

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

May 5, 2000

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

Dear Ms. Venske

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



Census 2000

For You, For Baltimore County Census 2000









Come visit the County's Website at www.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

LTM kew

PETITION FOR ZONING RE-CLASSIFICATION 19846 AND/OR SPECIAL EXCEPTION

TO THE ENRING COMMERCIONER OF BALTHMORE COUNTY:

"Charles and
I, or we, COMPLETE: Diffordell... legal owner... of the property situate in Battimore
County and which is described in the description and plat staticals bereive and made a part hereof,
Bereip position (I that the noising states of the hereof, described property the reclassified, pursuant

ing Lew of Beltimore County, from an..... M.H. See memo attached.

4-11-77 9.8.7

County, to use the herein described property, for.

roperty is to be posted and advertised as prescribed by Zoning Regulations Lor we, agree to pay expenses of above re-classification 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

Diffendall 444

missioner of Baltimore County, this _____29th_ ... 197 7., that the subject matter of this petition be advertised, as

irred by the Zoning Law of Baltimore County, in two newspapers of general circulation through-Baltimore County, that property be posted, and that the public hearing be had before the Zoning

day of September 197 7 at 10:00clock the 26th 11:00A 9/24/77

Beginning for the same at a point or the North Side of Rastern Avenue, and point being situated 100 frest more on less from the interestion formed by the same at a point or the North Side of Rastern Rivel., and point being situated 100 frest more on the North Side of Rastern Rivel., the last point is being situated 100 frest more on the North Side of Rastern Rivel., the last point of beginning and interest and the North Side of Rastern Rivel., the last point of the Side of Rastern Rivel., the last point of beginning and state curve harding a reduce of 150,166 for the same a cheer bearing a distance of 70°-11-20° w, 15.75 feet; themes sill in the same as 10°-10°-10° w, 70° feet; the same as 10°-10° w, 70° feet; the same as 10° feet; the same as 10

Containing 31.00 scres more or less.

I certify that this property description is accurate, as extracted from data from Baltimore County Photogrammetrics, County and State Right-of-May Plats, existing drawings, etc., not from an actual field traverse.



Signed This 12th day of April 1977

milton C. Luis

March 31 1977 Classification To The
Zoning Commissioner of Baltimore County Re: Charles A. Diffendall - Legal Owners Charlotte Diffendall - Legal Owners 8112 to 1840 Eastern Blvd.

MEMORANDUM

Patitioners Charles A. Diffendall and Charlotte Diffendall legal owners of the property situated in Baltimore County and which is described in the description and plot attached hereto and mode a part hereof, hereby per

- The said property although presently zoned M.H. was "Grandfathered" under the provisions of Bill 100 in March 1971, thereby preserving the right to develop the said property for commercial purposes as permitted under the former M.L. zoning classification
- At the present time there is now pending before Baltimore County (for final review) your Petitioner's application for a Subdivision Plan to construct a large Shopping Center.
- Sold Shopping Center shall include as tenants at least four national concerns which
 propose to utilize nearly two-hundred thousand square feet of retail space in the center
 at a most substantial capital cost to them.
- 4. While Petitioners have always received serious inquiries from prospective commercial tenants it is felt that the completion of the Patopsco Throway has caused the subject site to become more desirable to prospective commercial tenants as evidenced by the infor-mation set forth in Par. 3 of this memorandum.
- The subject property had been zoned for M. L. for many years but it has never been nor is it at present economically feasible to develop the site and a general lack of interest in the property by Industrial users.
- 6. This property, to a large extent, has been used for over thirty-five (35) years as an automobile junking and solvage operation tagether with a number of commercial building fronting an Gastern Avenue being rested to various connected it search. Due to the form that the property of the property o
- 7. Therefore; we believe that 8.M. is the best use for this site as for as the general public is concerned and certainly a use not inconsistent with those which prevail in it's immediate vicinity. We believe there is presently on abundance of land zoned M.L. and M.H. in Beltimore County as evidenced by large tracts located on North Point Boulevard in positivity to the Vicinity and Vicinity

And for such other and further reasons pertaining to error and mistake in conditions as shall be presented at the time of the hearing of this petition.

Peter Angelos, Atthrney for Petitioners 400 Equitable Building Baltimore, Maryland 21202 727-0830

RE: PETITION FOR RECLASSIFICATION NW corner of Eastern Ave and Point Rd 15th District CHARLES DIFFENDALL, Petition

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

· Cose No. 78-46-P

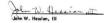
ORDER TO ENTER APPEARANCE

ant 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 there with.

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

John W. Hessian, III People's Coursel Courty Office Building Towson, Maryland 21204 494-2188

I HEREB.' CERTIFY that on this 2nd day of September, 1977, a copy of the aforegoing Order was mailed to Peter G. Angelos, Esquire, 233 Equitable Building, Calvert & Fayette Streets, Baltimore, Maryland 21202, Attorney for Petitioner





ORDER RECEIVED FOR FILING

George J. Martinak Deputy Zoning Commissione

August 11, 1978

Peter G. Angelos, Esquire Suite 233, Equitable Building Calvert & Fayette Streets

> RE: Petition for Reclassification NW/Corner of Eastern Avenue and Diamond Point Road 15th Election District Charles Diffendall, et ux NO. 78-65-R (Item No. 26)

I have this date passed my Order in the above referenced matter.

GEORGE MARTINAK Deputy Zoning Commissioner

cc: Mr. Victor Basta, President Essex Improvement Assoc., Inc. 334 Margaret Avenue Mr. Russell R. Mirabile 400 Mirabile Lane

John W. Hessian, III, Esquire

1TEM NO. 26

PROPERTY OWNER: Charles A. and Charlotte Diffendall LOCATION: N/W corner Eastern Avenue and Diamond Point Boad ELECTION DISTRICT; 15 COUNCILMANIC DISTRICT; 6

ACREAGE, 31 OC GEOGRAPHICAL GROUP: VIII RECOMMENDED DATE OF HEARING: Week of September 19,1977 FUNCTIONAL CATEGORY: A.B

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP; M.L.-I.M.; D.R. 16 EXISTING ZONING: M.H.
REQUESTED ZONING: B.M.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (M.H.)

Bit 30,66-ware properly, located of the northwest corner of Essters Rouleward and Dismond Point tood, combates structures utilized for outer repoint, used one soles, and oute parts sales. To the south, on the opposite side of earth robleward, it is the back titure "sweeper treatment Plant". To the earth of and, on the opposite side of Dismond Point Esster, on at imposite side of Dismond Point Esster, on at imposite side of Dismond Point Esster, on at imposite side with the partition is respecting a change time Milk. to 8.th. 2016, proposition to contract a disposite carrier.

Pièr în fin despirie of fin 1976 Compulsavire Zoning Map, în abject property was sood M.A.-I.-M. and D.A. II. Duftig fin properties and obspirin of fin is now, the zoning of fin property was leavilified on an O.A. III. Duftig fin property was leavilified on an O.A. III. Duftig fin property was leavilified on an O.A. III. Duftig fin property was leavilified on an O.A. III. Duftig fine property was leavilified on the Computer of the Computer of

The subject property was "grandfathered" for development as a shopping center in 1971, under the provisions of Subsection 103.1 of the Baltimore County Zoning Regulations. However, it should be noted that the time purious within which construction could have begun has experted, out the "grandfathering" it is clayer applicable.

The 1923 <u>Bulliance Couple Comprehension Rise</u>, adequate by the Péroning Board on October 13, 1975, designates the subject prography for industrial tags industrial zening was confirmed by the adoption of the 1976 Congressmaller Zening Mog by the County Council. Obviously, commercial zuning them would be in district contravantion of the Congressmaller Plan.

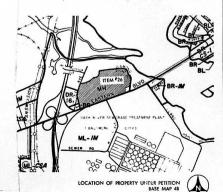
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The false follows plantification for representation in the Table plantification of Committees and instructional problems of the model for seconds for the Committees of the promoted plantification for the Committees of the Promote Propose of the Propose for the Propose f

The Planning Board believes that M.H. zoning is appropriate here, and that the zoning map is correct. The Board considers this property to be a prime industrial size. Continued industrial growth is vital to the County, both in expanding tax revenues and in increasing employment apportunities. Further, it should be noted that industrial development would not recentified the additional road improvements in the immediate area that would be required. It is the opinion of the Planning Board that ample commercial apportunities have been provided for in the area. To the west of the subject property is the Eastpoint Shapping Center, zoned 8.M.-C.T., and containing just

ter I million square feet of retail floor space. To the east is the Essex Business Center with 350,000 square

Soliman Control, Tamby, committed in the exhibitation of the first holison Clinics. An first herbildering by committees, though you can be considered by the considered, in the clinical in 1972 and complete till synce. Action for the control of control of the control of the control of control of the control of control of the control of



CURRIES DIFFENDALL

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ZONING DE ARTMENT

EWELL BOMHARDT & ASSOCIATES

1800 NORTH CHARLES STREET, BALTIMORE, MARYLAND 21201 - PHONE 301-539-1600 _ JAN 478 AM W WORTHINGTON EWELL BE. MA. DR. ENG.

January 3, 1978

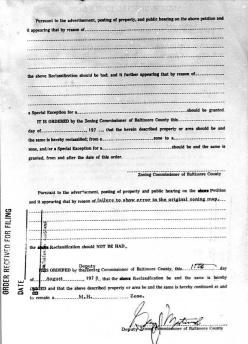
Mr. George J. Martinak Deputy Zoning Commissione 111 W. Chesapeake Avenue Towson, Maryland 21204

Re: Eastern Boulevard and Diamond Point Road Traffic Study

Gentlemen:

United States of the States of the States of S

Using Maryland State Highway Trip Generation Studies, a 31 acre shopping center on this site would generate at least 20,000 trips per day and create a traffic situation through Essex comparable to that which existed in 1972 of the state of



EWELL, BOMHARDT & ASSOCIATES

Dage

200

the proposed "Business Park" where 50% of the acreage is devoted to warehousing, will generate approximately 5600 wehicles per day in anout 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 claswhere on lands devoted to the same usages*. Although included in the totals below, banks and service stations ordinarily do not generate new traffic but draw from sovements destined for other locations.

		TOTAL IN 6 OUT
1.	Warehousing trip generation per 24 hrs. on 11 acres = 2086 v.p.d. prorated to 15 acres	2860 v.p.d.
2.	New Car Dealers, 2 5-acre sites includes service, sales, and employee use	760
3.	Gas & Go Service Station average 30 v.p.h. in and out for 12 hours	720
4.	Motel, 100 rooms assume full usage plus employees but without bar - 150 v.p.d.	300
5.	Bank - 2 bays averaging 30 transations per bay for 5 hours	600
6.	Small office building averaging 10 visits per hour for 8 hours	160
-	National Control of the Control of t	

 Garage servicing warehouses & general public 12 customers and employees per hour for 8 hours

It should be obvious from a study of the existing road pattern, that the Windlams & Patapaco Freeways will bring nearly 90% of the proposed traffic to and from the warchouses ancillary uses on the acreage. The remaining traffic to be generated will come from the eastern and western approaches of Eastern Be lleward with a probable increase in traffic through the business district of Essex meounting to 750 vehicles per day in total in both directions. Certainly an increase of 20,000 v.p.d. more than it presently experiences.

*See enclosed traffic counts

EWELL, BOMHARDT & ASSOCIAT

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

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 15/20 to 15/20 to

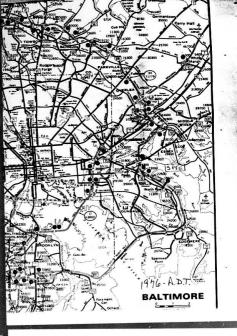
Very truly yours,

W. Worte of Since

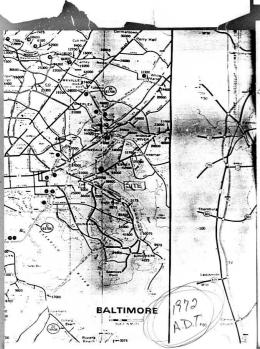
W. Worthington Ewell, Dr. Eng. President

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ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

ho

BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOADS COMME BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT

PROJECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATI INDUSTRIAL DEVELOPMENT

May 2, 1977

Peter G. Angelos, Esquire 233 Equitable Bldg. 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 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 impraction.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made and a superior and a

with various service process, used at all utilized vitin various service process, used can use and a large content of the process of the process of the process of the process of the content of the cont

This property was the subject of a provious re-classification request case 177-59-8, in which a sizesification request case 175-98, in which a sizesification request that the size was denied. In reviewing the parking calculations on the submitted site plan, it should be noted that if the Mall is pro-posed to be enclosed, parking should be provided for

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 seclassification is accepted for filing on the date sechassification in accepted for filing on the date sechassification in secretic catiling on the date sechassification for corrections to petitions, descriptions, or plate, as may have been requested by this Committee, shall be submitted to this office prior to Nay 27, 1971 in order to a low this office prior to Nay 27, 1971 in order to a low this office prior to Nay 27, 1971 in order to a low this office prior to Nay 27, 1971 in order to a low this office prior to Nay 27, 1971 in order to a low this office prior to Nay 27, 1971 in order to a low this office prior to Nay 27, 1971 in order to a low this office prior to Nay 27, 1971 in order to a low this office prior to Nay 27, 1971 in order to a low this office prior to Nay 27, 1971 in order to a low this order to Nay 27, 1971 in order to a low this order to Nay 27, 1971 in order to a low this order to Nay 27, 1971 in order to a low this order to Nay 27, 1971 in order to a low this order to Nay 27, 1971 in order to a low this order to Nay 27, 1971 in order to a low this order to Nay 27, 1971 in order to a low this order to Nay 27, 1971 in order to a low this order to nature the nature of Nay 27, 1971 in order to a low this order to nature the nature of Nay 27, 1971 in order to a low this order to nature the nature of Nay 27, 1971 in order to a low this order to a l

Miloto B. Connodan NICHOLAS B. COMMODARI, Acting Chairman Zoning Plans Advisory Committee

NBC:rf

cc: Donald Riordan Christ 1819 Ellinwood Road Baltimore, Maryland 21237



THORNTON M. MOURING, P.E. May 2, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

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

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.

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 commont in regard to the plan submitted for Zoning Advisc.y Committee review in connection with this Item #26 Cycle I (April-October

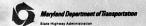
Very truly yours, Donald N. Juch / Co Mw.

DWT: EAM: FWR: SS

cc: R. Morton R. Covahey (Maret Corp. Shopping Ctr.)

I-SW Key Sheet 1 & 2 NE 22 & 23 Pos. Sheets NE 1 P Topo 96 Tax Map

COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenu-Towson, Maryland 21204 Your Petition has been received an



Harry R. Hughes Secretary

April 19, 1977

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

Attention: Mr. N. Comaodari

Re: Z.A.C. Meeting, Zoning Cycle 1, April 1977 Property Owner: Charles A. Diffendall N/G Eastern Ave. Cycle 1978 (Description of the Control of the Cycle 1978) No. 10 Eastern Ave. Valeting 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 Battle et al. (1975) and the proposed westerly entrance, from the site into east bound fastern blud. This is movements, from the site into east bound fastern blud. This is movements, from the site into east bound fastern blud. This is recessary due to the close proximity of the ramp from the Patapsco Freeway. The denied movement can be made at the signalized intersection of Dismond Point Moad.

Section of Diamono Form Rosa. We further stated that the existing left turn storage lane at Diamond Point Rosad and the proposed left turn storage at the sedilenter that the second point of the second point

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

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 I, 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

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

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.

John Zwimbly John L. Wimbley Planner III Project and Development Planning June 14, 1977

Mr. Eric S. DiNenna Zoning Commissioner County Offic Building

Re: REvised Comments Cycle Zoning Item 26 - ZAC - April, 1977 Property Owner: Charles A. Diffendall Location: NM/C Eastern Ave & Diamond Point Rd. District: 15th

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 weedkay and 29000 trips per average Saturday.

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

Very truly yours Michael S. Flanigan

MSF/jlf



STEPHEN E. COLLINS

April 22, 1977

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

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

Dear Mr. DiMenna:

MSF/ilf

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 A. Flange Michael S. Flanigan Traffic Engineer Associate

department of health TOWSON, MARYLAND 21204 department of healti

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

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 I Meeting, April 5, 1977, are as follows:

Property Owner: Location: Charles A. Diffendall NW/C Fastern Ave. & Dismond Point Rd. Existing Zoning: Proposed Zoning:

M.H. B.H. 31.00

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

Very truly yours,

Totom A. Dren

Thomas H. Devlin, Dire tor BUREAU OF ENVIRONMENTAL SERVICES

VS-mah

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

Attention: Nicholas B. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: Charles A. Diffendall

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

Ttem No. 26

Zoning Agenda Zoning Cycle I

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

Pire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved read in accordance with Enliner County Standards as published by the Department of Public Verias, See Attached

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at ____ PYCENES the maximum allowed by the Fire Department.

h. The site shall be made to comply with all applicable parts of the Pire Provention 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 Mational Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Pire Prevention Bureau has no comments, at this time.

RNIBAR Land Collabora A But no comments of this time.

RNIBAR Land Collabora A Special Management Special Importion Division The Tailing Chief The Prevention Arous

Additional Remarks:

Private on-site fire hydrants required around Mall building at

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".



TOWSON, MARYLAND 21204

JOHN D. SEYFFERT

April 18, 1977

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

Zoning Cycle #1

Comments on Item # 26 Zoning Advisory Committee Meeting.

Property Owner: Charles A. Diffendall Location: M/W/C Pastern Ave & Dismond Point Road Existing Zoning. N.H. Proposed Zoning: B.M.

District:

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

B. building permits shall be required before construction can begin.

C. C. Three sets of construction drawings will be required to file an application for a building permit.

(X) 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.

| P. If mall is to be enclosed. Minimum mall width 30'-0 total sprinkled.
| Type L construction centact 0.3, humban for other mall remarked.
| G. Requested schook variance conflicts with the Saltimore Countyments.
| Building Cole. See Section |

Mark E. Sunham C : 8

Charles E. Burnham Plans Review Chief CEB:rri

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: April 15, 1977

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

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

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

District: 15th

ear Mr. DiNenna:

No bearing on student population.

W. Nick Petrovich, Field Representative

MNP/bp

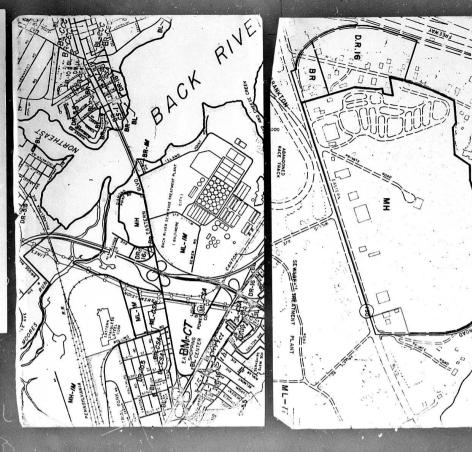
IGSEPH N. MCGOWAN, PRESIDENT . DAYARD WILLIAMS, JR., VICE-PRE MARCUS M. BOTSARIS THOMAS H, BOYER
WAS LORRAINE F, CHIRCUS
ROGER B, HAYDEN

ALVIN LORECK MRS. MILTON R. SMITH, JR RICHARD W. TRACEY, D.V.M

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CERTIFICATE OF POSTING

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Towner, Maryland

Detroit. 15

Date of Porting 1. 1. 7.7.

Posted for Marked Sinfandell

Location of property. Will Keep of Sentian ask a Cameral Reserved Red.

Location of Signes. Indigen. Car. Sentians. ask a Cameral Reserved Red. 55

Remarks.

Posted by Mark If User Date of ceture. 2. 8. 77.

Date of return. 1. 2. 7.7.





THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION - Charles Diffendall, NW(cor., Eastern Ave. & Diamond Pt.Rd. was inserted in the following.

☐ Catonsville Times ☐ Towson Times ☐ Dundalk Times ☐ Arbutus Times

☐ Dundalk Times
☐ Essex Times
☐ Suburban Times East

☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 9th day of September 1977, that is to say, the same was inserted in the issues of September 9, 1977

STROMBERG PUBLICATIONS, INC.
BY Esther Burgee

BATMORE COUNTY MAPYAND OFFICE OF FRANCE FERCING DISSON MSCELLANGUE CASE RECEPT

AND 22, 1973 ACCOUNT 01-1/20

AND TO THE T



