

77-3237

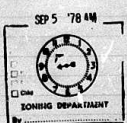
August 31, 1978

Baltimore County Zoning Board,
111 West Chesapeake Ave.,
Towson, Md.

Subject: Case No. 79-56R

Gentlemen:
I wish to go on record against reclassification from Residential to Commercial land along Church Lane between Langghe Rd and Milford Mill Rd. Baltimore, Md. 21207, per above Case No. 79-56R.
We now have a Giant Food store within 1 block of this area. We have a closed down Home Store within 1/2 block of this area. We have a closed down A.P. Store within 1 mile of this area and we have a Pantry Pride, Home Store and an A.P. Store within two miles of this area. Why in the name of heaven do we need more stores for the area? Every store along Liberty Rd., Rockdale has empty shelves along this area. We are justly angry about the proposed change and trust our Zoning Board will be level headed enough to turn this down.

Alfred L. Rutherford
Keith J. Rutherford
3633 Elmville Rd. 21207



77-3237

3125 Langghe Road
Baltimore, Md. 21207
SEP 5 78 AM, September 2, 1978

Zoning Commission - Room 106
111 West Chesapeake Avenue
Towson, Md. 21204

Gentlemen:

Regarding the hearing on September 7, Case number 79-56R, for the reclassification of the property on Church Lane between Langghe Rd and Milford Mill Road, from residential to commercial, I would like to raise my objection:

1. Within one mile of this site there are 5 large major super markets plus several smaller ones.
2. Within one block there is a Giant store not utilizing all the vacant space available to it. The adjacent strip store recently gave up.
3. Within one block on the southeast corner of Liberty and Milford Mill Road there is a building erected by a super market and is now a defunct large parking lot.
4. The developer, when requesting zoning for the multi-story apartment complex stated that the surrounding ground would be used for residential purposes. For this it should remain.
5. Further increase of commercialism into residential areas will eventually reduce the residential tax base through devaluation.

Please consider these thoughts in your deliberations, plus my strong warnings to let the residents decide -- No further commercial areas along from Liberty Road.

Yours,
Larkin Spittel



THE LAKES

77-3230
Case File
of
[Signature]

THE LAKES

3705 Lochearn Drive
Baltimore, Md. 21207
August 31, 1978

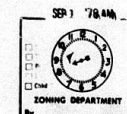
To Whom It May Concern:

This is to state our objections to Case #79-56R to rezone the land along Church Lane between Langghe Road and Milford Mill Road from Residential to Commercial.

We have lived in the Liberty Road area for a number of years and have seen the decline of this area with all the commercial stores, fast food establishments, gas stations and small businesses opening and closing. We do not need another food store or other stores in this area.

Therefore, we want to go on record as objecting to the reclassification of this land.

Harry W. Taylor, Jr.
Harry W. Taylor, Jr.
Agnes Taylor
Agnes M. Taylor



77-3230
Balto. County Zoning Commissioner - S. Eric Di Nenna and Deputy Commissioner George J. Martinak
THE LAKES
77-3230

Dear Sirs,

I am writing this letter in regard to the proposed zoning change on the corner of Milford Mill Road and Church Lane.

There are four large supermarkets and centers within a half-mile radius, not including numerous stores such as 7 Eleven and High's. Another center is not needed. The designated intersection is already congested due to the apartments, townhouses, and individual homes. This addition would not benefit the neighborhood for it is presently over-commercialized.

There was inadequate notice of the proposed zoning change. The two papers in which it was advertised were not local papers, therefore it was unlikely that community members would have seen it. The zoning signs were poorly posted; the tall grass hid the notice. Thus, the Pikesville Road all-stone community

has only recently become aware of this proposed change.

As residents of Baltimore County, we have placed our trust and respect in our courts and representatives. A frequent slogan - "Improve Living in Baltimore County" must not fall upon silent ears! This center will stop prospective families from purchasing homes in the neighborhood. A new development of over 100 families has taken one step to "improve living in Baltimore County" by purchasing homes here - one block away from the designated location. Now it is up to you to continue our efforts. Help us improve Baltimore County through prosperous and safe neighborhoods rather than shopping centers which promote crime, congestion, and concern for the future of Baltimore County.

Respectfully,

Mrs. and Mrs. Gary Melnick
3742 Twin Lakes Court
Baltimore, Md. 21207
-Randy and Gary Melnick

77-3231

Anne F. Rollman
3618 Langghe Road
Baltimore, Maryland 21207

Zoning Office

111 West Chesapeake Ave.

Towson, Md.

Case No. 79-56R

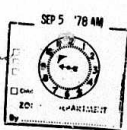
Gentlemen:

This is to make my protest in changing the area on Church Lane between Langghe Rd. & Milford Mill Road from Residential to Commercial zoning. Liberty Rd is enough Commercial.

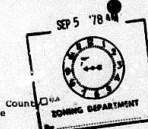
Please keep this a dead neighborhood.

Thank you.

Yours very truly,
Anne F. Rollman



77-3230



Zoning Office - Baltimore County
111 West Chesapeake Avenue
Room 106
Towson, Maryland 21204

Dear Sir:

This is to object to the proposed rezoning of the property (Case No. 79-56R) located on Church Lane between Langghe Road and Milford Mill Road from DR-16 to C-1.

It is unfortunate that the hearing could not have been scheduled for the evening hours. Many of my neighbors also object, but are unable to get off from work in the morning. Your hearing room would be packed were it held in the evening.

There are a number of reasons why I object. They are listed below.

1. Traffic. This area is quite congested. The roads are not equipped to handle the increased traffic load, especially the weight and size of the trucks required to supply the proposed stores. The number of cars and trucks would most likely increase fourfold.
2. Safety. The increased traffic and congestion would reduce the safety of the neighborhood. I have small children and am fearful that they could be hit by cars or accosted by strangers attracted to the neighborhood by commercial development.
3. Noise. There is no need for the commercial development. I commented to the Planning Board several years ago that the land on the corner of Church Lane and Milford Mill, now zoned B1, should be changed to residential or retained as planned open space in view of the development which had occurred during the more than 20 years since it had been designated commercial. My views have not changed, although the Planning Board failed to accept my suggestion. It would compound the error to enlarge the B1 parcel by converting the adjacent DR-16 parcel. The basis for my views is that along Liberty Road there are many vacant stores within the immediate area. If more store space is truly necessary, one would assume that the vacant storefronts would not be vacant and that the empty gas stations would be in the process of building or converting to alternative commercial uses. This has not happened, nor is it happening. If anything, more stores are closing (e.g. Scharr's Hardware in Woodmoor). There is space available in the Giant Center at the corner of Liberty and Milford; also in the "Bingo" (old Acme) center across the street (I believe that the Bingo operation has now closed down). Why spread the commercial blight into a residential neighborhood? Especially why, when you consider that virtually any type of store (fast food, variety, convenience,

Zoning Board - Page 2

Food, dry-cleaning, liquor, apartment, pharmacy, Medical Building, appliance, jewelry, lumber, restaurant, car wash, gas station, clothing, etc.) is within 6 to 10 blocks of the proposed site.

4. Specific needs. There are at least 10 food stores within six to ten blocks of the site (Giant, Acme, Pantry Pride, Foodarama, Shapiro's, 2 High's and 2 7-11's and one 9-Bern) and 3 stores which closed down (Pantry Pride, Acme, A&P). Of the closed down stores, extended vacancy occurred in each instance prior to occupancy by other interests. We cannot understand why another food store and its satellites is needed or advantageous to the neighborhood of Baltimore County.

5. Neighborhood character. The addition of commercial uses in what has been to date a wholly residential neighborhood will destroy its present character. Presently, upon leaving the commercialized corner of Liberty and Milford Mill Road, the only non residential development is the Medical Building adjacent to the Giant Shopping Center. To place a shopping center at the location proposed will introduce trash, noise, lights, strangers, loiterers, loitering activities, etc., drinking etc. into a quiet residential area. We have only to look at the centers along Liberty Road to see what will happen. With a food store, there is early morning noise, sometimes as early as 2AM, with the unloading of trucks. This will disturb the sleep and peaceful possession of property by people in the neighborhood. The stores may well attract cars which could injure or kill children.

6. Zoning requirements. I thought that DR 5.5 zoning required a buffer zone of DR-16 before a commercial zone. The intention of commercial zoning immediately adjacent to DR 5.5 will destroy the purpose of zoning in the first place. We thought that zoning was to protect property values by controlling the kind and density of development. Without a buffer, there might as well be no zoning control at all.

We trust that the above reasons will be carefully considered and that they may help to convince you that the zoning reclassification request should be denied.

Sincerely,
Thomas K. and Sally L. Stuber
3637 Elmville Road
Baltimore Maryland 21207

7-3242

3624 Eitenmiller Road
Baltimore, Md. 21207
August 31, 1978

To Whom It May Concern:

This is to state our objections to Case #79-56R to rezone the land along Church Lane between Langrehr Road and Milford Mill Road from Residential to Commercial.

We have lived on Eitenmiller Road for twenty eight (28) years and have seen our Liberty Road area deteriorate with all the commercial stores, fast food establishments, gas stations and small businesses opening and closing. We do not need another food store or other stores in this area.

Therefore, we want to go on record as objecting to the reclassification of this land.

E. Dorsey Woerner
E. Dorsey Woerner
Grace B. Woerner
Grace B. Woerner



79-56-R

Mr. & Mrs. Michael J. Ageststein
3100 Salt Lake Drive
Baltimore, Maryland 21207
August 31, 1978

S. Eric DiNenna
Baltimore County Zoning Commissioner
111 W. Chesapeake Avenue
Townson, Maryland 21204

Dear Commissioner DiNenna:

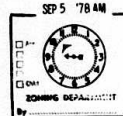
We are writing this letter to strongly voice our opposition to the proposed rezoning reclassification of the presently vacant lot on the corner of Church Lane and Milford Mill Road. As you are fully aware, the Liberty Road corridor is already overly commercialized and the building of another food store (directly next door to an existing food store and within a five minute drive of at least four other food stores) would do nothing more than increase the already heavily congested flow of traffic on both Liberty and Milford Mill Roads. Furthermore, it appears ridiculous to us that you should allow the building of a new store on this site, when there is a presently vacant store (originally built as an Acme Super-Saver) within a two minute walking distance (located at the intersection of Liberty Road and Milford Mill Road) of this proposed site.

We plan to be at the zoning hearing on September 7, to further voice our opposition.

Respectfully,

Michael J. Ageststein
Michael J. Ageststein
Barbara J. Ageststein
Barbara J. Ageststein

cc: County Councilman, Gary Huddles



79-56-R

To the zoning Commission
Case # 79-56R

Dear Sir:

I as a resident of Eitenmiller Road in Baltimore County oppose any attempt to reclassify the land along Church Lane between Langrehr Road and Milford Mill Road from Residential to Commercial. In this neighborhood there is already too much traffic and the proposed rezoning is unnecessary in the zoning.

Lucy J. Ageststein
Lucy J. Ageststein

79-56-R

zoning Office - Case # 79-56R

I am writing this letter to protest the reclassification of the land along Church Lane between Langrehr Road & Milford Mill Road to Commercial. We do not need any more stores in our area. There is an empty store across the road at Milford Mill & Liberty Road that has been empty for a long time because of lack of business. It is almost impossible for us to get on Liberty Road from our old home because of the heavy traffic. Mrs. Madeline Cunningham, 3615 Eitenmiller Road, Baltimore, Maryland 21207

Baltimore, Maryland
September 6, 1978

Zoning Board
111 Chesapeake Avenue
Townson, Maryland 21204

Gentlemen:

I am very strongly opposed to reclassifying the land along Church Lane between Langrehr Road and Milford Mill Road from Residential to Commercial. We do not need a Grand Union Store or any other store at this location. We had a lovely Acme at Liberty and Milford and that failed. I feel we have enough food stores along the Liberty Road Corridor to take care of the public.

We sure do not need any more traffic. Langrehr Road has more than its share so does Milford Mill. When they cut Langrehr Road through they created many problems for our neighborhood. We were pestered with vehicles of all types, school buses, moving vans, oil trucks and even the Fire Dept. brings it heavy equipment through, all just to take a short cut to Milford Mill. Lastly, the teenagers use it as a speedway.

Also, this means more trash and rats. Up to now our neighborhood has been clean. People have placed quite a bit of pride in their property. All this blight just tends to reduce the value of our property, which we might want or have to sell.

Would love to attend the meeting, but with the cost of living and the taxes as high as they are, practically every family has both husband and wife working to make ends meet.

Please stop the deterioration of our property.

Sincerely,

Mrs. Roland E. Lages
Mrs. Roland E. Lages
3631 Langrehr Road
Baltimore, Maryland - 21207
Phone: 922-6624



79-56-R

3730 Twin Lakes Court
Baltimore, Md. 21207
September 13, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue
Townson, Maryland 21204

Dear Mr. DiNenna:

I am writing in reference to the pending rezoning of the lot at the corner of Church Lane and Milford Mill Road in the Rockdale/Hanmillstown area. I am vehemently opposed to this lot being rezoned for commercial use.

There has been an enormous amount of time and effort expended over the concern for this area's growth and extremely congested conditions. Surely, we cannot afford to worsen the situation by allowing more commercial establishments—particularly large stores—to open in this heavily populated area.

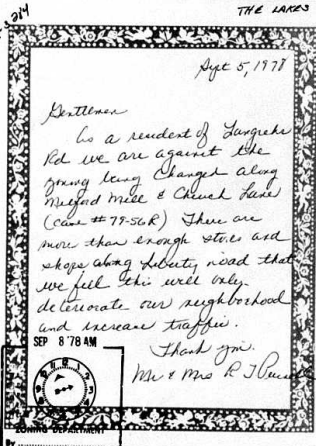
The opening of the planned stores at this location will not only affect the traffic situation on Milford Mill and Church Lane; it will greatly worsen the already unbearable situation on Liberty Road. Traffic presently backs up at the traffic light at Milford Mill & Liberty. Additional traffic on Milford Mill will mean a longer timing for the light and this will cause even longer back-ups at this point on Liberty Road—and Milford Mill. Liberty Road just simply cannot cope with more traffic! Neither can the residents of the Liberty Road corridor!

Sir, if you have not driven out Liberty Road (particularly at rush hour), please make it a point to do so! That alone will convince you that rezoning of this particular lot to commercial status (or any other lot in the area) would be an enormous mistake!

Yours very truly,

Carol S. Dew
Carol S. Dew

cc: Mr. George J. Hartshack
Deputy Commissioner, Zoning



8123 Salt Lake Drive
Baltimore, Maryland 21207
September 8, 1978

Mr. S. Eric DiNenna
County Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue
Townson, Maryland 21204

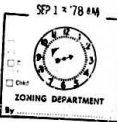
Dear Mr. DiNenna,

I have just learned of plans to construct a shopping center on the corner of Church Lane and Milford Mill Road. Six months ago I bought a house located in Tow Cedars just off Church Lane and moved here from New York. I feel that this proposed shopping center will cause more traffic on both Milford Mill Road and Church Lane. My son walks to and from Scotts Branch School on Church Lane and I feel increased traffic on that street would present a hazard for school children. Furthermore, it would also cause higher noise levels and decrease the seclusion of the development in which we live.

I am greatly opposed to the rezoning of this area and attempts to construct commercial establishments. I feel there is no need for additional shopping facilities as all that anyone could ever want can be found on Liberty Road just near by.

I am writing to request that you consider my letter when making your decision as to zoning changes in this neighborhood and turn down the developer's request for Commercial zoning.

Sincerely,
Georgina M. Dyas
Georgina M. Dyas (Mrs.)



77-5501

THE LAKES
79-56-R3726 Twin Lake Ct
Baltimore, Md 21207

Mr. George J. Martinek
Deputy County Zoning Commissioner
Baltimore County House Building
111 W. Chesapeake Ave
Towson, Md 21204



Dear Mr. Martinek,

The purpose of this letter is to voice opposition to the possibility of a zoning change to the property located at the corner of Church Lane and Milford Mill Road. As a local resident I feel that an additional commercial establishment in this area is unnecessary. Also, the additional traffic in the area would be welcome in a residential area. I would appreciate it if you could use your influence to deny this unnecessary zoning change request.

Thank you,
Mark S. Kaufman

9/7/78
Re: Rezoning "Lakes" Shopping Center
at Milford Mill & Church Road

I am a property owner on Eitemiller Rd. and the original owner of the property proposed for the shopping center. The property was sold for individual housing and should be used for the same. A shopping center can do nothing but try to deteriorate our neighborhood. We have already been over populated by cars & people for the area. Stores can only add to that and then after a few years the stores will become empty, windows will be boarded, and our area become another slum area. Why not use buildings at Liberty & Milford that are already empty and where there are roads & traffic signals to handle the crowds. I am opposed to the rezoning. Mrs. Wesley Euler

Sept. 7, 1978

Zoning Office
111 West Chesapeake Ave.
Towson, Md 21204

Case no. 79-56-R

We live in a residential area and we object to any zoning change.

We live on Langreth Rd which can not handle any additional traffic. There are no sidewalks and it is not safe to walk on the road now as it is too narrow to handle parked cars & traffic.

This is a residential community and additional stores are unnecessary. Liberty Road has several vacant buildings which could be used for the commercial purposes requested. Liberty Road also services our community with a simple variety of major chain stores, restaurants, small specialty shops, repair shops etc. which make another shopping area quite unnecessary.

We have small children who can not be allowed near the street now due to the heavy

5610 Langreth Road
Baltimore, Maryland 21207
September 6, 1978

Mr. Eric Di Sena
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re Case Number 79-56-R

Dear Mr. Di Sena:

As the owners and occupants of the residence at 5610 Langreth Road, we oppose the proposed change in zoning from Residential to Commercial of the land on Church Lane between Langreth Road and Milford Mill Road. We are informed that if such a change is approved this land will be used as the site for a Grand Union Food store and other stores as well.

If this rezoning is approved and such stores are constructed, we and our neighbors will be adversely affected very seriously. The 3600 block of Langreth Road, which ends at Church Lane, is a narrow residential street. The flow of traffic from the stores at its northern end would destroy its residential atmosphere and seriously inconvenience the residents.

Another factor to be considered is that Milford Mill Road is a through route from Liberty Road to Reisterstown Road (the nearest alternate routes are Old Court Road to the west and the Beltway or Patterson Avenue to the east). Milford Mill Road is very narrow in many places, and it has many twists and turns which hamper the flow of traffic. It would be very difficult from a physical standpoint to correct the deficiencies in Milford Mill Road, and the cost would be so high as to make it impracticable. The proposed stores would be located approximately two blocks from Milford Mill High School, which generates a great deal of traffic on Milford Mill Road during the school season. Also, the present commercial development on Liberty Road in the vicinity of Milford Mill Road contributes greatly to the traffic on Milford Mill Road. It would definitely be detrimental to the area in general and to the immediate neighborhood in particular, to further overload Milford Mill Road by permitting this proposed commercial development.

The Liberty Road area has been the victim of over-commercialization for many years. We feel very strongly that the construction of stores in the proposed location would be a callous disregard of the welfare of the residents of the neighborhood. We now have a vacant food store at the southeast corner of Milford Mill and Liberty Roads, which was operated by Jones up until a few years ago. It does not seem realistic to ignore residential property to commercial when there are other available commercial sites in the neighborhood.

We urge you to deny the request to rezone the Church Lane property from Residential to Commercial.

Yours very truly,
Edwin S. Lages
Myrtle S. Lages

77-5501

79-56-R

3720 Twin Lake Court
Baltimore, Maryland 21207

September 7, 1978

Mr. George J. Martinek
Deputy Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinek:

I am writing you to voice my opposition concerning the proposed zoning change for the presently vacant lot on the corner of Church Lane and Milford Mill Road.

The proposed shopping center will greatly increase the volume of traffic on both Milford Mill and Church Lane and will also increase the noise factor as well as decrease the quality of the neighborhood.

With all of the shopping available on Liberty Road, for example, Giant Foods is presently right next to this proposed new shopping center; there is no real need for additional stores.

Sincerely,

Steven I. Kasin



JUN 25 1979

Sept. 6-1978

Baltimore Zoning Office
111 W. Chesapeake Ave.
Towson, Md
Baltimore

This is to inform you, that we, the undersigned of 3611 Langreth Rd, Rosedale, 21207, wish to voice our objections to the proposed rezoning of the land along Church Lane between Langreth Rd and Milford Mill Rd. Case # 79-56-R

James A. Bawson
Pauline S. Bawson

SEPT. 6, 1978

BALTIMORE COUNTY
ZONING OFFICE
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

GENTLEMEN:

WE ARE OPPOSED TO THE REQUESTED ZONING CHANGE FROM RESIDENTIAL TO COMMERCIAL OF CHURCH LANE BETWEEN LANGRETH & MILFORD MILL RDS. (CASE # 79-56-R) THERE IS NO NEED FOR THIS CHANGE WHICH WOULD BE DETRIMENTAL TO OUR ENTIRE NEIGHBORHOOD.

Israel Sheer
Eleanor J. Sheer
3615 EITEMILLER RD, BALTO, MD 21207

Sept 5, 1978

Zoning Office
111 West Chesapeake Ave.
Towson, Md. 21204
Case No 79-56-R

I am writing in reference to the rezoning of the land along Church Lane between Langreth Rd & Milford Rd. from Residential to Commercial. As a resident in this area we do not need additional stores. There are three empty stores only one block away, at Milford Rd & Liberty Rd. The traffic in this area is far too great at the present time, we will have much more noise, lights, trucks, & cars, and a extension of Commercial blight to our residential area.

James H. Blum
Heide S. Klehr
3617 Eitemiller Rd
Baltimore, Md 21207

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
NW corner Milford Mill Rd. and
Church Rd., 2nd District
OF BALTIMORE COUNTY
THE LAKES, Petitioner : Case No. 79-56-R

ORDER TO ENTER APPEARANCE

Mr. Commissioners:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Heslon, III
John W. Heslon, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of August, 1978, a copy of the foregoing Order was mailed to Lawrence K. Ginsberg, Esquire, 6615 Reisterstown Road, Suite 301, Baltimore, Maryland 21215, Attorney for Petitioner.

John W. Heslon, III
John W. Heslon, III



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Suite 301
Baltimore, Maryland 21215
COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

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

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

Petitioner: The Lakes
Petitioner's Attorney: K. Ginsberg
Reviewed by: *Eric S. DiNenna*
cc: D.S. Thaler & Associates
Engineers
3809 Clarke Lane
Baltimore, Maryland 21215
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

May 1, 1978

Eric S. DiNenna
Chairman

NICHOLAS B. COMMODARI
Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Planning

Health Department

Project Planning

Building Department

Department of Zoning Administration

Industrial Development

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Suite 301
Baltimore, Maryland 21215

RE: Cycle III
Reclassification Petition
Item Number 6
Petitioner - The Lakes

Dear Mr. Ginsberg:

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.

This currently vacant D.R. 16 zoned parcel, containing 2.5 acres, is part of an overall tract of land zoned B.L. and located at the intersection of Milford Mill and Church Roads in the 2nd Election District. Immediately contiguous properties on the same side of Church Road and at the rear of the subject property are zoned D.R. 5.5 and are improved with detached dwellings, while an apartment development zoned D.R. 16 exists to the north-west.

Because of our client's proposal to construct stores on this site, this Reclassification is required. I suggest that your engineer arrange a meeting with Mr. John L. Wimbley of the Office of Current Planning and Development in order to revise the site plan as per his comments.

Lawrence K. Ginsberg, Esquire
Page 2
Item Number 6
May 1, 1978

In addition, particular attention should be afforded the comments of the Bureau of Engineering concerning the open stream traversing this site, which is proposed to be paved and utilized for parking.

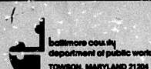
This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to June 1, 1978 in order to allow 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: D.S. Thaler & Associates
Engineers
3809 Clarke Lane
Baltimore, Maryland 21215



THORNTON M. MOURNING, P.E.
DIRECTOR

April 18, 1978

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

Re: Item #6 (Cycle III April-October 1978)
Property Owner: The Lakes
N/W cor. Milford Mill Rd. & Church Rd.
Existing Zoning: P.R. 16
Proposed Zoning: D.R. 16
Acres: 4.56 District: 2nd

Dear Mr. DiNenna:

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

General:

This property comprises part of the subdivision "B. Lardale".

Highways:

Church Road and Milford Mill Road, existing County roads, are improved in this vicinity by 40' and 44'-foot closed section roadways on 60-foot rights-of-way, respectively, to further highway improvements are proposed at this time.

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

Sediment Control:

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. Also not shown is an open stream traversing this site, tributary to Scotts Level Branch via the existing 36" dia' culvert under Church Road (Drawing #70-0611, File 4).

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

Item #6 (Cycle III April-October 1978)

Property Owner: The Lakes
Page 2
April 18, 1978

Storm Drains (Cont'd)

Open stream drainage requires a drainage restoration or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

If the drainage area tributary to this site exceed 400 acres, permission for construction in the waterway must be obtained from the State of Maryland Department of Natural Resources.

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

Water and Sanitary Sewer:

There are public 8-inch water mains in Milford Mill and Church Roads.

There are public 10 and 8-inch sanitary sewers traversing this site (Drawings #53-0052 and #54-0517, File 1). The Petitioner is cautioned that such sewerage is easterly of the drainage channel through this site; the invert of the ditch may preclude connection to this sanitary sewerage. This property is tributary to the Jwyns Falls Sanitary Sewer System via the Scotts Level Branch Interceptor.

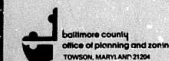
Very truly yours,

Eric S. DiNenna
ERIC S. DINENNA, P.E.
Chief, Bureau of Engineering

END:RAN:FWB:SS

cc: D. Grise
S. Ballestri
H. Shalowitz

P-SE Key Sheet
22 x 23 1/2" 77 Pos. Sheets
1/4" 60 Top
77 Tax Map



LESLIE G. BEE
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 #6, Zoning Cycle April, 1978, are as follows:

Property Owner: The Lakes
Location: NW/4 Milford Mill Road and Church Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 4.56
District: 2nd

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 vehicular traffic could be improved with better interior driveway channelization.

The petitioner should try to maintain as many of the existing trees as possible, in addition to the required screening, landscaping should be provided.

Very truly yours,

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

JUN 25 1979

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-2660

STEPHEN E. COLLINS
DIRECTOR

April 13, 1978

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

Re: Item #6 - ZAC - Cycle 3 - April, 1978
Property Owner: The Lakes
Location: NW/C Milford Mill Rd. & Church Road
Existing Zoning: D. R. 16
Proposed Zoning: B. L.
Acres: 2.52
District 2nd

Dear Mr. DiNenna:

The subject petition is requesting a change from D. R. 16 to B. L. of 2.52 acres.

This should increase the trip density from 300 to 1260 trips per day. This increase is undesirable considering the traffic conditions which now exist along the Liberty Road Corridor.

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

CEN/tza

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 21, 1978

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

Re: Mr. DiNenna:
Comments on Item #6, Zoning Advisory Committee Meeting for Cycle III, are as follows:

Property Owner: The Lakes
Location: NW/C Milford Mill Rd. & Church Rd.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 4.56
District: 2nd

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,
John A. Dineen
BUREAU OF ENVIRONMENTAL SERVICES

TEH/ER/rtho
cc: J. J. Dieter

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reinecke
CHIEF

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

Attention: W. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: The Lakes
Location: NW/C Milford Mill Rd. & Church Rd.
Item No. 6 Zoning Agenda Cycle III

Gentlemen:

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

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

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

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

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

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

NOTE: Automatic sprinklers required.

REVIEWED: *John A. Dineen* Planning Division
Approved: *John A. Dineen* Fire Prevention Bureau

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 825-7310

John D. Bennett
DIRECTOR

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 #6, Zoning Advisory Committee Meeting, are as follows:

Property Owner: The Lakes
Location: Church Road and Milford Mill Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L.

Acres: 2.52
District: 2nd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 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 Miscellaneous Permits shall be required.

D. Building shall be upgraded to new use - require 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. Unexcused notice variance conflicts with the Baltimore County Building Code, see Section _____.

I. No Comment.

X I. Comment: Show handicapped parking signs, curb cuts, and building access on plot plans.

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEN/tza

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

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: 6
Property Owner: The Lakes
Location: NW/C Milford Mill Rd. & Church Rd.
Present Zoning: D.R. 16
Proposed Zoning: B. L.

District: 2nd
No. Acres: 4.56

Dear Mr. DiNenna:

No adverse effect on student population. Would only result in a loss of some pupils.

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

NSP/tp

JOSEPH H. GILMAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICEPRESIDENT
HAROLD H. BAYNE
THOMAS H. ROYER
MR. LAWRENCE F. CHURCH
ROBERT E. HAYES
ALVIN LORECK
MR. MILTON R. SMITH, JR.
HOWARD W. TARTY, DVM.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Rosellen J. Plant, Industrial Development Commission

SUBJECT: No. 6 - Property Owner: The Lakes
Location: NW/C Milford Mill Rd. & Church Rd.
Existing Zoning: D.R. 16
Proposed Zoning: B. L.

The Industrial Development Commission is in agreement with the Baltimore County 1976 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

EULERCALE
S.L.B. 27/56
ZONED DR-5-5
EX. USE - RESIDENTIAL

VERNON J. DISNEY
5531/157

EXISTING ZONING
DR-5-5
EX. USE - RESIDENTIAL

BLAINE E. EULER
2271/521

AREA OF PROPOSED
RECLASSIFICATION
TO DL

PROPOSED
GRAND UNION
28,000 SQ. FT.

PROPOSED
OTHER STORES
3,600 SQ. FT.

TYPICAL
HANDICAPPED
PARKING SPACE

BITUMINOUS
CONCRETE CURB

4" HIGH DENSE COMPACT SCREEN
PLANTING TO BE EVERGREEN, ARBOR-
VITAE OR APPROVED EQUAL

EXISTING ZONING DR-16
EXISTING USE - APARTMENTS

PARKING TABULATION

1. ALL PARKING SPACES ARE A MINIMUM OF 8' x 16'
2. TOTAL BUILDING FLOOR AREA = 40,600 SQ. FT. ± 200 SQ. FT.
- PER PARKING = 200 SPACES REQUIRED.
3. TOTAL PARKING SPACES PROVIDED = 270
4. H - HANDICAPPED PARKING SPACES

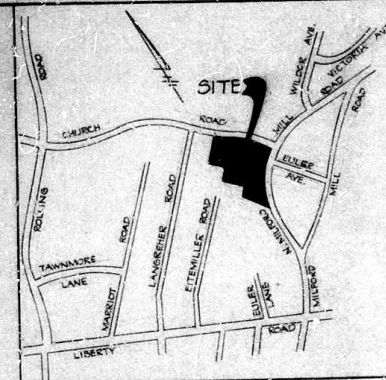
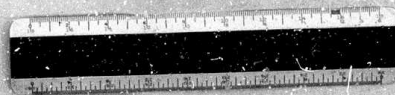
DATE	2/27
BY	W.S.
REVISED	2
DATE	4/15/79
BY	W.S.
REVISED	1
DATE	5/1/79
BY	W.S.
REVISED	1
DATE	5/1/79
BY	W.S.

- NOTE
1. AREA OF PARCEL TO BE RECLASSIFIED = 2.52 AC ±
 2. BOUNDARY COMPILED FROM DEEDS - NOT FROM A FIELD
 3. PAVING SURFACE TO BE BITUMINOUS CONCRETE

PLAT TO ACCOMPANY ZONING RECLASSIFICATION
PROPERTY IN NORTHWEST QUADRANT
CHURCH RD & MILFORD MILL ROAD
2ND ELECT. DIST. BALTIMORE COUNTY, MD.
SCALE: 1" = 30' FEBRUARY 27, 1978

ENGINEERS
D.S. THALER & ASSOC.
3600 CLARKS LA.
BALTO., MD. 21215

EXISTING ZONING DR-5-5
EXISTING USE - RESIDENTIAL



LOCATION MAP
Scale: 1" = 500'

P.N. 016

JUN 25 1979

EULERDALE
SL. 5, 22/50
TOWNED DR. 4.5
EX. USE - RESIDENTIAL

VERNON J. DISNEY
553/137

EXISTING ZONING
DR. 5.5
EX. USE - RESIDENTIAL

BLAINE E. EULER
2071/521

B.F. SAUL
5240/203

EXISTING ZONING
DR. 1G
EX. USE - VACANT



ENGINEERS
D.S. THALER & ASSOC.
3809 CLARKS L.A.
BALTO., MD 21215

AREA OF PROPOSED
RECLASSIFICATION
TO DL

PROPOSED
GRAND UNION
28,000 SQ. FT.

PROPOSED
OTHER STORES
9,600 SQ. FT.

ONE WALKS
PARCEL - PICK-UP

HANDICAPPED
PARKING SPACE

EXISTING ZONING DR. 5.5
EXISTING USE - RESIDENTIAL

BITUMINOUS
CONCRETE CURB

BITUMINOUS
CONCRETE CURB

4" HIGH DENSE COMPACT
SCREEN PLANTING TO BE EVERGREEN, ARBOR-
VITAE OR APPROVED EQUAL

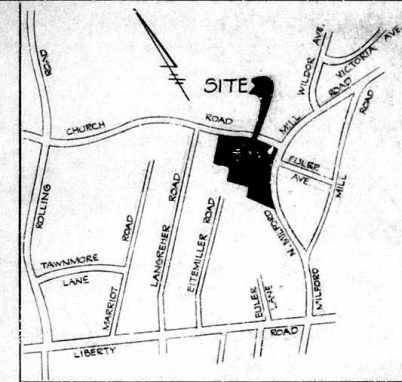
EXISTING ZONING DR. 1G
EXISTING USE - APARTMENTS

PARKING TABULATION

1. ALL PARKING SPACES ARE A MINIMUM OF 8' X 16'
2. TOTAL BUILDING FLOOR AREA = 30,000 SQ. FT. & 200 SQ. FT.
PER PARKING = 203 SPACES REQUIRED.
3. TOTAL PARKING SPACES PROVIDED = 202
4. H - HANDICAPPED PARKING SPACES.

- NOTE
1. AREA OF PARCEL TO BE RECLASSIFIED = 2.51 AC. ±
 2. BOUNDARY COMPILED FROM DEEDS & FACT FROM A FIELD
RUN SURVEY, OVERALL AREA = 4.56 AC. ±
 3. PAVING SURFACE TO BE BITUMINOUS CONCRETE.
 4. EXISTING OPEN DRAINAGE TO BE PIPED THROUGH SITE.

PLAT TO ACCOMPANY ZONING RECLASSIFICATION
PROPERTY IN NORTHWEST QUADRANT
CHURCH RD. & MILFORD MILL ROAD.
2ND ELECT. DIST. BALTIMORE COUNTY, MD.
SCALE: 1" = 30' FEBRUARY 27, 1978



Cycle To Station 6
REVISED PLANS
JUN 1 1978

