## PL . MON FOR ZONING RE-CLASS FICATION 78-177-R \*AND/OR\*SPECIAL\*EX©EPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ELLIS A. RANLS legal owner of the property situate in Balti 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, pursuan

to the Zoning Law of Baltimore County, from an M. M. - L.M. and D.R. 16. zone to an B.L. (Business, Local) zone; for the following reasons:

R.L.F. (Bosiness. Accellates, for the following ressons:

1. The 1975 coning maps for this area erroneously divided the property between a residential and an industrial zone, despite the fact that this corner property has long had an established maps that the corner property has long had an established precent years actual as motel, which the stable had the opening of four-lane Rossville boulevard inmediately to the west, all as more fully set out in the attached Memorandum in Support.

2. The thin mediately to the west, all as more fully set out in the attached Memorandum in Support.

2. The thin mediately to the west, all as more fully set out in the attached Memorandum in Support.

2. The thin mediately the west, all as more fully set out in the ball of commercial soning and usage to make the support. SER ACCHISTONIAN SERVICES SERVICE County, to use the herein described property, for...Not Applicable

Property is to be posted and advertised as prescribed by Zoning Regulations Property is to be possed and authorized and analysis of Special Exception advertising, I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, positing, etc. upon filling of this petition, and further agree to and are to be bound by the noting regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore regulations.

COLDEN RING SAVINGS AND LOAN ASSOCIATION SILES A. RANGE

Box 277-G. Ridge Road

Baltimore County, Maryland 21237

ORDERED By The Zoning Commissioner of Baltimore

, 197 .7, that the subject matter of this petition be advertised, as ired by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be bad before the Zoning er of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of March 197 8 at 1:00 o'clock County, on the 1st

OCT 31-177 AM

8767 Philadelphia Road

Baltimore County, Marylar 21237

1:00P 31.178 78-

177

177-R

534

RE: PETITION FOR RECLASSIFICATION SW/S of Louisa Ave. 200' SE of Belair Rd., 11th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ELUIS A. RAWLS, Petitione Case No. 78-177-R

......

### ORDER TO ENTER APPEARANCE

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. Hessian, III People's Counse! County Office Building Towson, Marylana 21204 494-2188

I HEREBY CERTIFY that on this 10th day of February, 1978, a copy of the aforegoing Order was mailed to James D. Nolan, Esquire, 204 W. Pennsylvania ue. Towson, Maryland 21204, Attorney for Petitioner

John tillessian Fit



RE: PETITION FOR RECLASSIFICATION SE/comer of Philadelphia Ro. and Rossville Blvd., 15th District

. BEFORE THE ZONING COMMISSIONER

ELLIS A. RAWLS, Petitione

OF BALTIMORE COUNTY

: Case No. 78-177-R

# ..... ORDER FOR APPEAL

Mr. Commissioner

Please note an Appeal from your decision in the above-entitled matter, under date of May 4, 1978, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter May 3 Peter Max Zimmermon

John W. Herrie John W. Hessian, III People's Counsel County Office Building

I HEREBY CERTIFY that a copy of the aforegoing Order was mailed this 18th day of May, 1978 to James D. Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

2.

RE: PETITION FOR RECLASSIFICATION SE/corner of Philadelphia Road and Rossville Boulevard - 15th Election Ellis A. Rawls - Petitioner NO. 78-1/7-R (Item No. 3)

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

111 111 111

This matter comes before the Zoning Commissioner as a result of a Petition for a Reclassification from a M. L. Zone, with an I.M. District, and a D.R. 16 Zone, both to a B.L. Zone. The subject property is located on the scutheast corner of Philadelphia Road and Rossville Boulevard, in the Fifteenth Election District of Baltimore County, and contains one acre of land, more or

Evidence presented by the Petitioner indicated that the property is split into two (2) different zones, i.e., M.L. and D.R. 16. It is planned to be improved with a building to house the Golden Ring Savings and Loan Association. The Savings and Loan Association was established in 1893 and has been at its present location, Ridge Road, since 1925. They are now experiencing growing pains and need additional space. None can be provided at the presen location. Prior to 1474, they were strictly a savings and loan association, but, in 1974, they were granted the right to yo to a full banking ser ice oper-

Rousville Boulevard, at this location, has been widened to a major ughfare, with a 120 foot right-of-way. The intersecting Philadelphia ad and Rossville Boulevard have been redesigned and reconstructed in order facilitate and relieve any traffic congestion that may have existed in the past,

The subject property has been improved, for many years, with a motel owever, in 1976, the Comprehensive Zoning Map classified the subject property M. L. -I. M. and D. R. 16. It was the Petitioner's contention that this



area was not properly scrutinized and that it was an error to reclassify the subject property, which was, in fact, a commercial use for many years.

No one appeared in protest . I the subject Petition.

vidence further in detail but based on all the Without review evidence presented at ... ...ring, in the judgment of the Zoning Commissioner, the subject property is presently classified in error. The present and past uses of the subject property, as testified to, certainly necessitate the subject property being zoned commercial.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4 day of May, 1978, that the requested Reclassification be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

RE. PETITION FOR RECLASSIFICATION PETITION FOR RECLASSIFIC from ML-IM & DR 16 to BL SE corner Philadelphia Road and Rossville Boulevard 15th District Ellis A. Rawls, Petitioner Golden Ring 5 & L Assn.,

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 78-177-R

OPINION

This case comes before the Board on an appeal from a decision of the Zoning Commissioner granting the requested change from ML-IM and DR 16 zoning to BL zoning to allow a commercial use on this parcel. Testimony presented at this "de novo" hearing produced the following facts which are summarized hereafter

The parcel, located on the southeast corner of Rossville Boulevard and Philadelphia Road, contains 1.6+ acres. Of this acreage, 1.0+ acres are zoned DR 16 and .6 acre is zoned ML-IM. This situation exists apparently because of the normal continuation of the ML-IM zoning line bisecting this property. The ML-IM is a large parcel to the east zoned expressly for an industrial park. The property at present contain three dwellings and a twelve unit motel building, all old and in poor condition. These conditions were verified by an on site inspection by one of the sitting Board members. The Golden Ring Savings and Loan Association, which is at present a full service banking facility, wishes to purchase this property, raze these structures, and construct a modern banking finality office type building. Testimony indicated all service facilities are present at this location. The Petitioners indicated that they were aware that an office building could be erected here by special exception, but also indicated that they felt that prior to any financial outlay of the magnitude proposed, good business practice demanded that the property be properly and wholly zoned for commercial use. In testimony, they noted all the commercial uses surrounding this parcel, all the improvements to the abutting highways and the general character of the neighborhood, and claimed error in the zoning maps for its present zoning classification.

After considering all the testimony and exhibits presented and an on site inspection of the property, but without going into more detail on said testimony, the Board Ellis A. Rawls - #78-177-R

co. ect and will so order

has reached the following aginion. This parcel was not an issue on the 1976 comprehensive maps. The Board recognizes the virtual impossibility of intimate consideration of all the possible uses and appropriate zoning for each individual parcel throughout the entire County by the County Council. Since no issue was raised during the mapping process, it would naturally be assumed that its existing use and zoning were correct. However, there is now proposed a use that causes the existing zoning to be more closely considered In the Board's opinion, the proposed use would be an ideal use for the subject parcel. There is ample size for the intended use, ample access on two sides, all public facilities available and in keeping with the general character of the neighborhood. By razing the existing structures and erecting a modern type commercial establishment, the Board feels the character of the neighborhood would be improved. For all of these reasons, the Board feels that the zoning mix now assigned to this parcel is, in feet, in error and that BL vercial zoning) would be more appropriate. The fear that this charge might constitute spot zoning or create the oft mentioned domino effect doesn't seem to apply in commercial use, the large industrial park to the east and two major highways on the south After consideration of all facets in this case, the Board is of the opinion that the Zoning Commissioner's decision in granting the requested change was, in fact,

### ORDER

For the reasons set forth in the aforegoing Opinion, it is this 27th day of June, 1979, by the County Board of Appeals, ORDERED that the Zoning Commissioner's Order of May 4, 1978 be affirmed, and that the reclassification petitioned for, be and the same is hereby GRANTED, subject to the following restriction:

That the proposed use of the subject property be in conformity with the proposed use as evidenced on Petitioners' Exhibit No. 5a. Piot prepared by Spellman, Larson & Associates, dated May 31, 1979.

Ellis A. Rowls - #78-177-8

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

Patricia Whillhous

# MEMORANDUM IN SUPPORT OF REQUEST FOR RECLASSIFICATION OF PROFERTY ON THE SOUTHEAST SIDE OF PHILADELPHIA ROAD, ROUTE 7, NORTHEAST OF ROSSVILLE BOULEVARD, FROM M.L.-I.M. AND D.R. 16 TO B.L.

The Petitioner, Ellis A. Rawls, and the Contract Purchaser, Golden Ring Savings & Loan Association, state that the 1976 zoning maps which arbitrarily divided the property between D.R. 16 along the southeast side of Philadelphia Rwad, while arbitrarily placing a significant portion of the rear of the property in an M.L.-I.M. zone, are erroneous and the fundamental character of the property and the neighborhood has been incorrectly identified and zoned, and have both changed, for at least the following reasons:

- 1. That the subject property is now used, and has been used for many years, for a motel operation. This commercial usage of the Rawls property which has continued without interruption since before 1945 renders the property a legal, nonconforming use. This long established commercial usage and character of the property should have been and could have been properly recognized with light commercial zoning, such as the requested B.L. zoning, on the 1976 comprehensive zoning maps.
- 2. That although the Rawls property has been used for many years for commercial purposes, and has been so taxed, it has never been recognized with appropriate commercial zoning; and it was and is error to ignore the commercial nature of this property, particularly in view of the numerous highway, commercial and industrial changes which have occurred in this area over the years.
- 3. That the commercial character and the soning appropriate for this corner property have been strengthened by the construction and operation of the very large Golden Ring Mall within sight of the property, 1,000 feet to the

southwest; the location of this regional shopping mall further rendering any residential zoning improper for the property, while rendering commercial zoning even more appropriate for it.

- 4. That the long established, commercial character of this property formerly at the corner of Race Road and Philadelphia Road, Route 7, has been tremendously reinforced by the location of four-lane Rossville Boulevard adjacent to the property on the southwest.
- 5. That it was and is error not to place the subject property in at least a B.L. zone in view of the increased commercial activity and zoning to the north, centering on Ridge Road and whiladelphia Road, as well as the commercial activity on the Golden Ring Mall property to the southwest, and the commercial activity along Rossville Boulevard between Philadelphia Road and Route 40, Pulaski Highway, a short distance to the southeast.
- 6. That it was and is error to maintain this property in a residential and manufacturing zone in view of the change of the property across from it on the southwest side of Rossville Boulevard from D.R. 16 on the 1971 zoning maps to M.L.-I.M. on the 1976 maps, a change from a residential zone to an industrial zone.
- 7. That in view of the tremendous corner exposuse of this property, it was and is error to place the subject property primarily in a residential zone, when B.L. zoning would allow it to be used for light commercial uses, such as the relocation of the Golden Ring Savings & Loan Association. The contract purchaser is a long established savings and loan association serving this area. Colden Ring has grown in recent years to need larger quarters and its present building

and site located nearby on the southwest side of Ridge Road near the Rossville corner at Philadelphia Road do not have room to accommodate the new facilities needed and planned, and this corner commercial location is an excellent location for a savings and loan as proposed, particularly since it is in the same neighborhood.

- 8. That it was and is erroneous for the Baltimore County zoning maps to fail to recognize the established commercial nature of the Rawls property at this increasingly exposed corner, which linked with the adjoining V.F.W. Fost (which has a liquor license and is in the nature of a bar and restaurant operation, with a large building and parking area) forms a compact unit of commercial uses and should form a compact unit of commercial uses and should form a compact unit of commercial soning on the southeast side of Philadelphia Road, from Rossville Boulevard on the southeast to the B.R.-C.N.S. zoning on the southeast side of Philadelphia Road opposite Ride Road.
- 9. That the 1976 zoning maps arbitrarily and erroneously divide this property between a residential zone, D.R.
  16, and an industrial zone, M.L.-I.M., with the zoning line
  actually bisecting one of the established motel buildings.
  It was and is erroneous to so arbitrarily divide the property
  in such a manner and to make the use of either zone very difficult, since the M.L.-I.M. industrial zone on the rear portion of the property cannot be appropriately utilized with
  the D.R. 16 residential zone on the majority of the property
  closer to Philadelphia Road.
- 10. That it was and is erroncous to fail to recognize the increased need for light commercial zoning in the area, particularly in view of the long established commercial character of this corner property. This established,

-3-

increasingly exposed corner is admirably suited to fill, in part, this light commercial need, with the proposed savings and loan an excellent use for this property.

- 11. That it was and is error to fail to recognize the increasingly commercial character of this corner, and to place it in a D.R. 16 zone despite its established communicial character and the increasingly commercial character of the neighborhood in which it lies.
- 12. And for such other and further errors as may be disclosed by a closer analysis of this property and this area as this zoning petition case continues, many of which errors shall be brought out at the time of the hearing hereon.

Respectfully submitted.

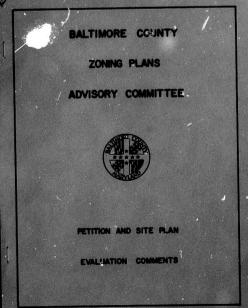
NOLAN, PLUMHOFF & WILLIAMS

Dames D. Nolan

James D. Nolan

4 10





104 W. Pennsylvania Avenue Towson, Maryland 21204 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

> County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204

Your Petition has been received and accepted for filing

Simi la Hanna

19. A. ..

Petitioner s Attorney James D.

Spellman, Larron & Appeciates, Inc. Suite 110 - Jefferson Suilding 105 West Cheespooks Avenue IRIC DI NENNA
Ing Commissioner

Richolas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Bareau of
Branch Bareau
State Books
Boreau of

Department of Traffic Engineering State Boals Commiss bureau of Fire Frewention Health Department Project Planning Building Department Board of Education Joning Administrati Industrial

Nicholas F. Compode

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1977

James D. Nolan, Esquire Nolan, Plumhoff & Williams 204 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Reclassification Petition Item Number 3 - Cycle II Petitioner - Ellis A. Rawls

Dear Mr. Nolan:

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 commonts are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action renuested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing or 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.

Located on the south side of Philadelphia Road et its interaction with Rosswille Boulevard in the 15th Election District, this 1.6 acre tract of land is partially zoned D.R. 16 and N.L.-I.M. and 1 pertially zoned D.R. 16 and N.L.-I.M. and pertially zoned D.R. 16 and N.L.-I.M. and pertial pertial properties this site on Philadelphia Road are individual wellings zoned D.R. 16, while a V.F.W. hall and dwelling exist immediately contiguous to the northeast and south. To the southwest across Nasswille Boulevard is vacant land, medicasticitation (Case 478-40-N) from the axisting N.L.-I.M. to a B.M. zone on

SEP 28

James D. Nolan, Esq. Page 2 Item No. 3 - Cycle II

October 4, 1977, however, it is not final until the 30-day appeal period expires.

Zoning Regulations and the proposed use, (office and savings 4 loan), it is apparent that the rezoning is necessitated by the latter use. If it were not for this use, a Special Exception to permit offices would a special Exception a Reclassification.
The proposed B.L. would encompass both uses as a matter of right, however, it should be noted that Section 253.1C permits a savings and loan association, a parking lot and, of course, offices in an M.L.-I.M. provided there is no direct access to an arterial street other than a Class I Commercial Rotorway. It appears that both Philadelphis Rodon more than a Class and the Rodon Rotorway and the Rodon Rotorway Rodon Rodon Rotorway Rotorway Rotorway Rodon Rotorway Rodon Rotorway Rotorwa there is no direct access to an arterial

Regardless of the above decision, separate descriptions should be submitted for the D.R. 16 and M.L.-1.M. zones. In addition, the comments from the State Highway Administration should be reflected on revised site plans.

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

oames D. Nolan, Esq. Page 3 Item No. 3 - Cycle II Oct. 31, 1977

this office prior to November 28, 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 March 1, 1978 and April 15, 1978 will be forwarded to you well in advance.

Very truly yours,

Milla Blanden
NICHOLAS B. COMMODARI
Chairman Zoning Plans Advisory Committee

cc: Spellman, Larson & Associates, Inc. Suite 110 - Jefferson Building 105 West Chesapeake Avenue Towson, Maryland 21204

THORNTON M. MOURING, P.E.

October 28, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

> Re: Itom #3 (Cycle II) October 1977 - April 1978 Property Owner: Filis A. Rawls S/E cor. Philadelphia Rd. & Rossville Blvd. Existing Zoning: M.L.-I.M. & D.R. 16 Proposed Zoning: B.L. Acres: 1.6 District: 15th

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.

This property comprises Lots 1 thru 5 of the recorded subdivision "Property of Erich Marquardt & Ann L. Marquardt" (G.L.B. 17, Polio 10).

Philosolphia Posai (Md. 7) is a State Boad; therefore, all improvements, inter-sections, entrances and drainage requirements as they affect the road come under the purisdiction of the Maryland State Pighaya Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approved of the State in addition to those of Baltiance County

Rossville Boulevard is a County road, constructed as a divided or dual highway with closed section roadways on a 120-foot right-of-way. No further improvements are proposed at this time.

Page Boad is a County road, portions of which were severed/replaced in connection Date Boad is a county road, portions of which were sewered/replaced in consection with the construction of newsyll Boulevard. The portion resulting to serve with the construction of newsyll Boulevard. The portion reads the late of the consection with an in-cost roadway on the existing 60-foot right-of-way. Subsequently, a section of this access road was further improved westerly free Yellow Ricks Road (Exwing 197-0114, File 5). The remainder of this 18-foot wide portion of Bace Road is prepared to be further jurewown in the future as a 27-foot closed section roadway on the present 60-foot

The Abandoned portion of Race Road, contiguous to this property remains available for acquisition, subject to utility easements, by the Petitioner, or others, from Baltimore County (Right-of-Way Reference 66-2) series).

altimore county department of pul TOWSON, MARYLAND 21204

October 28, 1977

Highways: (Cont'd)

Provisions for accommodating storm water or drainage have not been indicated on

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

The construction or reconstruction of concrete sidewalks (5 feet wide), curbs

and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Development of this properly through stripping, grading and stabilization could be the property of the property of the property of the property. A grading permit is, therefore, necessary for all grading, including the property.

Item #3 (Cycle II) October 1977 - April 1978 Property Owner: Ellis A. Rowls

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 nurface waters. Correction of any problem which may result, use to concentration of nurrace waters. Collection of any problem which may receive improper grading or improper installation of drainage facilities, would be the full remons. Dility of the Politicaer.

### Water and Sanitary Sewer:

There are 16-inch water mains and 8-inch samitary sewers in Philadelphia Road

Very truly yours, Elloworth M. Din Komes PLICHOUTH N. DIVER. P.E. Chief, Bureau of Engineering

### END. PAM. PWR. 65

cc: J. Trenner J. Redmond J. Wimbley

I-NW Key Sheet 16 NE 25 Pos. Sheec

NE 4 G Topo



THORNTON M. MOURING, P.E. DIRECTOR

December 16, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

> Re: Item #3 (Cycle II) October 1977 - April 1978 Item #3 (Cycle II) October 1977 - April 197 Property Owner: Ellis A. Tawls S/E cor. Philadelphia Rd. & Rossville Blvd. Existing Zoning: M.L.-I.M. & D.R. 16 Proposed Zoning: B.L. Acres: 1.6 District: 15th

Dear Mr. DiNenna

The following is an addendum to comments of October 28, 1977.

### Highways:

The abandoned portion of Race Road, contiguous to this property and referred to within the comments supplied October 28, 1977, remains subject to all requirements of a formal road closure procedure. (Right-of-Way Reference 66-210 series)

ELISHORNI N. DIVER, P.E. Chief, Bireau of Engineering

END: EAM: FWR: SS

cc: J. Trenner J. Redmond J. Wimbley

I-NW Key Sheet 16 NE 25 Pop. Sheet NE 4 G Topo 90 Tax Map

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. Nicholas B. Commodari, Chairman Zoning Plans Advisory Committee Date December 21, 1977

PROM Rosellen Plant, Industrial Deve opment Commission

SUBJECT. Zoping Assistry Committee Meeting - Cycle II

Item 3 Property Owner: Ellis A. Rawls Location: SE/C Philadelphia Road & Rossville Boulevard Existing Zoning: M. L. - I. M. & D. R. 16 Proposed Zoning: B. L. District: 15th

Property Owner: Jerome N. Biller Location: NE/S Mohr's La., 354' NW Pulaski Highway Existing Zoning: M. L.
Proposed Zoning: M. H. with a Special Exception for a
junk yard, etc. Acres: 1.53; District: 15

Property Owner: New North Point Company Location: SE/S Cove Road 172' NE North Point Boulevard Existing Zoning: M. L-I. M & B. R. -I. M. Proposed Zoning: M. H. with variance, etc. Acres: 3.23

This office has no comments to make on the above petitions.

Acrellen Plant ROSELLEN J. PLANT



# Maryland Department of Transportation

State Highway Administration

Hermann K. Irremens

October 10, 1977

Acres: 1.6 District: 15th

Re: Meeting for Cycle II Item: 3 Property Owner: Ellis A. Rawls Location: SE/C Philadelphia Rd.(Rte. 7) & Rossville Blvd. Existing Zoning: N.L.-I.M. 6 D.R. 16 Proposed Zoning: N.L.

Mr. S. Eric DiNenna

Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

The entrance from Philadelphia Road must have a minimum width of 25°. A 30° width is recommended. Stopping right distance is less than desirable due to the vertical alignment of Philadelphia

The Philadelphia Road frontage must be improved with curb

There is an 80° right of way proposed for Philadelphia Road that must be indicated. A standard concrete curb must be constructed between the proposed paved area and the proposed right of way line.

The plan must be revised in accordance with the above.

Very truly yours,

CL: JEM: di

Charles Lee, Chief Bureau of Engineering Access Permits

By John E. Meyers



October 14, 1977

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

Dear Mr. DiNenna

Comments on Item #3, Zoning Cycle II, October 1977, are as follows:

Property Owner: Ellis A. Rawls Location: SE/C Philade!phia Road and Rossville Blvd Existing Zoning: M.L.-I.M. and D.R.16 Proposed Zoning: B.L. Acres 1.6

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 porties are made aware of plans or problems with regard to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John Let milley

John L. Wimbley Planner III

Project and Development Planning

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



October 24, 1977

Mr. S. Eric DiNenna Zoning Commissioner 2nd Floor, Courthouse Towson, Maryland 21204 Re: Item 3 - ZAC - October 13, 1977 Tem 3 - Z&C - October 13. 777

Property Owner: Ellis A. Rawls

Location: SE/C Philadelphia Rd. & Rossville Blvd.

Existing Zoning: M.L. - 1. M. & D. R. 16

Proposed Zoning: B. L. District: 15th

Dear Mr. DiNenna:

The subject petition is requesting a change from M. L. and D. R. 16 to B. L. of 1.6 acres. This should increase the trip density from 200 to 800 trips per day. The entrance to Philadelphia Road is on a downgrade and could possible create some problem.

There is also a free right turn from Rossville Boulevard

The entrance as located, however, is probably the best location considering the limited access to the site.

Very truly, yours, C. Kile M. C. Richard Moore

CRMbzr



October 14. 1977

Mr. S. Rric DiMenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item #3, Zoning Advisory Committee Meeting for Cycle II, October 5, 1977, are as follows:

Property Owner: Ellis A. Rawls
Location: SS/J Philadelphia Ra. & Rossville Elvd.
Existing Zoning: M.L. - I.M. & D.R. 16 Districts

Metropolitan water and sewer are available, therefore no health

Very truly yours,

John M. Down Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/fth/



December 9, 1977

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

Comments on Item # 3 Zoning Advisory Committee Meeting, CYCLE II REVISED

Location SILIS A. Ravls S/C Philadelphia Road & Rossville Blvd. Existing Zoning M.L. - I.M. & w.R. 16
Proposed Zoning:

District: 15th

The items checked below are applicable:

(X̄) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)
1970 Edition and the 1971 Supplement and other applicable codes. See
Maryland State Code for the handicapped and aged.
 (X̄) B. A building permit shall be required before construction can begin.

 A razing permit shall be required.
 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.

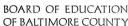
E. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0" of property line.

( ) P. No comment.

(\_) G. Requested setback variance conflicts with the Baltimore County

Very truly yours. Charles & Su low

> Charles F. Burnha Plans Review Chief CEB: rri



TOWSON MARYLAND . 21204

Jate: October 11, 1977

Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: Cycle II

RE: Item No: 3 Item No: 3
Proporty Owner: Ellis A. Rawls
Location: SE/C Philadelphia Rd. & Rossville Blvd.
Present Zoning: M.L.-I.M. & D.R. 16
Proposed Zoning: BL.

District: 15th

Dear Mr. DiNenna:

No effect on student population.

Very truly yours 11. Wet thank W. Nick Petrovich

NNP/bp

T. BAYARD WILLIAMS, JR., VICE-POENDEN

MRS. LORMAINE P. CHINCUS ROBERT Y. DUBLL SUSSINIENSS

THOMAS H. BOYER

MRS. MILTON R. SMITH, JR





October 26, 1977

Office of Planning and Zoning Baltimore County Office Building Townon, Maryland 21304

Attention: N. Commodari, Chairman Zoning Advisory Committee

Ros Property Gamers Ellis A. Rawls Location: SE/C Philadelphia Rd. & Possville Blvd.

Item No. 3 Zoning Agenda Cycle II

Cont. Lamon

494-3180

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

(xxx) 1. Fire hydrants for the referenced property are orequired and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Stanfards as published by the Department of Public Works.

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

( ) 3. The vehicle dead-and condition shown at\_\_\_ ECEDS the maximum allowed by the Fire Department.

( ) h. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation

(xx) 5. The buildings and structures existing or proposed on the site shall couply with all applicable requirements of the National Fire Pro-tection Association Standard No. 101 "Life Safety Code", 17, 2 Edition prior to occupancy.

( ) 5. Site plans are approved as drawn.

( ) 7. The Pire Prevention Dureau has no com. ats, at this time.

Planning roup Special Impoction Division

Not it and Leonge M. Wegamet

Gounty Board of Appeals Room 219 Court House January 10, 1979

James D. Nolan, Esq. 204 W. Pennsylvania Ave. Towson, Md. 21204

Re: Reclassification Patitions
Case 78-177-R - Ellis A. Rawls

Dear Mr. Nolan:

Enclosed please find a copy of the recently exacted Bill 122-78 which affects your patition. No further searings 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,

WAR:e

Enclosure: Bill 122-78 cc: John W. Hessian, III, Esq. Mr. S. E. DiNenna Mr. James Dyer Mr. Leslie Graef Mr. Gary Burl Mrs. Carol Beresh



JOHN D. SEYFFERT

October 10, 1977

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

Door Mr. DiNenna:

Comments on Item # 3 Zoning Advisory Committee Meeting, Cycle II

Property Owner: Ellis A. Rawls Location: S/E/C Philadelphia Road & Rossville Blvd. Existing Zoning: M.L. - I.M. & D.R. 16

Proposed Zoning: B.L. Acres: District:

The items checked below are applicable:

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

(E) B. A building permit s'all be required before construction can begin.

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 Karyland 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.

(\_) G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Made & Sumbon

Charles E. Burnham ( ) 6 Plans Review Chief CEB:rrj

ITEM NO. 3

ROPERTY OWNER: Ellia A. Rowls
OCATION: S/E corner of Philodelphia Road and Rossville Boulevard LOCATION: 5/E ACREAGE: 1.50 COUNCILMANIC DISTRICT: 6

GEOGRAPHICAL GROUP. I RECOMMENDED DATE OF HEARING: Week of March 1, 1979 FUNCTIONAL CATEGORY. A

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP, M.L.-I.M.; D.R. 16 EXISTING ZONING; M.L.-I.M.; D.R. 16 EXISTING ZONING; M.L.-I.M.; D.R. 16

PLANNING SOARD RECOMMENDATION: Retain Existing Zoning (M.L.-I.M.; D.R. 16)

The solved like 1 located of the nombest corner of followinghts local and Ranville Booleand. To the north, the followinghts of the solvent of

Note to the adoption of the 1974 Comprehensive Zoning Map, the subject present was sorted  $M_{\lambda}-1/M_{\nu}$  of  $M_{\lambda}-1/M_{\nu}$  of  $M_{\lambda}-1/M_{\nu}$  of  $M_{\lambda}-1/M_{\nu}$  and  $M_{\lambda}-1/M_{\nu}$  of  $M_{\lambda}-1/M_{\nu}$  of  $M_{\lambda}-1/M_{\nu}$  and  $M_{\lambda}-1/M_{\nu}$  of  $M_{\lambda}-1/M_{\nu}$  and  $M_{\lambda}-1/M_{\nu}$  of  $M_{\lambda}-1/M_{\nu}$  of  $M_{\lambda}-1/M_{\nu}$  and  $M_{\lambda}-1/M_{\nu}$  of  $M_{\lambda}-1/M_{\nu$ 

It is noted by the Chrimon of the Zoning Advisory Committee that the proposed uses could be accommodated within the provisions of the current coning. In view of this, and other review of the patitioner's particular proposal, the Board question the necessity of the requested change.

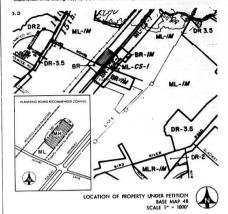
The granting of the partitioner's equest for B.1. zoning would multi-in the creation of addition of trip-commental development drug Philineliphic Bool. The 1975 believes Courty Comprehenser Way, activated by the Planning Book on Octiber 1, 1975, during in part in their peopling of longing high-abority Connected and maintains on in this along equies high-aport, because of an extraction of the country of the properties of the country of th

It is the opinion of the Planning Board that the existing storing is appropriate, that ample commercial apportunities from been provided in the uses, and that the sample map is correct. A blood distance from this life is the Continum ling last last in parameters [80] so quester feet of rather correct, the provider of Notifique Continum ling last last in parameters [80]. One quester feet of rather continued to the provider of Notifique Continued (Notifique Continued Parameters) and Provided International Continued (Notifique Continued Parameters) and Provided (Notifique Parameters) and Prov

It is therefore recommended that the existing zoning, M.L.-I.M. and D.R. 16, be retnined.

The Handing board believes the a effort should be such to accommodate the partitions's request to the the con-traction of the state of

It is therefore recommended that the partitioner's request for M.H. zoning be growted for that portion of the site referred to in the prospreph above and shown on the accompanying map insert. The remainder of the tract should remain in the existing M.L.-J.M. and M.L.-C.S.; zoning classifications.



LAW OFFICES OF

NOLAN, PLUMBORY & WILLIAMS 204 WEST PENNSYLVANIA AVENUE

December 6, 1977



The Honorable Arnold Fleischmann, Esquire Chairman, Baltimore County Planning Board Courts Building Towson, Maryland 21204

> Re: The Rawls Property, Contract Purchaser -Golden Ring Savings & Loan Association; Eastern Corner of Philadelphia Road and Rossville Boulevard, near the Golden Ring Mall Property, Second Cycle, Item 3.

Dear Chairman Fleischmann and Members of the Board:

On behalf of our client, Golden Ring Savings & Loan On behalf of our cireft, coices Ming savings Lucha Association, which wishes to be Road to this Icas estab-lished commercial corner at the enlarged intersection of Philadelphia Road and the new Rossville Boulevark, we res-pectfully request that the Planning Board recommend com-mercial recognition of this long established commercially

Was the main motor read from Baltimore to Philadelphia Road corner property has been used, and in presently being corner property has been used, and in presently being corner property has been used, and in presently being corner in the property of the property of the property corner or corner in the property saw erroneously and improperly divided between D.M. 16 for the bulk of the corner, with the rear of the property being placed in an M.L.-I.M. zone.

We are enclosing along with this letter an aerial We are enclosing along with this letter an aerial photograph of the property itself and the Rossville Area which has been weatly changed in recent property has tree to the property has tree to the

Furthermore, this entire area has been tremendously affected by the very large multi-department store Golden

Page two

Ring Mall Propercy a short distance to the west, as well as the changed commercial character of Pulaski Highway a short distance to the south in this area.

During the first cycle, the Deputy Zoning Commissioner, by his Opinion and Order dated October 4, 1977, reclassified the A. D. Milliams Property distributions of the Commission of the Commissi

he can also be noted on the serial photograph, the subject property has as its neighbor to the east a very large and active V.F.W. Post which has a liguor license, and which has placed a very large parking lot directly ad-jacent to the subject property.

Colden Ring Savings & Loan Association, is a long established good neighbor in the Rossville Community. It is presently ho-sed in a location on the west side of Ridge Road a short distance to the north of Philadelphia Road, but in recent years it has outgrown these very small and cramped quarters.

Accordingly, 70:den Ring Savings & Loan Association has contracted with the Rawls Family to purchase the subject size in order to locate this now headquarters at this aspeculation by Golden Ring, and if the commercial character of the Rawls Property is recognized with B.L. voning, the site will be improved by a modern and convenient mawings and loan association to better serve the community.

The location of a modern savings and loan at this corner will serve as an excellent anchor for the continued upgrading of this part of the Rossville Community, and will replace the outdated hotel which presently occupies the

Contrary to popular belief, a savings and loan association Contrary to popular belief, a savings and loss described to the contrary to popular belief, a savings and loss described to the contrary to the contra

Page three

roads can easily handle.

For all of these reasons, we are hopeful that the For all of these reasons, we are noperful that the Planning Board will endorse recognition of the commercial character of this property by the imposition of deserved B.L. zoning, in order that folden Ring Savings & Loan may use it as its new wite. If any Board Nember or Planning Staff Member has any additional questions, piesse do not hesitate to contact us.

> Respectfully, James O. Molen James D. Nolan

JDN/h1 See next page for copies sent

hily 27, 1070

John W. Hessian, III. Esquire County Office building

> Re: Case No. 75-177-8 Ellis A. Rowls

Deer Mr. Hessian

Enclosed herewith is a copy of the Oninion and Order passed today by the County Board of Appeals in the above entitled co.a.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

ac. James Iv. Nolvas Femilies Mr. Ellis A. Anwis Mr. J. E. Dyer Mr. W. 1. Ha Mr. L. H. Groo

Page four

cc: Mr. Lewis M. Hess Mr. Edward A. Griffith

Mrs. Marie C. Henderson

Mrs. Patricia Kerns Hearn

Mr. Benjamin H. Griswold, IV

Mr. William F. Kirwin

Mr. Franklin M. Padgett

Mr. Lawrence J. Simpson

Mr. Ronald B. Hickernell

Mr. Robert P. Arnold

Mrs. Caroline Bronushaf

The Hon. S. Eric DiNenna Zoning Commissioner

The Hon. George J. Martinak Deputy Zoning Commissioner

John W. Evering, Jr., Pres. Golden Ring Savings & Loan Ass'n. Box 277-G, Ridge Road Rossville, Md. 21237

Mr. Robert E. Spellman Spellman Larson & Associates, Inc. Suite 110, Jefferson Building Towson, Md. 21204

Nicholas B. Commodari, Chairman Zoning Plans Advisory Committee Zoning Commissioner's Office County Office Building Towson, Maryland 21204

Re: Reclassification Petition Item No. 3-Cycle II, Petitioner - Ellis A. Rawls (Contract Purchaser,

Dear Chairman Commodari:

to make the several requested plan revisions.

mants, The your over letter in the front of the Aproperty under Section 253.1C, which allows certain uses in M.L.-I.W. zones located with direct access on Class I commercial motorways. However, as you can see from looking at our panel M.L.-I.W., while the bulk of the property is zoned D.R. 16, including the corner and the frontage on Philadelphia Road, the

In order to use the entire site for the new head-

LAW OFFICES OF

NOLAN, PLUMHOFF & WILLIAMS 204 WEST PENNSYLVANIA AVENUE TOWSON MARYLAND 21204

November 1 1977

NOV 7 27 706 91. ZOUNC -

Golden Ring Savings and Loar Association)

Thank you for the Zoning Advisory Committee Comments dated October 31, 1977. At the present time we are reviewing them and Mr. Spellman will tele the necessary steps

In your cover letter in the front of the ZAC Comproposed access point.

uncres of the Golden Ring Savings and Loan Association, a long established financial institution in this mighborhood, we are requesting B.L. for the entire property, which we believe is correct in view of the surrounding zones and

Accordingly then, it is our proposal to proceed with this case, and as previously noted Mr. Spellman will be filing revised plats with your Office well prior to November 28, the deadline noted.

Thanking you and your Staff for your attention to this matter, I am with best regards,

> Sincerely, Jumw D. Nolan James D. Nolan

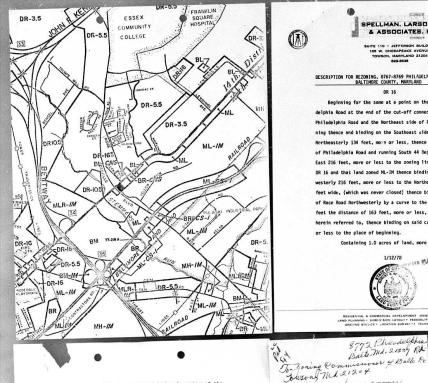
John W. Evering, Jr., Pres. Golden Ring Savings and Loan Ass'n.

TON /h1

Mr. Robert Spellman Spellman, Larson & Associates, Inc.

John M. Hilliard, A.I.A. 16 W. 25th St. Balto, Md. 21218

Page two



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING 105 W. CHESAPEAKE AVENUE SON, MARYLAND 21204 823-3535

DR 16

DESCRIPTION FOR REZONING, 8767-8769 PHILADELPHIA ROAD, 15TH DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southeast side of Philadelphia Road at the end of the cut-off connecting the Southeast side of Philadelphia Road and the Northeast side of Rossville Boulevard and running thence and binding on the Southeast side of Philadelphia Road Northeasterly 134 feet, more or less, thence leaving the Southeast side of Philadelphia Road and running South 44 Degrees 49 Minutes 28 Seconds East 216 feet, more or less to the zoning line dividing that land zoned DR 16 and that land zoned ML-IM thence binding on said zoning line southwesterly 216 feet, more or less to the Northeast side of Race Road, 60 feet wide. (which was never closed) thence binding on the Northeast side of Race Road Northwesterly by a curve to the right with a radius of 573.09 feet the distance of 163 feet, more or less, to intersect the cut-off herein referred to, thence binding on said cut-off Northerly 70 feet, more or less to the place of beginning.

Containing 1.0 acres of land, more or less.



Rawle property.

The greden !

what is now there.

Jorthis business and world

Dan therefor in favor of

Very truly yours,

alice Register

( Mrs. Michous Regester)

also be an improvement one

the proposed re going to

B. L. classification



# SPELLMAN, LARSON & ASSOCIATES, INC.

SOBERT E. SPELLMAN, PL S

DESCRIPTION FOR REZONING, 8767-8769, PHILADELPHIA ROAD, 15TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northeast side of Race Road. 60 feet wide, (which was never closed) where said northeast side of Race Road is intersected by the zoning line dividing that land zoned DR 16 and that land zoned ML-IM and running thence and binding or said zoning line Northeasterly 216 feet, more or less, thence South 44 Degrees 45 Minutes 28 Seconds East 101 feet, more or less and South 45 Degrees 10 Minutes 32 Seconds West 218.40 fret to the Northeast side of Mace Road herein referred to thence binding on the Northeast side of Race Road North 43 Degrees 09 Minutes 20 Seconds West 124 feet, more or less to the place of beginning.

Containing 0.6 acres of land, more or less.





RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN - LAND SURVEYING LAND PLANNING - SUBDIVISION LAYOUT - FEASIBILITY STUDIES - ESTIMAT GRADING STUDIES - LOCATION SURVEYS - TECHNICAL CONSULTATION



S. ERIC DINENNA ZONING COMMISSION

May 4, 1978

James D. Nolan, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

> RE: Petition for Reclassification SE/corner of Philadelphia Road and Rossville Boulevard - 15th Election District Ellis A. Rawls - Petitioner NO. 78-177-R (Item No. 3)

Dear Mr. Nolan

I have this date passed my Order in the above referenced matter, in accordance with the attached.

> "ery tray yours Zoning Commissione:

> > No. 73323

50.00 MIC

SED/jhm

Atta hmont

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

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVIS

3. That the subject property and the character of the meighborhood in which it is set have undergone and are undergoning numerous fundamental changes of the change of the character of the character of the change of the character of the property, and the Petitioner reserves the right to raise the issue of changes in the character of the neighborhood when such grown for reclassification shall be available by statute or otherwise.

8772 Philodelphia ON TO : ZONING COMMISSIONER Balto Mid. 21237 Rd OF BALTIMORE COUNTY TOWSON, MO. 21204

JAN 13 78 AM

dama home owner living directly across from the WE ARE HOMEOWNE S DIRECTLY ACROSS FROM THE EXISTING "COLDEN RING SAVINGS . LOAN 1 anne ASSEC. FOR 30 YEARS, AND VERY MOCH AWARE and July assistantion has been THAT THIS BANK HAS DONE A REMARKABLE JOB FOR an over to this area for many OUR COMMUNITY, AND THERE FORE CONSIDERED years. as they now need more frame I field the Pawls proper to moved year ideal spar

WE RECOGNISE THAT THE ASSOCIATION HAS GROWN AND WEEDS LARGER SPACE + FACILITIES FOR THEM TO CONTINUE IN THEIR EFFORTS TO PROVIDE MORE AND GREATER SERVICES TO DUR COMMUNITY.

WE ARE APPROXIMATELY DUE BLOCK FROM THE RAWL'S PROPERTY WHICH IS THE PROPOSED SITE FOR THE NEW GOLDEN RING ASSOC. THEREFORE, WE ARE STRONGLY IN FAUGE OF THE PROPOSED RE-ZONING OF THIS PROPERTY.

Milland C. hoh

Feb. 27, 1978 To zoning Commissioner Of Balto Co Fouson Md. 21204 We are homeowners living about 2 blocks from the Rawls property and are in favor Tolden Ring Saring + Loan association has done a very good job in this area for many years and we would like them We know the association needs more space which should enable them to provide me and better service. Marie Hrusel 8813 Phila. Rd Balto. Ind. 21237

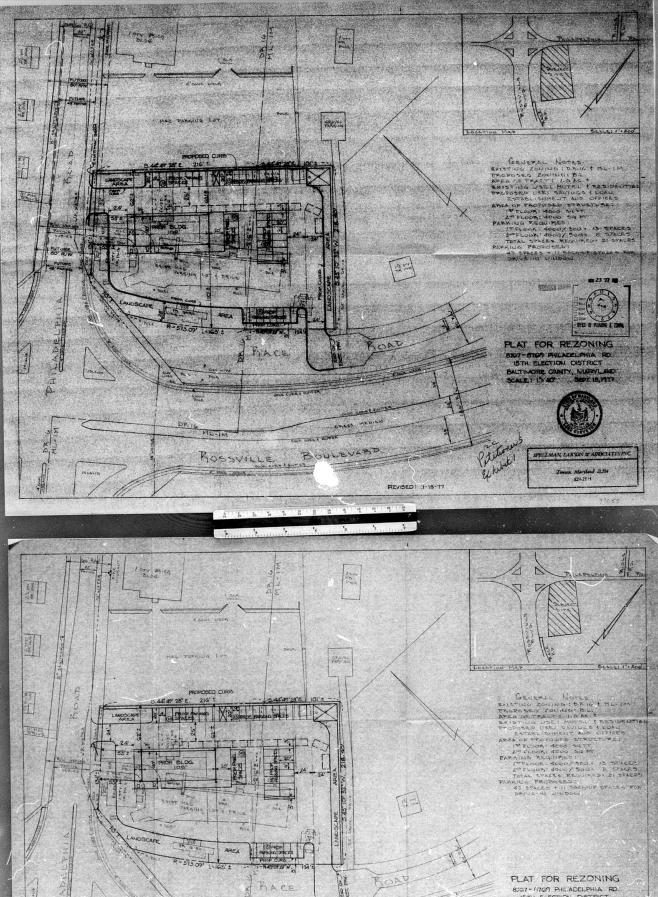
DATE June 12, 1978 ACCOUNT 01-662 Of/corner of Philadelphia Rd. & Rossville Bivd. 15th Election District Ellis A. Rayle, Petitioner 1865 · E.M. 13 750000 WILIDATION OF SIGNATURE OF CASHIER BALTIMORE COUNTY, MARYLAND ... Feb. 24, 1978 Golden Ring Savings & Loan Assoc., Rossville, Mi. 299.75 m BALTIMORE COUNTY, MARYLAND Are., Towers, Md. 2120h Petition for Reclassification for Ellis A Raw's

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FFR. 26. 1978 RIDGE . PHILA. ROS. BALTIMORE, MD. 21237

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STROMBERG PUBLICATIONS, INC. BY Samo Gamphicke



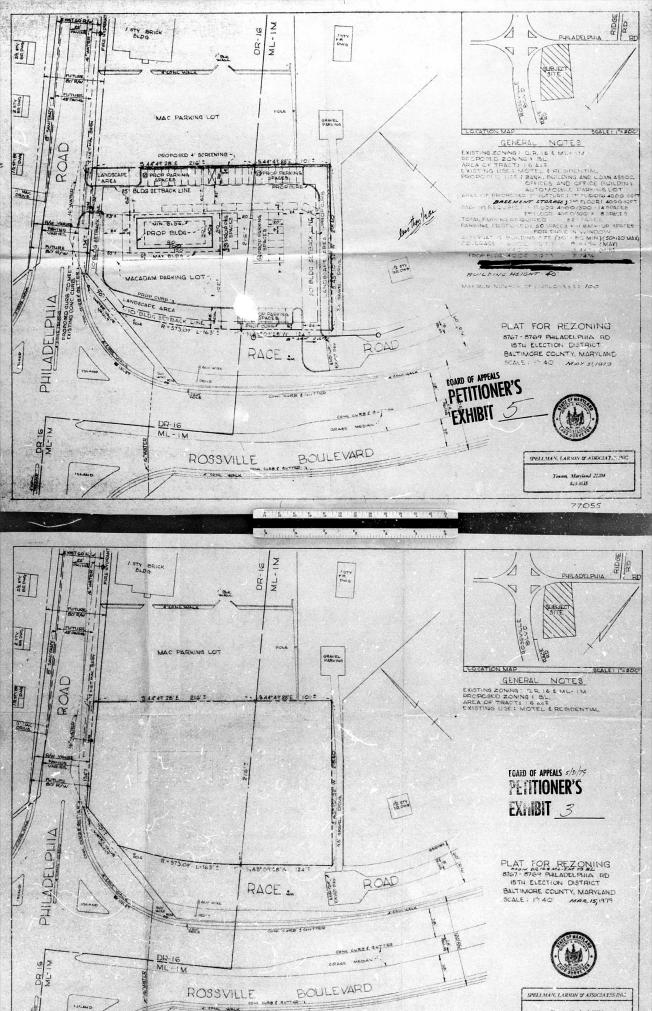
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PLAT FOR REZONING 8767-17169 PHILADELPHIA RO. ISTH ELECTION DISTRICT PALTIMORE COUNTY, MARYLAND SCALE: 11° 40° SEPT 15,1977



APELLYAN, LARSON & ASSOCIATES INC.

Towns, Maryland 21204



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