

79-53-R #3 **PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BELTWAY PROPERTIES, a Maryland General Partnership, of the property situate in Baltimore County and within the boundaries of the Baltimore County Zoning Ordinance, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RM-16 to an RM-CT zone; for the following reasons:

- 1) Error and mistake in the original zoning classification and
- 2) Change in the character of the neighborhood;

as set forth more fully in the attached brief.

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

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

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

BELTWAY PROPERTIES, a Maryland General Partnership
Contract purchaser: Bernard Manekin Legal Owner
General Partner
36 South Charles Street
Baltimore, Maryland 21201
717 0600
Joseph M. Roulhac
Petitioner's Attorney
100 Light Street
Baltimore, Maryland 21201

ORDERED BY THE Zoning Commissioner of Baltimore County, this 11th day of July, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of September, 1979, at 10:00 o'clock P.M.

(over)

7:00 P.M.
9/5/78

79-53-R #3 **PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BELTWAY PROPERTIES, a Maryland General Partnership, of the property situate in Baltimore County and within the boundaries of the Baltimore County Zoning Ordinance, hereby petition (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from an RM-16 to an RM-CT zone; for the following reasons:

- 1) Error and mistake in the original zoning classification; and
- 2) Change in the character of the neighborhood;

as set forth more fully in the attached brief.

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

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

I, or we, agree to pay expenses of above redistricting 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 of Baltimore County.

BELTWAY PROPERTIES, a Maryland General Partnership
Contract purchaser: Bernard Manekin Legal Owner
General Partner
Address: 36 South Charles Street
Baltimore, Maryland 21201
Joseph M. Roulhac
Petitioner's Attorney
100 Light Street
Baltimore, Maryland 21201

ORDERED BY THE Zoning Commissioner of Baltimore County, this 11th day of July, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of September, 1979, at 10:00 o'clock P.M.

(over)

7:00 P.M.
9/5/78

RE: PETITION FOR RECLASSIFICATION
from M.L.R. and D.R. 16 to B.M.,
and from UNDISTRICTED to a
C.T. DISTRICT
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 79-53-R

ORDER OF DISMISSAL

Petition of Beltway Properties for reclassification from M.L.R. and D.R. 16 zones to a B.M. zone, and from Undistricted to a C.T. District, on property located at the southeast corner of Security Boulevard and Rolling Road in the First Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed July 16, 1979 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Petitioner-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of July 16, 1979.

IT IS HEREBY ORDERED this 17th day of July, 1979, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter M. Reiter, Jr., Chairman

Patricia McIlhenny

LaRoy B. Spitzer

SMITH, SOMERVILLE & CASE
Attorneys at Law
801 - FLOOR
800 LIGHT STREET
BALTIMORE, MARYLAND 21201
TELEPHONE 380-7371
CABLE ADDRESS: "SOMERSEA"

July 11, 1979

Mr. Walter A. Reiter, Jr., Chairman
County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

RE: Beltway Properties
Case No. 79-53-R

Dear Mr. Reiter:

The hearing on Beltway Properties' appeal from a denial for reclassification by the Deputy Zoning Commissioner is presently scheduled to be held on July 19, at 10:00 a.m. As counsel for the petitioner, Beltway Properties, this is to advise that we wish to withdraw our appeal and request that you issue an appropriate order disposing of the same.

Thank you for your attention to this matter.

Very truly yours,

Joseph M. Roulhac

JMR:kss
CC: Mr. Richard Alter

79-53-R
JUL 10 1979
JUL 16 1979
ALBINO 380-1178
JUL 10 1979

SUPPLEMENT TO PETITION FOR ZONING RECLASSIFICATION

The petitioner submits that the requested reclassification is warranted because there was error in the original zoning and because a change in the neighborhood has occurred since the adoption of the original zoning in 1976. The specific facts upon which the petitioner intends to rely in support of its contentions are, among others, the following:

A. Error in Zoning Map.

The effect of the continuation of the M.L.R. zone in the subject property after the comprehensive rezoning in 1976 was to create a buffer zone between the existing Security Square shopping center, located on a contiguous parcel zoned BM-CT, and the two major access roads--Rolling Road and Security Boulevard. Buffer zones are per se improper and illegal under the existing law.

In addition, the uses permitted as of right, and by special exception, in the M.L.R. zones are totally inconsistent with the overall development of the area in 1976 and with the developmental trends since that time. The contiguous areas were and are developed with commercial uses which support and complement the nearby residential areas. That type of developmental concept has continued and the commercial use of the area has become even more apparent over the past two years. The M.L.R. uses were inappropriate when compared with uses in the contiguous BM-CT zones and the M.L.R. zoning was, therefore, erroneous. The failure of the zoning officials to perceive the continued trend of commercial (as opposed to manufacturing) development compounded that error.

-2-

The property should have been zoned BM-CT, consistent with the contiguous property, in 1976 and it is now appropriate to correct that error.

B. Change in Neighborhood.

Since the rezoning in 1976, four significant events have occurred in the neighborhood which have impacted on the subject property and which evidence changes in that neighborhood.

1. The County has granted the necessary approval to permit the construction of another major department store (Hecht-May) on the contiguous parcel. This continued commercial development makes the industrial and manufacturing uses of an M.L.R. zone even more out of place.

2. A special parking permit has been granted by the Zoning Commissioner in the DR-16 parcel. Accordingly, the residential uses presumably anticipated by the zoning officials on that parcel will never come to fruition.

3. The State is in the process of erecting a "New Jersey Barrier" on Security Boulevard, the effect of which will be to funnel much of the traffic coming off of Security Boulevard into the shopping center over the subject tract at the Lord Baltimore Drive entrance and away from the now primary entrance at Belmont Road. This new traffic pattern will change the character of the subject tract and the neighborhood.

4. The addition of the Hecht-May department store resulted in the dedication by the owners of a large portion of the subject property (14 of 70 acres) to be used as a parking area for the expanded shopping center in the contiguous BM-CT zone. The effect is obvious--most of the M.L.R. zone cannot be, and will

-3-

never be, put to uses which are unique to M.L.R. zoning.

For the above reasons, and for other reasons to be raised at the hearing on this petition, we submit that the existing zoning was, and is, a mistake and that there have been substantial changes in the character of the neighborhood since 1976. The reclassification, therefore, should be granted under the principles enunciated in Wakefield v. Kraft, 202 Md. 136, 141 (1953); Rohde v. County Board of Appeals for Baltimore County, 234 Md. 259 (1964); Bonnie View Club v. Glass, 242 Md. 46 (1966); Habliston v. City of Salisbury, 258 Md. 251, 351 (1970); and Montgomery v. Board of County Commissioners for Prince George's County, 256 Md. 597, 603 (1970).

Joseph M. Roulhac, Esquire
Smith, Somerville & Case
100 Light Street
Baltimore, Maryland 21202

October 27, 1978

RE: Petitions for Re-classification and Redistricting
SE-corner of Security Boulevard and Rolling Road - 1st Election District
Beltway Properties - Petitioner
NO. 79-53-R (Item No. 5)

Dear Mr. Roulhac:

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

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM:mr

Attachments

cc: Lawrence K. Ginsberg, Esquire
Suite 201, 6618 Reisterstown Road
Baltimore, Maryland 21215

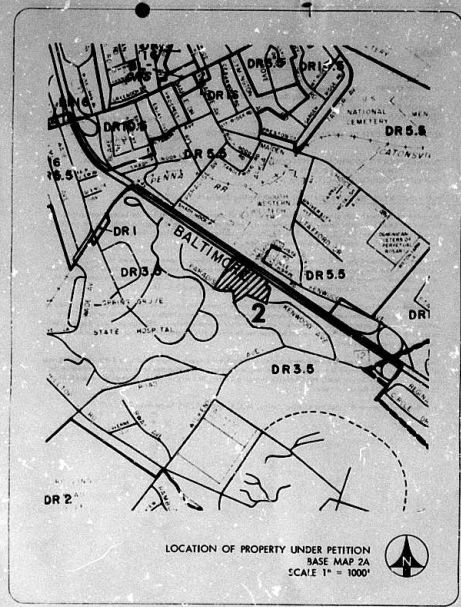
Mr. Leland S. Van Koten, President
Western Alliance of Concerned Communities
13 Top View Court
Baltimore, Maryland 21207

John W. Hession, III, Esquire
People's Council

DEC 18 1979

DEC 18 1979

DEC 18 1979



Mr. Bernard Manekin
Beltway Properties
111 W. Chesapeake Ave.
Baltimore, Maryland 21204

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

Your Petition has been received and accepted for filing
On 1st day of May 1978

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

Petitioner: Beltway Properties
Petitioner's Attorney: *Nicholas B. Commodari*
Reviewed by: *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

on: *Kidde Consultants, Inc.*
1370 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

May 1, 1978

Mr. Bernard Manekin
Beltway Properties
36 South Charles Street
Baltimore, Maryland 21201

Chairman
Nicholas B. Commodari
Chairman
Bureau of Engineering
Department of Traffic Engineering
State Trade Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Social Administration
Industrial Development

Re: Cycle III
Reclassification and Redistricting Petition
Item Number 3
Petitioner - Beltway Properties

Dear Mr. Manekin:

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 suitability of the requested zoning.

Located on the southeast corner of Security Boulevard and Rolling Road, this vacant 22.7 acre tract, zoned M.L.R. and D.R. 16, is contiguous to and part of the Security Square Mall. At the time of field inspection, part of this tract was being graded for a future parking area, while the remainder of the site is proposed to be developed with a large retail building and accessory parking area. The site surrounds an existing electrical company, which is zoned B.L. and fronts on the east side of Rolling Road, while apartments, commercial uses, an office building and vacant land, zoned M.L.R. and B.M., exist to the west, northwest and north of this site.

After review of the submitted site plans, it was the impression of this Committee that the only area to be re-

Mr. Bernard Manekin
Page 2
Item Number 3
May 1, 1978

zoned was the 6.5 acre parcel shown on the 1"-50' drawing. The location plan of said drawing should be changed to show the entire site, and the plan should be titled and numbered to indicate that it is a supplement to the overall site plan.

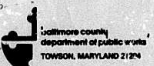
Particular attention should be afforded the comments of the Office of Current Planning and Development, and said comments should be reflected on revised plans. In addition, a Redistricting request must accompany this petition, and the forms must be signed by your lawyer.

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 June 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. 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, 1978 and October 15, 1978 will be forwarded to you well in advance.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Kidde Consultants, Inc.
1370 Cromwell Bridge Road
Baltimore, Maryland 21204



THOMAS M. MCNALLY, P.E.
DIRECTOR

April 10, 1978

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

Re: Item #3 (Cycle III April-October 1978)
Property Owner: Beltway Properties
B/L cor. Security Blvd. & Rolling Rd.
Existing Zoning: M.L.R. & D.R. 16
Proposed Zoning: B.M.-C.T.
Acre: 22.7 District: 1st

Dear Mr. DiNenna:

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

Highways:

Rolling Road and Security Boulevard are recently constructed County roads in this vicinity. No further highway improvements are proposed at this time. The entrance road to Security Square Shopping Mall is a private road.

The construction or reconstruction of 5-foot concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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

Setback Control:

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

Storm Drains:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any erosion which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #3 (Cycle III April-October 1978)
Property Owner: Beltway Properties
Page 2
Apr. 10, 1978

Storm Drains: (Cont'd)

There is also a 10-foot easement and utility easement around the periphery of the "Windsor Electric Co." site.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements.

Water and Sanitary Sewer:

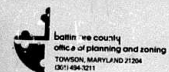
Public water supply and sanitary sewerage are available to serve this site. This property is tributary to the Dead Run-Johns Falls Sanitary Sewer System.

Very truly yours,
Elizabeth M. Diver
ELIZABETH M. DIVER, P.E.
Chief, Bureau of Engineering

END:DM:FWP:ss

cc: H. Shalowitz
R. Horton

1-SE Key Sheet
5 & 6 NW 26 & 27 Pos. Sheets
NW 2 C Logo
94 Tex Map



LESLIE H. GRAY
DIRECTOR

April 21, 1978

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 #3, Zoning Cycle III, April 1978, are as follows:

Property Owner: Beltway Properties
Location: SE/C Security Blvd and Rolling Road
Existing Zoning: M.L.R. and D.R. 16
Proposed Zoning: B.M.-C.T.
Acre: 22.7
District: 1st

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.

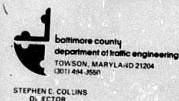
The overall site plan for the Security Square Mall must be revised to reflect this site, along with other changes that have been made in the last few months.

The site should be designed to have all access from the interior ring roads and no additional driveways onto the public streets.

The site is wooded and the petitioner should make every effort to maintain as many trees as possible.

Very truly yours,

John L. Wimbley
John L. Wimbley
Member III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

April 13, 1978

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

Re: Item #3 - ZAC - Cycle 3 - April, 1978
Property Owner: Beltway Properties
Location: SE/C Security Boulevard & Rolling Road
Existing Zoning: M. L. R.
Proposed Zoning: B.M. - C. T.
Acre: 22.7
District: 1st

Dear Mr. DiNenna:

The subject petition is requesting a change from M. L. R. to B. M. of 22.7 acres.

This should increase the trip density from 2270 to 11,300. The existing road system cannot be expected to handle this increased density as the surrounding land continues to develop as zoned.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRB/bza

April 22, 1978

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

Dear Mr. DiNenna:

Comments on Item #5, Zoning Advisory Committee Meeting for Cycle III, are as follows:

Property Owners: Beltway Properties
Location: SE/C Security Blvd. & Rolling Rd.
Existing Zoning: M.L.R. & D.R. 16
Proposed Zoning: B.M.-C-7
Acres: 22.7
District: 1st

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

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

END/MS/rlh

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

Attention: H. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Beltway Properties

Location: SE/C Security Blvd. & Rolling Road

Item No. 3

Zoning Agenda Cycle III

Gentlemen:

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

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle drive and condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED *St. Paul*
Planning Group
Special Inspection Division

Noted and approved
Charles E. Burnham
Fire Prevention Bureau

April 6, 1978

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

Dear Mr. DiNenna:

Comments on Item #5, Zoning Advisory Committee Meeting, are as follows:

Property Owner: Beltway Properties
Location: SE/C Security Blvd. & Rolling Road
Existing Zoning: M.L.R. & D.R. 16
Proposed Zoning: B.M.-C-7

Acres: 22.7
District: 1st

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1975 Edition and the 1975 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional _____ Permits MAY be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. 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.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
- I. No Comment.
- X J. Comment: Show on plat plans compliance to handicapped code.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

END/rlh

TOWSON, MARYLAND - 21204

Date: April 24, 1978

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

Z.A.C. Meeting of: Cycle III

RE: Item No. 3

Property Owner: Beltway Properties
Location: SE/C Security Blvd. & Rolling Rd.
Present Zoning: M.L.R. & D.R. 16
Proposed Zoning: B.M.-C-7

District: 1st
No. Acres: 22.7

Dear Mr. DiNenna:

The area of the tract is 6.5 acres and is zoned M.L.R. A change in zoning to BM would have no effect on the student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/tp

JOSEPH H. HARRIS, PRESIDENT
V. BARRY WILLIAMS, JR., VICE-PRESIDENT
MARVIN H. AUSTIN

THOMAS H. BRYEN
MRS. LORRAINE F. CHOCOS
ROGER S. HAYDEN
ROBERT F. DUBEL, SUPERINTENDENT

ALVIN LORRICK
MRS. MILTON S. SMITH, JR.
RICHARD W. TRACY, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning Date: April 18, 1978

FROM: Rosellen J. Plant, Industrial Development Commission

SUBJECT: No. 3 Property Owner: Beltway Properties
Location: SE/C Security Blvd. & Rolling Rd.
Existing Zoning: M.L.R. & D.R. 16
Proposed Zoning: B.M.-C-7

The Industrial Development Commission is in agreement with the Baltimore County 1978 Comprehensive Zoning Maps, as adopted by the County Council, in obvious cases of change of neighborhood or technical errors in the maps.

Rosellen J. Plant
ROSELLEN J. PLANT

RJP:pk

June 7, 1978

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

Dear Mr. DiNenna:

Comments on Item #3, Zoning Advisory Committee Meeting, June 6, 1978 are as follows:

Property Owner: Beltway Properties
Location: SE/C Security Blvd. & Rolling Road
Existing Zoning: M.L.R. & D.R. 16
Proposed Zoning: B.M.-C-7

Acres: 22.7
District: 1st

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1975 Edition and the 1975 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. 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.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
- I. No Comment.
- X J. Comment: Revised plans fail to indicate compliance to Handicapped Code. See attached sheet.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

END/rlh

RE: Permit No. _____
District: _____
Address: _____

Dear Sir:

Your revised site plans fail to reflect compliance with the Maryland State Code for the Handicapped and Aged. Specifically

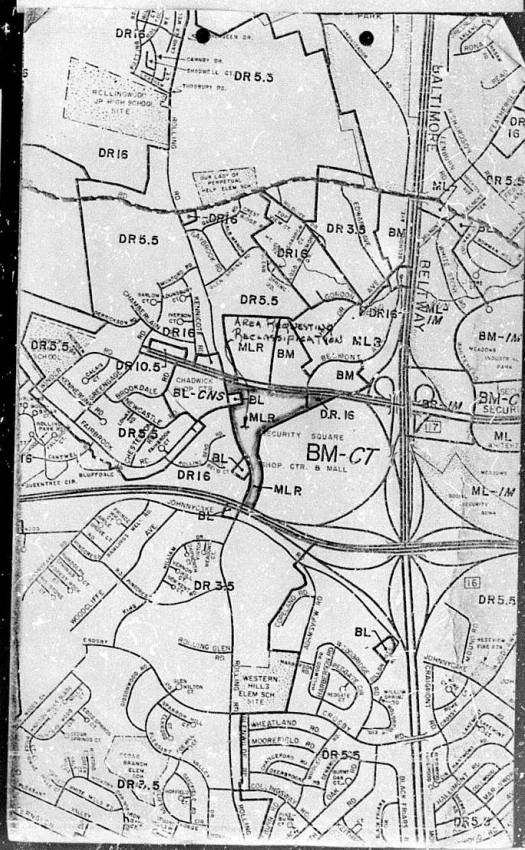
- () Parking Spaces
- () Parking Signs
- () Ramp to Sidewalk
- () Access to Structure
- () Curb Cuts

Please review the above sections for total compliance.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

END/rlh



KIDDE CONSULTANTS, INC.

Subsidiary of Walter Kidde & Company, Inc.

Cable KIDDENGR
Telex: 7769

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number

J.O. 1-68242-B

ROLLING ROAD & SECURITY BOULEVARD

PICTURE DESCRIPTIONS

NOTE: Pictures taken on 9/1/78 between 10:00 a.m. & 11:00 a.m.

- A. At Road No. 1 to Security Square Mall looking northeast at newly completed parking lot. Ramada Inn is in background.
- B. At Road No. 1 to Security Square Mall looking west at subject site and newly completed parking lots. Town & Country apartments in background.
- C. At intersection of Road No. 2 to Security Square Mall and "ring road" looking north at newly completed parking lot.
- D. Same location as "C" looking southeast to new construction and existing mall.
- E. At Road No. 2 to Security Square Mall looking northwest at newly completed parking lot and subject site.
- F. At Road No. 3 to Security Square Mall looking northeast at newly completed parking lot and Road No. 2.
- G. At intersection of Road No. 3 to Security Square Mall and "ring road" looking southwest at newly completed parking lot. Town & Country apartments and Rolling Road in background.

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

#79-53-R - Beltway Properties

Photographs - A-G PETITIONER'S EX. #1, plus letter
listing pictures Kidde Consultants



OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 August 17 1978

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR RECLASSIFICATION AND REDISTRICTING -
BELTWAY PROPERTIES
was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland,
once a week for ONE successive weeks before the
12TH day of August 1978, that is to say, the same
was inserted in the issues of August 17, 1978

STROMBERG PUBLICATIONS, INC.

BY Esther Burger

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 17, 1978

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 week~~
~~for one time~~ once a week before the 5th
day of September, 1978, the 19th publication
appearing on the 17th day of August
1978.

THE JEFFERSONIAN

L. Lank Smith
Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>J</u>	Revised Plans:				Change in outline or description Yes					
Previous case: <u>78-138SPH</u>	Map # <u>Nu 26</u>				No					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 31 day of
March 1978. Filing Fee \$ 50. Received ☒ Cash
☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Beltway Properties Submitted by Robert M. Kiu
Petitioner's Attorney Reviewed by J

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting Dec 10, 1978
Posted for: APPEAL
Petitioner: Beltway Properties
Location of property: SE COR. Security Blvd. AND Rolling Road
Location of Signs: SE COR. Security Blvd. AND Rolling Rd. @ S/S Security
Blvd. Opposite Belmont Ave. @ E/S Rolling Rd. 850' +/-
Remarks: S. of Security Blvd.
Posted by: Thomas L. Pollock Date of return: Dec 15, 1978

3-SIGNS

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting August 29, 1978
Posted for: PETITION FOR RECLASSIFICATION & REDISTRICTING
Petitioner: Beltway Properties
Location of property: SE COR. OF Security Blvd. AND Rolling Rd.
Location of Signs: SE COR. OF Security Blvd. AND Rolling Rd.
@ S/S Security Blvd. Opposite Belmont Ave.
@ E/S Rolling Rd. 850' +/- S. of Security Blvd.
Posted by: Thomas L. Pollock Date of return: August 23, 1978

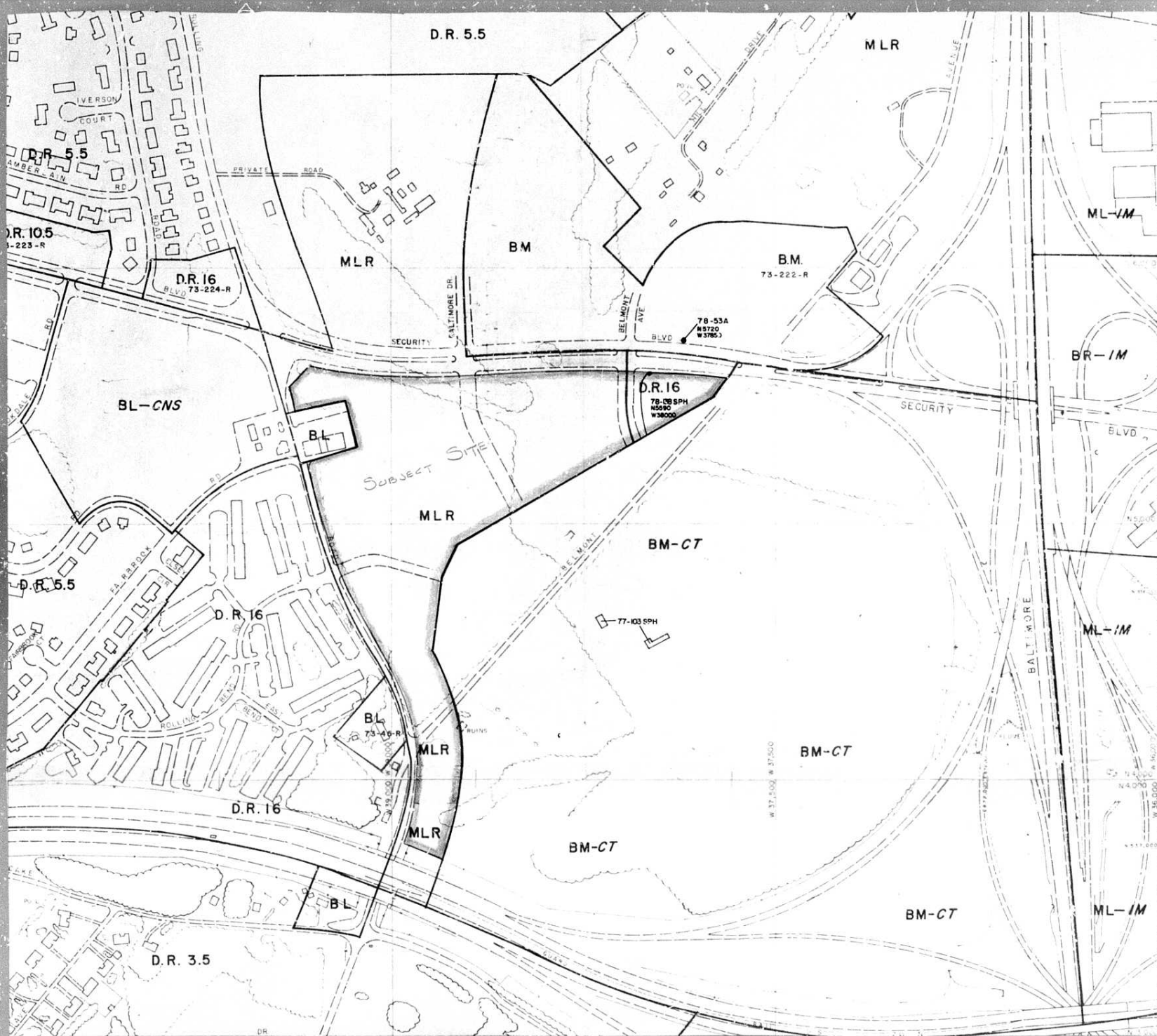
6-SIGNS

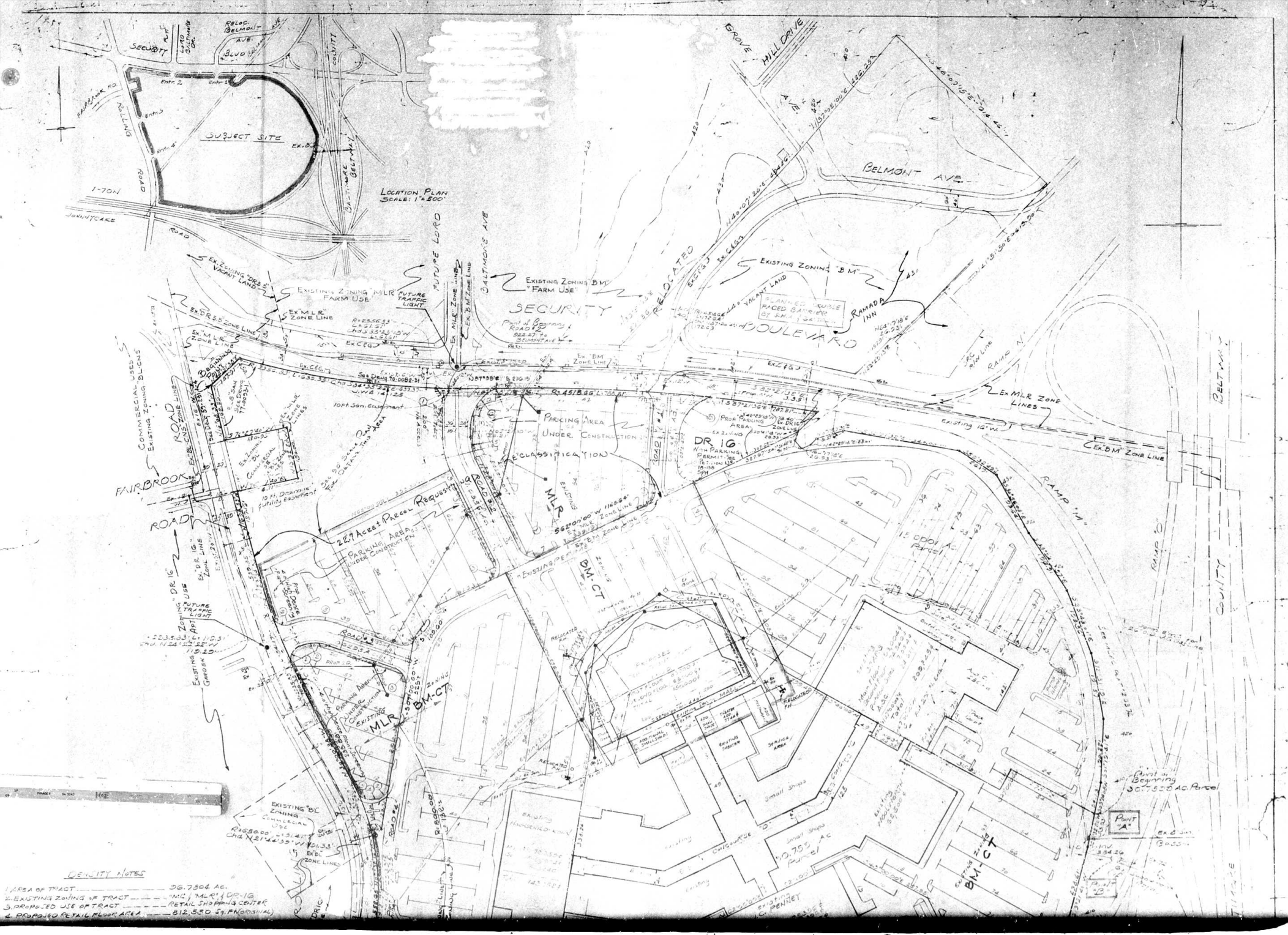
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76093
DATE Oct. 23, 1978 ACCOUNT 01-662
AMOUNT \$277.33
RECEIVED FROM Beltway Road Property, Co.
FOR Cost of Advertising and Posting for Case No. 79-53-R
VALIDATION OR SIGNATURE OF CASHIER 277.33

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76144
DATE November 16, 1978 ACCOUNT 01-662
AMOUNT \$85.00
RECEIVED FROM Bernard Manekin
FOR Cost of Appeal for Case No. 79-53-R
VALIDATION OR SIGNATURE OF CASHIER 85.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73442
DATE August 9, 1978 ACCOUNT 01-662
AMOUNT \$50.00
RECEIVED FROM Beltway Rd. Property, Co., 36 e. Charles St.
FOR Balto. Md. 21201, Filing Fee for Case No. 79-53-R
Beltway Properties, Hearing set for 7:00 P.M.
Sept. 5, 1978
VALIDATION OR SIGNATURE OF CASHIER 50.00







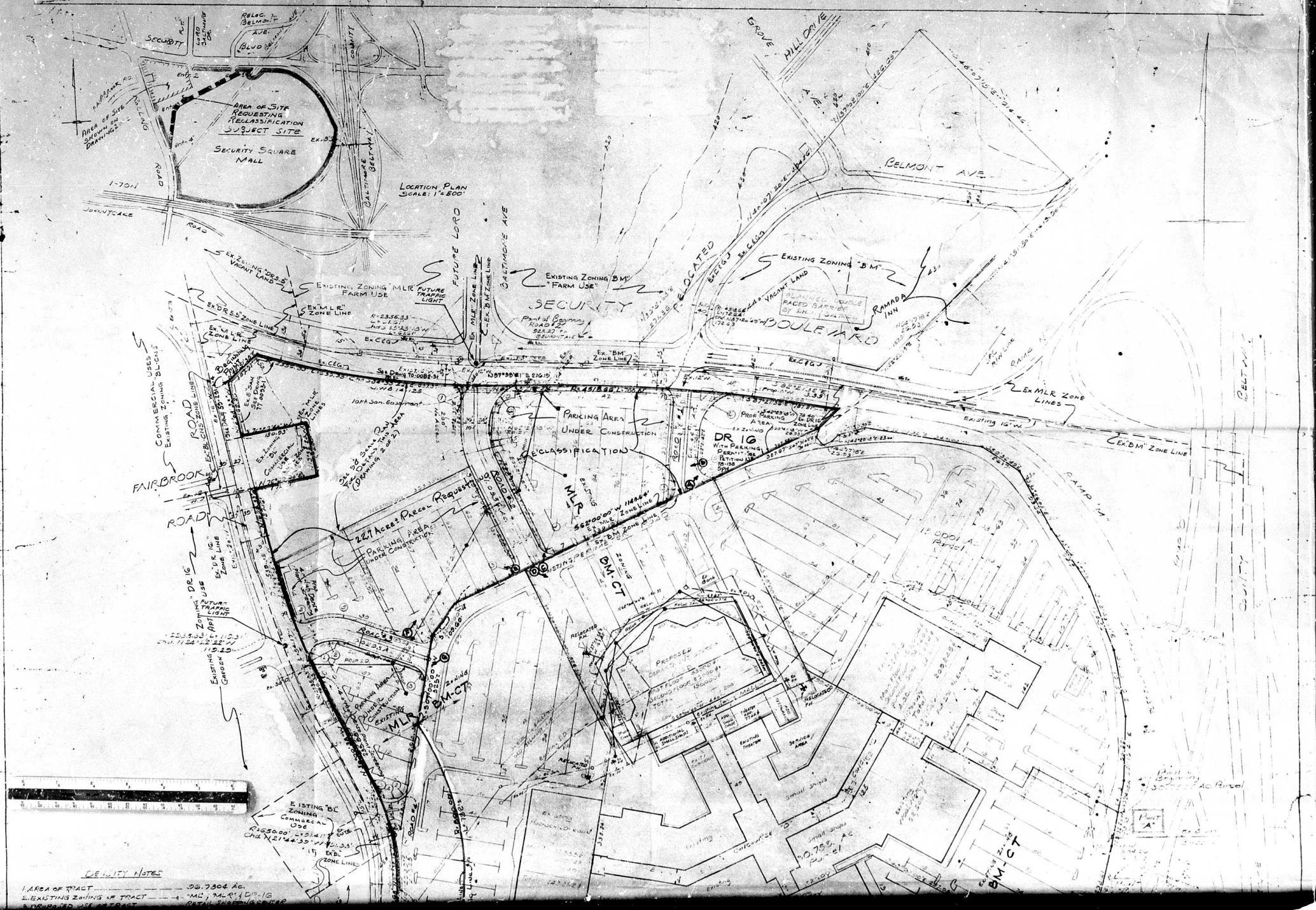
DENSITY NOTES

1. AREA OF TRACT 36,780 AC.
2. EXISTING ZONING OF TRACT - 'MLR' 'DR 16' - RETAIL SHOPPING CENTER
3. PROPOSED USE OF TRACT - 'DR 16' - RETAIL SHOPPING CENTER
4. PROPOSED RETAIL FLOOR AREA - 812,550 S.F. (ORIGINAL)

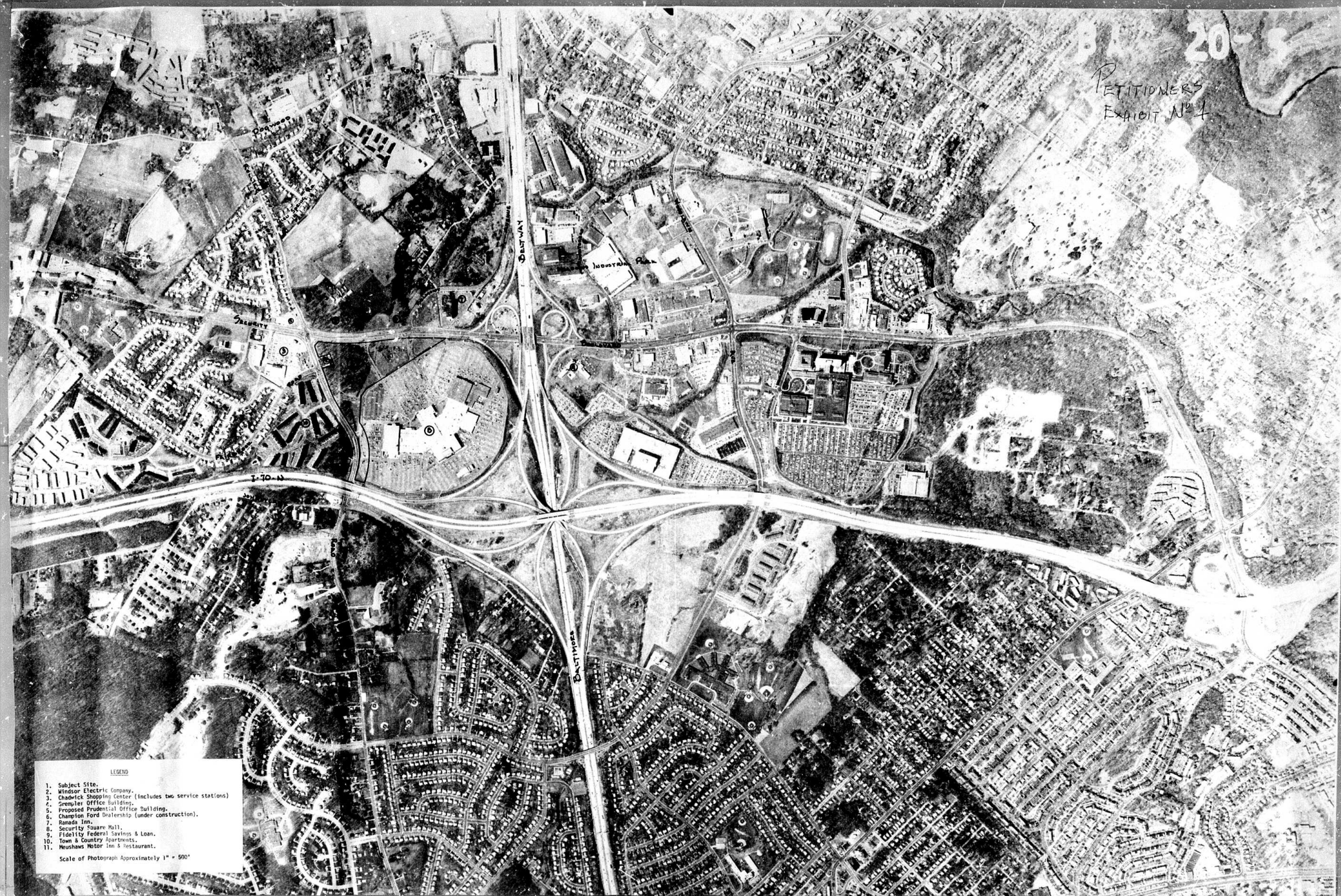


KIDDE
E CONSULTANTS, INC.
20 CROWELL WEDGE ROAD
ALBANY, NEW YORK 12206





81-20-5
PETITIONERS
EXHIBIT No. 4

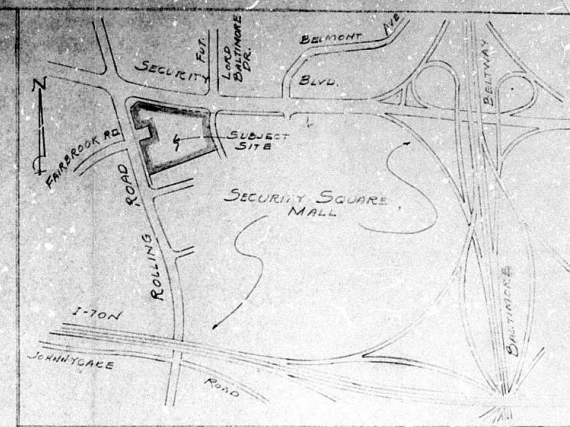


LEGEND

1. Subject Site.
2. Windsor Electric Company.
3. Chadwick Shopping Center (includes two service stations).
4. Trempler Office Building.
5. Proposed Prudential Office Building.
6. Champion Ford Dealership (under construction).
7. Ramada Inn.
8. Security Square Mall.
9. Fidelity Federal Savings & Loan.
10. Town & Country Apartments.
11. Neushaw Motor Inn & Restaurant.

Scale of Photograph Approximately 1" = 500'





LOCATION MAP
SCALE: 1"=500'

GENERAL NOTES

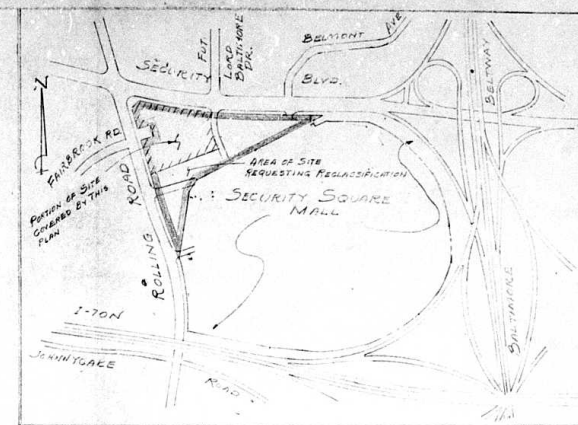
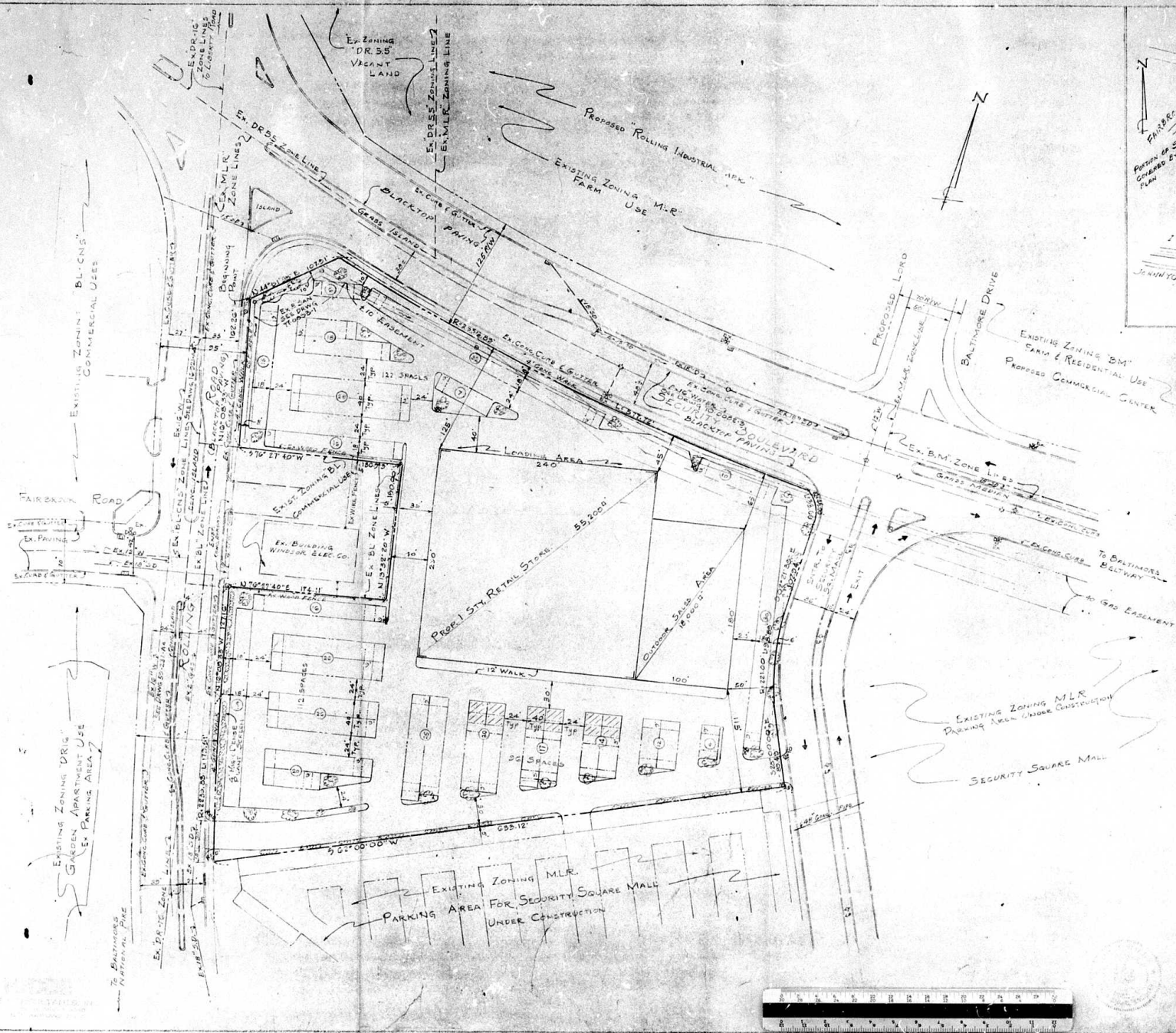
1. AREA OF TRACT = .53 ACRES
2. EXISTING ZONING OF TRACT "M-1-R"
3. EXISTING USE OF TRACT "VACANT LAND"
4. PROPOSED ZONING OF TRACT "B-M"
5. PROPOSED USE OF TRACT "RETAIL STORE"
6. OFF STREET PARKING DATA:
 - a. AREA OF BUILDING = 55,200 SQ.Ft. REQUIRING 110 SPACES
 - b. AREA OF CIRCULAR SALES AREA = 18,000 SQ.Ft. REQUIRING 30 SPACES
 - c. TOTAL SPACES REQUIRED = 1500 SPACES
 - d. TOTAL SPACES PROVIDED = 270
7. AREA IS LOCATED WITHIN DRINK RUN DRAINAGE AREA

Old Post

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
AT
SOUTHEAST CORNER SECURITY BLVD.
& ROLLING ROAD

ELECTION DISTRICT No. 1
SCALE: 1"=50'

BALTIMORE COUNTY, MD.
MARCH 25, 1975



- GENERAL NOTES**
1. AREA OF TRACT = 6.5 ACRES
 2. EXISTING ZONING OF TRACT "MLR"
 3. EXISTING USE OF TRACT "VACANT LAND"
 4. PROPOSED ZONING OF TRACT "BM"
 5. PROPOSED USE OF TRACT "RETAIL STORE"
 6. OFF STREET PARKING SPACES:
 - a. AREA OF BUILDING = 55,200 SQ. FT. REQUIRING 270 SPACES
 - b. AREA OF CUSTOM SALES AREA = 14,200 SQ. FT. REQUIRING 90 SPACES
 - c. TOTAL SPACES REQUIRED = 360 SPACES
 - d. TOTAL SPACES PROPOSED = 320 (INCLUDING 4 SPACES FOR HANDICAPPED)
 7. SITE IS LOCATED IN DEAD RUN DRAINAGE AREA

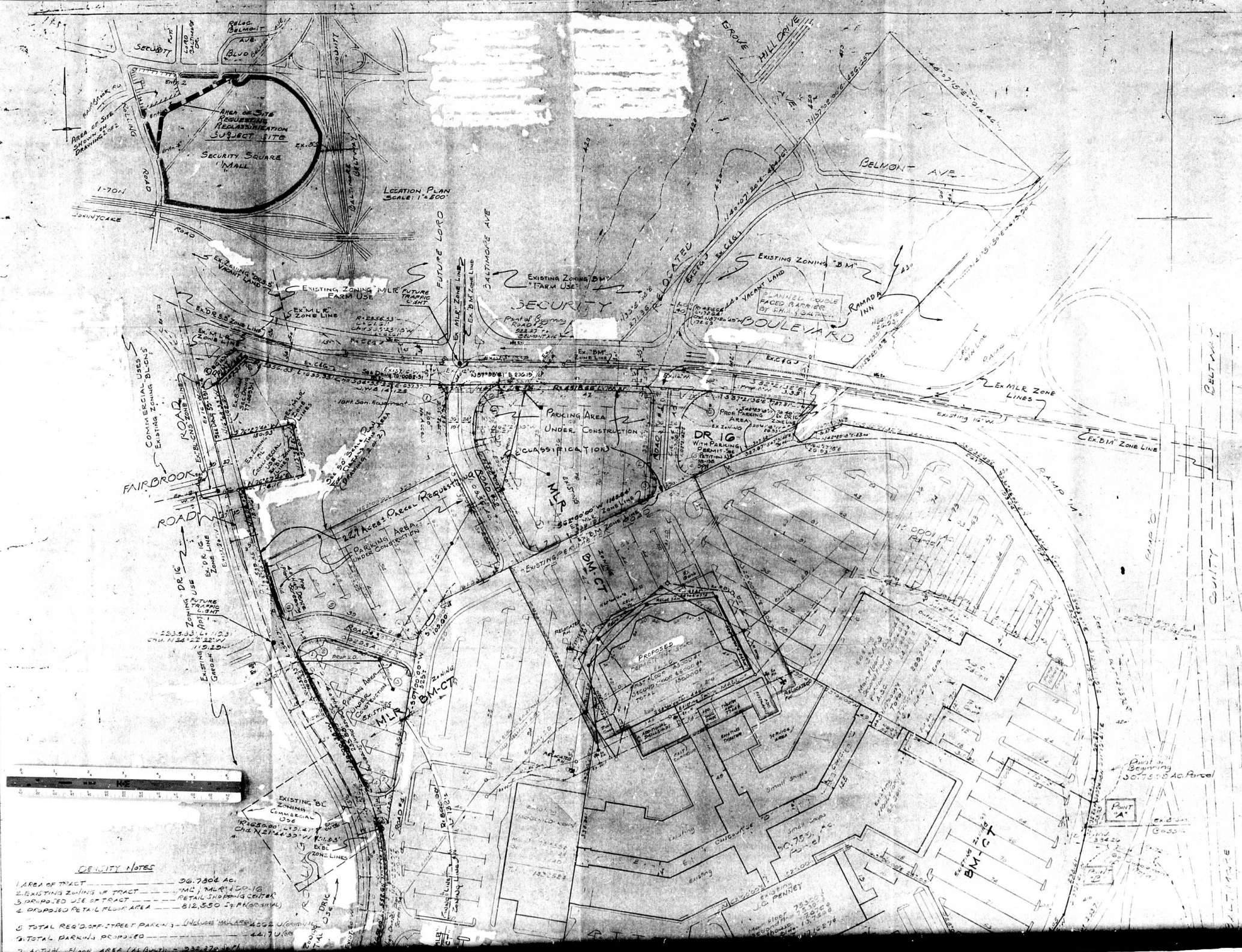
REVISED PLANS
NOV 26 '78 AM

OFFICE OF PLANNING & ZONING

SUPPLEMENTAL
PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
REDISTRICTING
SOUTHEAST CORNER SECURITY BLVD.
& ROLLING ROAD

ELECTION DISTRICT NO. 1
SCALE 1"=50'

BALTIMORE COUNTY, MD.
MARCH 21, 1978
REVISED MAY 19, 1978



CITY NOTES

1. AREA OF TRACT 36.780 AC.
2. EXISTING ZONING OF TRACT "MLR" MLR-10-1G
3. PROPOSED USE OF TRACT RETAIL SHOPPING CENTER
4. PROPOSED RETAIL FLOOR AREA 812,550 S.F. (ORIGINAL)
5. TOTAL REQ'D OFF-STREET PARKING - INCLUDES MILLAGE 4002 U/G. 44,170
6. TOTAL PARKING PROPOSED 44,170
7. ACTUAL FLOOR AREA (AS BUILT) 832,376 S.F.

DENSITY NOTES

1. AREA OF TRACT 36.7302 AC.
2. EXISTING ZONING OF TRACT "MC", MLR, 150-116
3. PROPOSED USE OF TRACT RETAIL SHOPPING CENTER
4. PROPOSED RETAIL FLOOR AREA 812,330 Sq. Ft. (GRAND)
5. TOTAL REQ'D. OFF-STREET PARKING - INCLUDES 'MALL AREA' U/G (GRAND)
6. TOTAL PARKING PROVIDED 612,330
7. ACTUAL FLOOR AREA (AS BUILT) - 332,270 Sq. Ft.
8. TOTAL REQ'D. OFF-STREET PARKING 5038 Sp.
9. TOTAL PARKING PROVIDED (AS BUILT) 5326 Sp.
10. NEW PARKING AREA SUBJECT TO SEDIMENT & STORM WATER MANAGEMENT CONTROLS.

April 21, 1977

DENSITY NOTES FOR ADDITION

1. EXISTING RETAIL FLOOR AREA: 332,270 Sq. Ft.
2. ADDITIONAL FLOOR AREA:
 - ADDITIONAL 7744 Sq. Ft. (LATER (7744 ADD'L SEAT & 1100 Sq. Ft. 120
 - 9720 Sq. Ft. RESTAURANT (0.150) 134
 - 16,931 Sq. Ft. SMALL SHOPS (0.1200) 83
 - 11,087 Sq. Ft. NEW MALL AREA (0.1200) 33
 - 911 Sq. Ft. EXIT CORRIDOR (0.0100) 75
 - 150,000 Sq. Ft. NEW DEPARTMENT STORE (0.1200) 115
 - 102,703 Sq. Ft. ADDITIONAL SPACE 115
- TOTAL PARKING SP. REQ'D. W/ ADDITIONS 612,330
- TOTAL PARKING PROVIDED 612,330

NOTING NOTES

1. AREA OF SITE REQUESTING RECLASSIFICATION = 22.7 AC.
2. EXISTING USE OF SITE: VACANT LAND & PARKING AREAS, ON PARKING AREAS UNDER CONSTRUCTION
3. PROPOSED ZONING OF PARCEL "BM"
4. PROPOSED USES: RETAIL STORE (SEE 50' PLAN, DRAWING 2002) FOR STREET PARKING



REVISED PLANS
MAY 26 78 AM



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
AND
REDISTRICTING
SECURITY SQUARE
SECURITY BLVD. / ROLLING ROAD
1ST ELECTION DISTRICT - BALTO. CO. MD.
SCALE: 1" = 100'
MARCH 31, 1978
REVISED MAY 10, 1978

DRAWING 1 OF 2

