TOTAL PARKING SPACES PROVIDED - 1950		



PROPERTY OWNERS:
MR. C.A. DIFFENDALL & WIFE

ALL DATA ON THIS PLAN WAS EXTRACTED FROM
BALTIMORE COUNTY PHOTOGRAMMETRICS, RIGHT-OF-
WAY PLATS, DEEDS, ETC.

PRESENT ZONING MH
PROPOSED ZONING BM

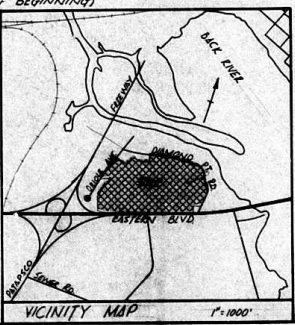


LINE	BEARING & DISTANCE
1	CH - S 84° 06' 75.65"E 22.16' RAD. - 924.93' L - 22.16'
2	S 83° 25' 15"E 24.52'
3	S 71° 59' 02.1"E 52.77'
4	CH - S 87° 22' 53.15"E 194.75' RAD. - 989.93' L - 194.66'
5	N 81° 38' 07.5"E 51.94'
6	CH - N 82° 49' 21.05"E 97.44' RAD. - 984.93' L - 97.46'
7	N 80° 12' 51"E 113.53'
8	CH - S 81° 26' 03"E 170.00' RAD. - 270.00' L - 172.94'
9	S 81° 55' 31"E 44.51'
10	CH - S 83° 12' 59"E 151.12' RAD. - 265.00' L - 152.50'

11	S 86° 29' 40"E 44.51'
12	CH - S 85° 42' 21"E 62.35' RAD. - 270.00' L - 62.49'
13	S 72° 04' 38"E 255.14'
14	S 70° 29' 36"W 193.21'
15	S 19° 30' 16"E 154.71'
16	S 70° 29' 44"W 609.62'
17	S 19° 30' 16"E 7.53'
18	S 70° 29' 44"W 720.00'
19	N 19° 30' 16"W 7.33'
20	S 75° 10' 52"W 122.84'
21	N 19° 30' 16"W 308.35'
22	N 5° 22' 0.9"W 189.205'

23	N 19° 30' 16"W 15.00'
24	N 70° 29' 44"E 34.09'
25	N 5° 47' 09"W 55.50'
26	S 70° 29' 44"W 120.88'
27	N 11° 35' 55"E 120.42'
28	CH - N 19° 31' 20"E 285.10' RAD. - 1026.03' L - 284.00'
29	N 27° 26' 44"E 65.12'
30	S 78° 18' 18"E 207.14'
31	N 25° 38' 42"E 128.00'
32	S 78° 18' 18"E 105.68'
33	N 70° 29' 44"E 150.44'
34	N 19° 30' 16"W 113.36'

LINE	BEARING & DISTANCE
35	N 70° 29' 44"E 40.11'



--- ZONING LINE
--- ZONING LINE & PROPERTY LINES
--- PROPERTY LINE

PROPERTY AREA = 31.66 AC.
POINT OF BEGINNING LINE 16

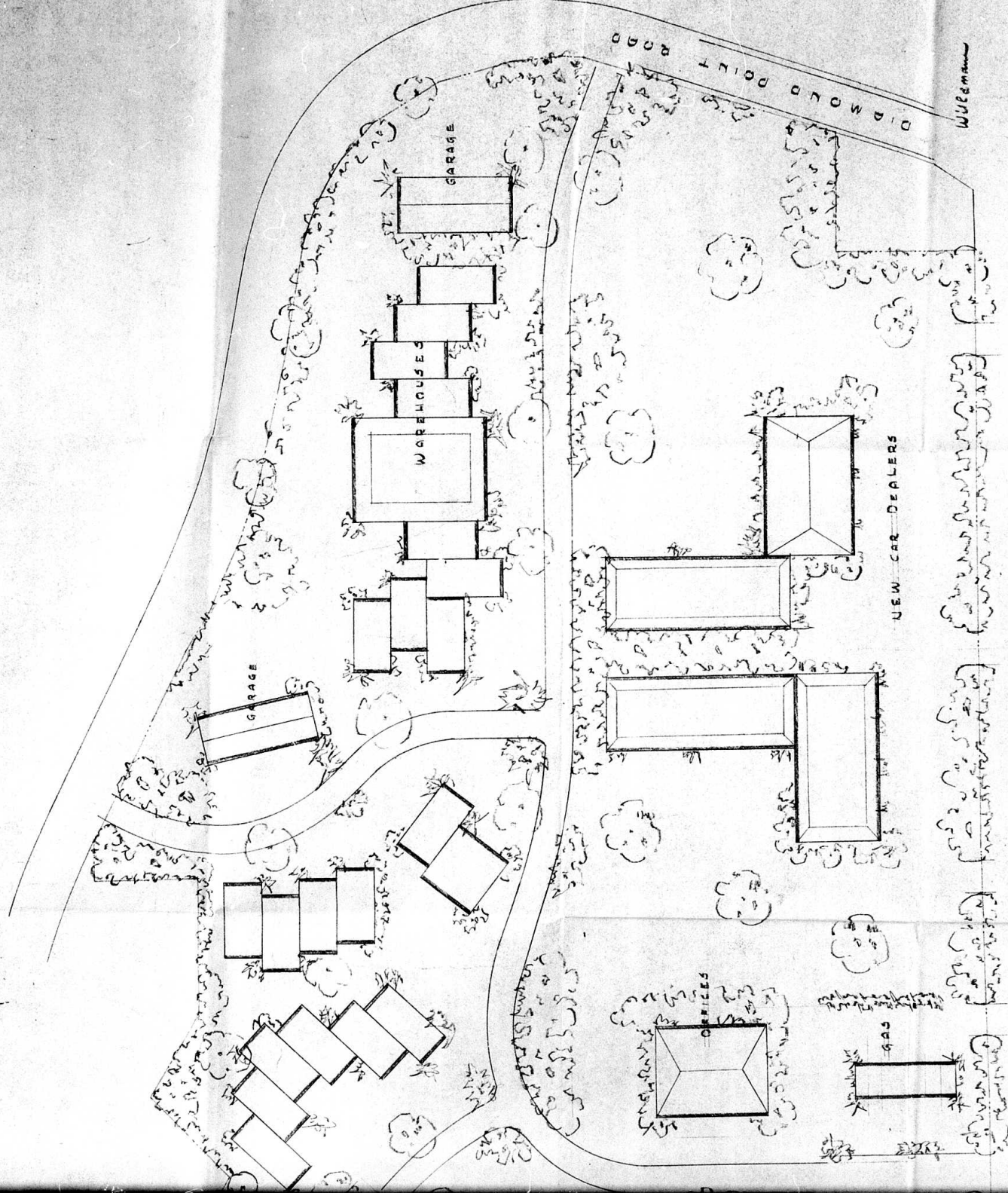
ZONING PLAN

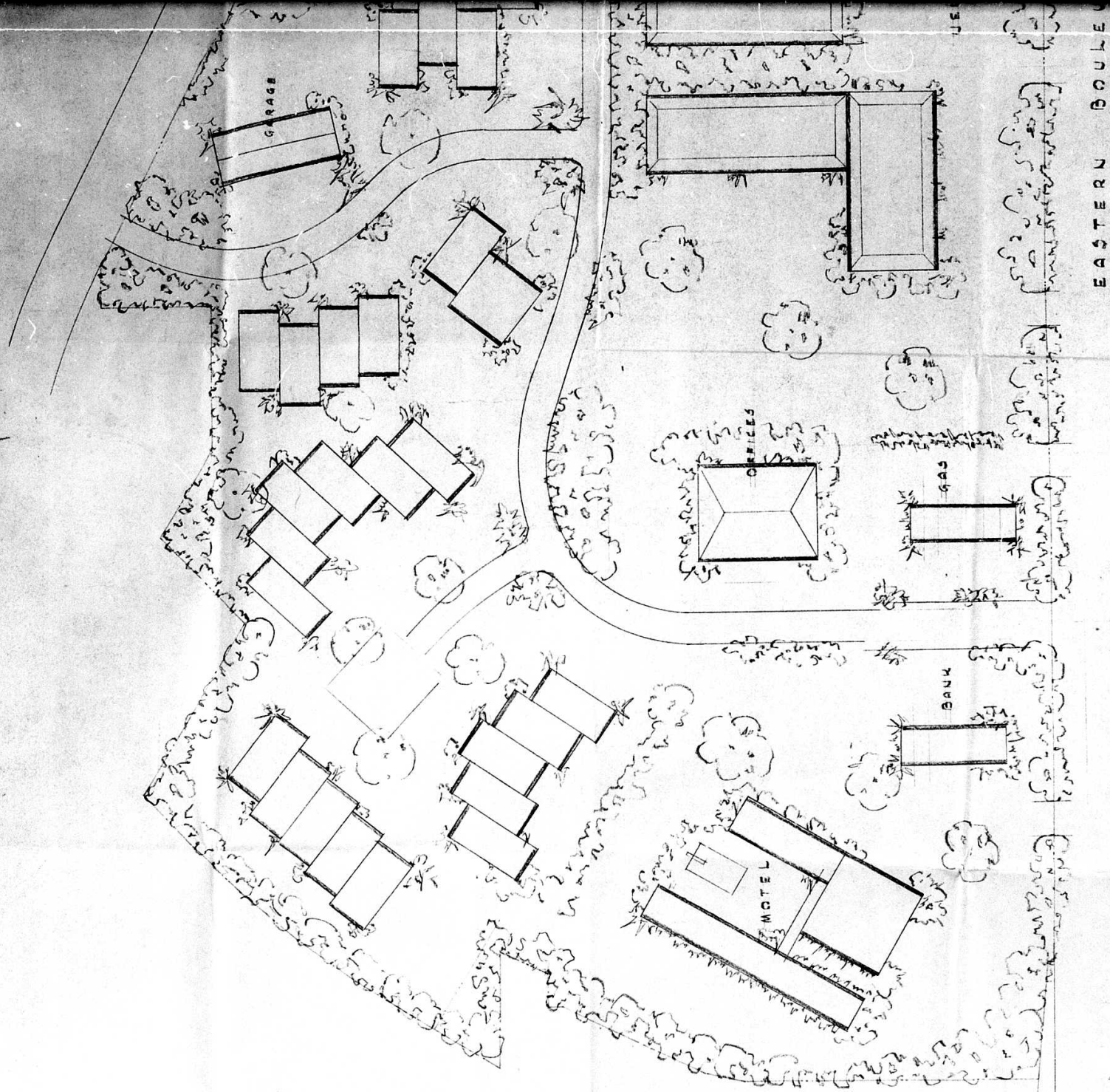
PATAPSCO THRUWAY & EASTERN AVE.
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Drawn: L.R.L. 4-7-77
Checked: L.R.L. 4-7-77

SCALE: 1"=100' DATE: 4-7-77 REF. PA-77-1







EASTERN BOULEVARD

