

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, WILLIAM H. VOLKERT, et al., legal owner, of the property situate in Baltimore 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, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5, D.R. 16 & M.L.R. zone to an B.M. zone; for the following reasons:

Map Error -- lack of substantial study on behalf of County Council at time of adoption of map.
See memorandum attached hereto for more detailed reasons.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Not Applicable.

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

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

William H. Volkert
Doris V. Volkert
Legal Owner
Address 1241 JOPKIN AVENUE
Baltimore, Md. 21227

Contract purchaser
James D. Nolan
Address 204 W. Pennsylvania Avenue
Towson, Maryland 21204

Nolan, Plumbhoff & Williams, Petitioner's Attorney

Address 204 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1978, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of September, 1978, at 1:00 o'clock P.M.

Deputy Zoning Commissioner of Baltimore County

(over)

494-3180

COUNTY BOARD OF APPEALS
Room 219 Court House
Towson, Md. 21204
December 13, 1979
Hearing Room 218

NOTICE OF POSTPONEMENT

CASE NO. 79-64-R
WILLIAM H. VOLKERT, et al
for Reclassification from DR 3.5, DR 16 & MLR to BM
SW corner Padonia Rd. and Broad Ave.
8th District

Assigned for hearing on Thursday, December 27, 1979, at 9 a.m., has been
POSTPONED by the Board at the request of the Counsel for the Petitioners.

cc: James D. Nolan, Esq. Counsel for Petitioners
Maryland Title Guaranty Co. Petitioner
Mr. Monnes Greenberg
Mr. Rose C. Garlis
Mr. Thomas Kelly
Mr. Pauline Duda
Mr. Joseph Gehring
John W. Hession, III, Esq. People's Counsel
Mr. J. Dyer
Mr. William Hammond
Mr. J. Seyffert
Ed. of Education
Mr. Carol Beresh
Planning

June Holmen, Secretary
County Bd. of Appeals

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, WILLIAM H. VOLKERT, et al., legal owner, of the property situate in Baltimore 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, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5, DR-16 & M.L.R. zone to an B.M. zone; for the following reasons:

Map Error -- lack of substantial study on behalf of County Council at time of adoption of map.
See memorandum attached hereto for more detailed reasons.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Not Applicable.

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

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

William H. Volkert
Doris V. Volkert
Legal Owner
Address 1241 JOPKIN AVENUE
Baltimore, Md. 21227

Contract purchaser
James D. Nolan
Address 204 W. Pennsylvania Avenue
Towson, Maryland 21204

Nolan, Plumbhoff & Williams, Petitioner's Attorney

Address 204 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1978, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of September, 1978, at 1:00 o'clock P.M.

Deputy Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION
SW corner Padonia Rd. and
Broad Ave., 8th District
WILLIAM H. VOLKERT, et al.
Petitioners
Case No. 79-64-R

ORDER TO INTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 22-1 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 therefor, and of the passage of any preliminary or final order in connection therewith.

Peter Max Zimmern
Peter Max Zimmern
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of August, 1978, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plumbhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, WILLIAM H. VOLKERT, et al., legal owner, of the property situate in Baltimore 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, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5, DR-16 & M.L.R. zone to an B.M. zone; for the following reasons:

Map Error -- lack of substantial study on behalf of County Council at time of adoption of map.
See memorandum attached hereto for more detailed reasons.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Not Applicable.

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

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

The Maryland Title Guaranty Company
James D. Nolan
Legal Owner
Address St. Paul & Lexington Sts.
Baltimore, Md. 21202

Contract purchaser
James D. Nolan
Address 204 W. Pennsylvania Avenue
Towson, Maryland 21204

Nolan, Plumbhoff & Williams, Petitioner's Attorney

Address 204 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1978, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of September, 1978, at 1:00 o'clock P.M.

Deputy Zoning Commissioner of Baltimore County

(over)

RECLASSIFICATION from D.R. 3.5, D.R. 16 and M.L.R. to B.M. (5.783 acres)

Case No. 79-64-R (Rec'd. 10/15/78)
William H. Volkert, et al
SW cor. Padonia Rd. and Broad Ave.
8th District

May 1, 1978 Petition: (4) filed
Dec. 7 Z.C. GRANTED in part
Jan. 3, 1979 Order of Appeal to C.B. of A.

James D. Nolan, Esq.
204 W. Pennsylvania Ave. (04)
Counsel for Petitioners

Mr. and Mrs. William H. Volkert
1841 Locust Ave. (07)
Petitioners
Maryland Title Guaranty Co.
St. Paul and Lexington Sts. (02)

Mr. Monnes Greenberg
Sun Life Bldg. (01)
Petitioner - Personal Representative
for Estate of H. Lee Brill

Mr. Rose C. Garlis
854 Bosley Ave. (04)
Petitioner

Mr. James Kelly
127 Tregaron Rd. (21093)
Protestant

Mr. Pauline Duda
104 Harding St. (21073)
Protestant

Mr. Joseph Gehring
1116 Linside Drive (04)
Protestant

John W. Hession, III, Esq.
People's Counsel

Mr. James E. Dyer
R.g. Notification

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rose C. Garlis, legal owner, of the property situate in Baltimore 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, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5, DR-16 & M.L.R. zone to an B.M. zone; for the following reasons:

Map Error -- lack of substantial study on behalf of County Council at time of adoption of map.
See memorandum attached hereto for more detailed reasons.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Not Applicable.

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

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

Rose C. Garlis
Legal Owner
Address 854 Bosley Avenue
Towson, Maryland 21204

Contract purchaser
James D. Nolan
Address 204 W. Pennsylvania Avenue
Towson, Maryland 21204

Nolan, Plumbhoff & Williams, Petitioner's Attorney

Address 204 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1978, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of September, 1978, at 1:00 o'clock P.M.

Deputy Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION
from D.R. 3.5, D.R. 16 and M.L.R.
to B.M.
SW corner Padonia Road
and Broad Avenue
8th District
WILLIAM H. VOLKERT, et al
Petitioners
Case No. 79-64-R

ORDER OF DISMISSAL

Petition of William H. Volkert, et al for reclassification from D.R. 3.5, D.R. 16 and M.L.R. to B.M. on property located at the southwest corner of Padonia Road and Broad Avenue, in the Eighth Election District of Baltimore County.
WHEREAS, the Baltimore County Council adopted new comprehensive zoning maps for the entire County on October 14, 1980.
WHEREAS, said zoning maps became effective on December 11, 1980, with the signature of the County Executive.
It is the judgment of this Board that all reclassification cases pending at the time of the adoption of new comprehensive rezoning maps shall be considered moot. Therefore, this appeal shall be dismissed. An Order to this effect follows hereafter.

ORDER

For the reasons set forth above, it is this 20th day of January, 1981, by the County Board of Appeals, ORDERED that this case be and the same is hereby DISMISSED.
Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hession, III, Chairman

William T. Hession, III

John W. Murphy

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
October 26, 1979

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 79-64-R (Item No. 15)

WILLIAM H. VOLKERT, et al

Reclmrs. from DR 3.5, DR 16 & MLR to BM

SW cor. Padonia Rd. and Broad Ave.

8th District

ASSIGNED FOR:

THURSDAY, DECEMBER 27, 1979, at 9:00 a.m.

cc: James L. Nolan, Esq., Counsel for Petitioners
Maryland Title Guarantee Co., Petitioner
Mr. Mannes Greenberg, Petitioner
Ms. Rose C. Garliss, Petitioner
Mr. Thomas Kelly, Protestant
Mr. Pauline Dado, "
Mr. Joseph Gehring, "
John W. Heslin, III, Esq., People's Counsel
Mr. J. Dyer, Zoning
Mr. William Hammond, "
Mr. J. Seyffert, Planning
Bd. of Education
Mrs. Carol Beresh

June Holmen, Secretary
County Board of Appeals

POINTS OF ERROR

IN DIVIDING THE SUBJECT PROPERTY
FROM M.L.R., D.R. 16 AND D.R. 3.5 ZONES

By dividing the subject property into three zoning classifications, namely M.L.R., D.R. 16 and D.R. 3.5 zones, the 1976 zoning maps thereby incorporated and contain at least the following errors, oversights and omissions as to the subject property:

1. A review of the 1976 zoning map for the area of the subject property, as well as a review of the available zoning records, both clearly indicate that the area, including the subject tract, was not carefully considered during the 1976 mapping process. In fact, the initial map proposed early in the zoning process, mistakenly recommended that the Council just completely eliminate the long existing industrial zoning (in this commercial, industrial and residential area) running along the east side of the North Central Railroad tracks, including the established commercial, office and industrial uses centered on the Pavetta Building. The omission of the Pavetta Building and allied commercial and industrial uses was pointed out to the Council and Baltimore County by an attorney's letter on behalf of property owners near this building in the Padonia Road/York Road corridor, and a rather hasty and patchwork effort late in the zoning process was initiated to correct this major oversight. Unfortunately the repair effort did not properly consider the subject property located a short distance to the east of the Pavetta Complex.

2. That the entire corridor between the North Central Railroad on the west, Padonia Road on the north, Broad Avenue on the east and the area to the south of Roosevelt Street was lumped into one map issue on the 1976 maps. Map Item 112-225, although there are great differences between different properties in this area, and it was erroneous to treat the area all in one issue. The error of treating this area is demonstrated by the unusable patchwork of industrial and residential zoning placed on the subject property.

3. That the 1976 maps improperly and erroneously divide the subject tract into three unworkable and unusable zones, the property being divided between underused and ill-conceived M.L.R., D.R. 16 and D.R. 3.5 zones.

4. That the small area zoned M.L.R. in the northwestern corner of the subject tract is of insufficient depth from Padonia Road and of insufficient size to permit construction of a usable building due to the very severe setback requirements imposed in the M.L.R. zone, including but not only, the requirement forbidding any structure within 100 feet of a residential zone line. Thus, the area lying within 100 feet of the eastern and southern boundaries of the subject tract cannot contain an M.L.R. structure; and the balance of the subject tract is restricted by the stream and the State Highway Administration right-of-way for Padonia Road as relocated, widened and improved.

-continued-

COUNTY BOARD OF APPEALS

Room 219 Court House
Towson, Md. 21204

August 17, 1979

Hearing Room 218

NOTICE OF POSTPONEMENT

CASE NO. 79-64-R

WILLIAM H. VOLKERT, et al

for Reclassification from DR 3.5, DR 16 and MLR to BM

SW cor. Padonia Rd. and Broad Ave.

8th District

Assigned for hearing on Tuesday, August 28, 1979, at 10 a.m., has been POSTPONED by the Board at the request of the Petitioner.

cc: James D. Nolan, Esq.

Counsel for Petitioners

Maryland Title Guarantee Co.

Petitioner

Mr. Mannes Greenberg

Petitioner - Personal Rep. for Estate of H. Lee Brill

Ms. Rose C. Garliss

Petitioner

Mr. Thomas Kelly

Protestant

Mrs. Pauline Dado

"

Mr. Joseph Gehring

"

John W. Heslin, III, Esq.

People's Counsel

Mr. J. Dyer, Zoning

"

Mr. William Hammond, Zoning

"

Mr. John Seyffert, Planning

"

Board of Education

"

Mrs. Carol Beresh

"

June Holmen
County Board of Appeals

County Board of Appeals

Room 218, Court House

Towson, Maryland 21204

May 2, 1979

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 79-64-R

WILLIAM H. VOLKERT, et al

for Reclassification from DR 3.5, DR 16 and MLR to BM

SW cor. Padonia Rd. and Broad Ave.

8th District

ASSIGNED FOR:

TUESDAY, AUGUST 28, 1979 at 10:00 a.m.

cc: James D. Nolan, Esq.

Counsel for Petitioners

Maryland Title Guarantee Co.

Petitioner

Mr. Mannes Greenberg

Petitioner - Personal Rep. for Estate of H. Lee Brill

Ms. Rose C. Garliss

Petitioner

Mr. Thomas Kelly

Protestant

Mrs. Pauline Dado

"

Mr. Joseph Gehring

"

John W. Heslin, III, Esq.

People's Counsel

Mr. J. Dyer, Zoning

"

Mr. E. DiNenna, Zoning

"

Mr. L. Graef, Planning

"

Board of Education

"

Mrs. Carol Beresh

"

Meta J. Painter
County Board of Appeals

Re: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER

from D.R. 3.5, D.R. 16, and M.L.R. :

OF BALTIMORE COUNTY

Zones to a B.M. Zone

SW corner of Padonia Rd. and

Broad Avenue, 8th Election District

V. WILLIAM H. VOLKERT, et al, : Case No. 79-64-R (Item 15)

Petitioners

ORDER FOR APPEAL

Mr. Commissioner:

Please note on Appeal from the portions of your Order under date of December

7, 1978 granting Reclassification from D.R. 3.5, D.R. 16, and M.L.R. Zones to a

B.M. Zone and forward all papers in connection therewith to the County Board of

Appeals for hearing.

Peter Max Zimmerman

Deputy People's Counsel

John W. Heslin, III

People's Counsel

County Office Building

Towson, Maryland 21204

494-2188

I HEREBY CERTIFY that on this 3rd day of January, 1979, a copy of the

aforegoing Order for Appeal was mailed to James D. Nolan, Esquire, 204 West

Penny-Lenox Avenue, Towson, Maryland 21204, Attorney for Petitioners Mr.

Thomas Kelly, 127 Tregaron Road, Timonium, Maryland 21093 and Mrs. Pauline

Dado, 104 Harding Street, Timonium, Maryland 21093, Protestants.

John W. Heslin, III

JAN 3 1979 AM

OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING

Re: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 3.5, D.R. 16 and M.L.R. :
to B.M. : COUNTY BOARD OF APPEALS
SW corner Padonia Road : OF
and Broad Avenue : BALTIMORE COUNTY
8th District :
William H. Volkert, et al :
Petitioners : No. 79-64-R

ORDER OF DISMISSAL

Petition of William H. Volkert, et al for reclassification from D.R. 3.5, D.R. 16 and M.L.R. to B.M. on property located at the southwest corner of Padonia Road and Broad Avenue, in the Eighth Election District of Baltimore County.

WHEREAS, the Baltimore County Council adopted new comprehensive zoning maps for the entire County on October 14, 1960,

WHEREAS, said zoning maps became effective on December 11, 1960, with the signature of the County Executive.

It is the judgment of this Board that all reclassification cases pending at the time of the adoption of new comprehensive zoning maps shall be considered moot.

Therefore, this appeal shall be dismissed. An Order to this effect follows hereafter.

ORDER

For the reasons set forth above, it is this 20th day of January 1981, by the County Board of Appeals, ORDERED that this case be and the same is hereby DISMISSED.

Any appeal from this decision must be in accordance with Rules B-1 thru a-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Walter A. Katter, Jr., Chairman

William T. Harkner

William T. Harkner

John V. Murphy

RECLASSIFICATION from D.R. 3.5, D.R. 16 and M.L.R. to B.M. (5,782' acres)

Case No. 79-64-R (Item No. 15)

William H. Volkert, et al

SW corner of Padonia Rd. & Broad Ave.

8th District

- ✓ 1. Copy of Petition
- ✓ 2. Copy of Description of Property
- ✓ 3. Copy of Certificate of Posting - 5' signs
- ✓ 4. Copy of Certificate of Publication
- ✓ 5. Copy of Zoning Advisory Committee Comments
- ✓ 6. Copy of Comments from the Director of Planning
- ✓ 7. Planning Board Comments and Accompanying Map
- ✓ 8. Copy of Order to Enter Appearance, John W. Heslin, III
- ✓ 9. Copy of Order - Zoning/Planning/Assessment/12/7/78 - GRANTED in part
- ✓ 10. Copy of Plat of Property
- ✓ 11. 200' Scale Location Plan
- ✓ 12. 1000' Scale Location Plan
- ✓ 13. Memorandum in Support of Petition
- ✓ 14. Letter(s) from Protestant(s)
- ✓ 15. Letter(s) from Petitioner(s)
- ✓ 16. Protestants' Exhibits to
- ✓ 17. Petitioners' Exhibits to (listed on 2nd page in back of file)
- ✓ 18. Letter of Appeal - 1/2/79
- ✓ 19. Police of Error submitted by Counsel for Petitioners
- ✓ 20. Letter in support of petition by Michael Parnowski, Jr.

James D. Nolan, Esquire

204 W. Penny-Lenox Avenue

Towson, Maryland 21204

Counsel for Petitioners

Mr. A. Mrs. William H. Volkert

128 Locust Avenue

Baltimore, Md. 21227

Petitioners

Maryland Title Guarantee Co.

St. Paul & Lexington Bldg.

Baltimore, Md. 21202

Petitioners

Mr. Mannes Greenberg

Sun Life Building

Baltimore, Md. 21201

Petitioner - personal representative

for the Estate of H. Lee Brill

Petitioner

Mr. Rose C. Garliss

650 Rosary Ave.

Towson, Md. 21204

Item #15 (Cycle III April-October 1978)
Property Owner: William H. Volkert, et al
Page 1
April 25, 1978

Sanitary Sewer: (Cont'd)

This property is within the Beaver Dam Drainage Area, tributary to the
Holland Run-RT. Washington Flume-Jones Falls Sanitary Sewer System.

Very truly yours,

William H. Volkert, et al
William H. Volkert, et al
Chief, Bureau of Engineering

END: EAM/PWR:R

cc: J. Tresser

J. Sowers

S-NE Key Sheet

57 & 58 SW 4 & 5 Pcs. Sheets

NW 15 A & B Topo

51 Tax Map



Paul H. Belenke
Director

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: William H. Volkert, et al

Location: SW/C Padonia Rd. & Broad Ave.
Item No. 15 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 "R" 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 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 Pro-
tection 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: Fire department connection shall be within 50 feet of an approved
fire hydrant.

REVIEWER: Planning Group Special Inspection Division Fire Prevention Bureau
Charles E. Dunsen *Charles E. Dunsen*



John D. Dunsen
Director

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

Dear Mr. DiNenna: Cycle
Comments on Item 15 Zoning Advisory Committee Meeting,
are as follows:

Property Owner: Maryland Title Guaranty, Volkert, Carlisle and Krill
Location: SW/C Padonia Rd. & Broad Ave.
S. Lister Lister, S. J.S., DR II, RLS
Proposed Zoning: B.M.

APPROX: 5.783
REMARKS: 8th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.)

1970 Edition and the 1971 Supplement, State of Maryland Code for the
Unincorporated and "C" and other applicable codes.

X B. A building permit shall be required before construction can begin.

X C. Additional Miscellaneous Permits shall be required.

B. Building shall be upgraded to new use - requires attention permit.

X D. Three sets of construction drawings will be required to file an

application for a building permit.

X E. 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 5'0"

of property line.

X. Requested setback variance conflicts with the Baltimore County

Building Code. See Section

1. No Comment.

2. Comment:

Very truly yours,

Charles E. Dunsen
Charles E. Dunsen
Plans Review Chief

(3/1/78)

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning

Date: April 18, 1978

FROM: Rosellen J. Plant, Industrial

Development Commission

SUBJECT: No. 15 Property Owner: William H. Volkert, et al.
Location: SW/C Padonia Rd. & Broad Ave.
Existing Zoning: D.R. 3.5, D.R. 16 & M.L.R.
Proposed Zoning: B.M.

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

MICROFILMED

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

NOTICE OF HEARING

Re: Petition for Reclassification, SW/C, Padonia Rd. & Broad Ave. - 8th District
William H. Volkert, et al - Petitioners, Case No. 79-61-R

TIME: 1:00 P.M.

DATE: Monday, September 19, 1978

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 311 N. CHARLES AVENUE,

TOWSON, MARYLAND

James D. Nolan
James D. Nolan
Petitioner

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April

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

S.A.C. Meeting of: Cycle III

RE: Item No. 15
Property Owner: William H. Volkert, et al.
Location: SW/C Padonia Rd. & Broad Avenue
Present Zoning: D.R. 3.5, D.R. 16 & M.L.R.
Proposed Zoning: B.M.

District: 8th
No. Acres: 5.783

Dear Mr. DiNenna:

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

Very truly yours,

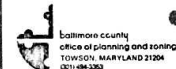
W. Nick Petrovich
W. Nick Petrovich
Field Representative

END/tp

JOSEPH H. MCGILVER, PRESIDENT
Y. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. RUTAN

THOMAS H. ROYER
MRS. LORRAINE F. LORRUS
ROBERT B. HAYDEN

ALVIN LORRUS
MRS. HILTON W. WHITE, JR.
ROBERT W. TRACY, DVM.



S. ERIC DINENNA
ZONING COMMISSIONER

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

December 7, 1978

RE: Petition for Reclassification
SW/C, Padonia Road and
Broad Avenue - 8th Election District
William H. Volkert, et al -
Petitioners
NO. 79-61-R (Item No. 15)

Dear Mr. Nolan:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachments

cc: Mr. Thomas Kelly
127 Treguere Road
Timonium, Maryland 21093

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

Mrs. Pauline Doda
104 Harding Street
Timonium, Maryland 21093

Mr. Joseph Gehring
1116 Linkside Drive
Baltimore, Maryland 21234

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS

BRANCH OFFICE
800 PACE BUILDING
210 N. W. 1014
TOWSON, MD. 21204
810 1800

MAIN OFFICE
300 ALLEGHEE AVENUE
P. O. BOX 8888
TOWSON, MD. 21204
810 8100

GEORGE WILLIAM STEPHENS, JR.
CHAIRMAN OF THE BOARD
W. HARRY JESSE, JR.
CHARLES E. FOX, JR.
JAMES H. WILSON, JR., P.E.

May 16, 1978

John J. Brown P.E.
William H. Brown P.E.
William H. Brown P.E.
TOWSON, MARYLAND 21204
NORMAN C. BROWN P.E.
WILLIAM H. BROWN P.E.
ROBERT B. BROWN P.E.

WILLIAM H. BROWN P.E.
Mr. Nicholas Commodari
Zoning Department
Baltimore County
Towson, Maryland 21204

Re: Item #15
Revisions to Zoning Petition for
Reclassification from Ex. DR 3.5,
DR-16 & M.L.R. Zone to B.M. Zone. Property
on South Side Padonia Road & West Side
Broad Avenue

Dear Mr. Commodari:

We have made various revisions to the subject plat to comply to various
comments issued by the Zoning Plans Advisory Committee and are as follows:

1. Padonia Road frontage including the proposed deceleration lane
has been labeled to reflect proposed curb.
2. The proposed entrance at the northeast corner of the site has
been changed to reflect "in only" traffic movement.
3. Broad Avenue has been changed to proposed 40 foot paving and
proposed curb shown.
4. Coonswill Street has been shown with proposed curb (30 foot paving).
5. Revision note added to plan.

To the best of our knowledge, these revisions should satisfy the various
departmental comments. Other comments would be complied with pending approval
of the reclassification request and be subject to a final approved site plan.

Very truly yours,

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

George W. Stephens, Jr.
George W. Stephens, Jr.

WLS:mr

MICROFILMED

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
SW/corner of Padonia Road and Broad : ZONING COMMISSIONER
Avenue - 8th Election District : William H. Volkert, et al -
Petitioners : OF
NO. 79-64-R (Item No. 15) : BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition for Reclassification from D.R.3.5, D.R.16, and M.L.R. Zones to a B.M. Zone, for a tract of land comprising 5.783 acres, more or less, at the subject location.

Evidence presented on behalf of the Petitioners indicated that the subject property, located on the south side of Padonia Road, west of York Road, is divided into three different zones and, consequently, cannot be developed individually because of the prohibitive costs and the required acreage needed. The subject property is presently undeveloped and is located directly across from a large tract of land zoned B.M., which is in the process of being developed.

The Petitioners propose to improve the subject property with a food store and several other retail stores. The plat, submitted herewith, indicates that there would be sufficient parking and that access would be from Broad Avenue, presently unimproved, but which would be improved at the time of development by the developer, said Broad Avenue having access to Padonia Road.

Mr. John Erdman, a qualified traffic engineer, testified that the proposed use would not have a detrimental effect upon the traffic on the surrounding roads, since these roads are presently under capacity, as designed, and that this development would not, in fact, cause any traffic hazards. He indicated that, if each parcel of land were developed in its present classification, there would be approximately the same number of vehicles generated from the property as that of a retail outlet.

Testimony further indicated that the required setbacks would prohibit any type of development other than what is permitted in a D.R.3.5 Zone and that the property would be within a transition area if developed in any manner other than single-family detached dwellings.

One resident in the area, in protest to the subject Petition, indicated that she feared the proposed development would be an intrusion upon the residential use to the south of the subject property. Testimony indicated that ingress to the subject property would be from the Padonia Road corridor via Broad Avenue.

Mr. Michael Farinacci, Jr., whose property immediately adjoins the subject property to the south, testified that he supported the Reclassification and, in fact, subsequent to the hearing, submitted a letter to this effect.

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the 1976 Comprehensive Zoning Map is in error in that it would be virtually impossible to develop the subject property in its present classification. It is felt, though, that B.M. zoning is not necessary, as the proposed use would require only a B.L. Zone.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of December, 1978, that the Petition for Reclassification from D.R.3.5, D.R.16, and M.L.R. Zones to a B.L. Zone should 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.

Further, IT IS ORDERED that the Petition for Reclassification from D.R.3.5, D.R.16, and M.L.R. Zones to a B.M. Zone should be and the same is hereby DENIED.

William H. Volkert, et al
Zoning Commissioner of
Baltimore County

- 2 -

James D. Nolan, Esquire
Page 2
Item Number: 15
May 1, 1978

indicates that the only access to this development will be from Broad Avenue, which is proposed to be widened and improved with curbing for the entire frontage of this site along this road. While the majority of the traffic that will be generated by this development will probably proceed north to Padonia Road, this Committee was concerned with the increased traffic that will proceed south through the aforementioned subdivision.

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 D. Conodanti
NICHOLAS D. CONODANTI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: George William Stephens, Jr. & Associates, Inc.
Engineers
303 Allegheny Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMSON M. MCKINNEY, P.E.
DIRECTOR

April 25, 1978

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

Re: Item #15 (Cycle III April-October 1978)
Property Owner: William H. Volkert, et al
S/W cor. Padonia Rd. & Broad Ave.
Existing Zoning: D.R. 3.5, D.R. 16 & M.L.R.
Proposed Zoning: B.M.
Address: 5.783 District: 8th

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 site comprises Lots 16 through 29 and 31 through 62, Block "S", and Lots 3 through 54, Block "T" and portions of Theresa Street and Estella Street (30-foot rights-of-way), and portions of two alleys, all as shown on the recorded plat of Timpson Heights (M.C.D. 5, Folio 82).

Highways:

Padonia Road, a recently relocated and constructed as a dual lane open section County road, is proposed to be improved in the future for the frontage of this property to a 30-foot closed section without lane plus a localation line.

This portion of Broad Avenue, a residential public road, varying from a gravel surface to unimproved, shown as a 30-foot right-of-way on the aforesaid plat of "Timpson Heights", is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. A culvert, which would be required to connect Broad Avenue to Padonia Road as indicated, shall be subject to Baltimore County policy and Baltimore County Design and Construction Standards.

Roosevelt Street, also a partially improved residential public road shown on said plat, is proposed to be improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way.

The Petitioner shall ascertain and clarify the status of various rights-of-way, i.e., the remainder of Theresa Street and Estella Street, each 30-foot rights-of-way, the Lane, a 20-foot right-of-way contiguous to the northeastmost outline of this site, and the alleys, all within this site and shown on aforesaid recorded plat. He is to initiate formal road closure procedures or such action as is necessary to close and/or abandon such rights-of-way.

Greater Timpson Community Council, Inc.

P. O. BOX 58
TIMONIUM, MARYLAND 21093

7 August 1978

Mr. Eric DiNenna
Zoning Commissioner
Baltimore County Court House
Towson, Maryland 21204

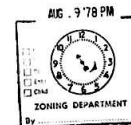
Dear Mr. DiNenna:

We have reviewed the "Report to the Zoning Commissioner" by the Baltimore County Planning Board on issues in our domain. Our Board of Directors (representing the various Community Groups), unanimously agree with the Planning Board on Item No. 15, Padonia Road and Broad Avenue. We request that you follow the recommendation of the Planning Board and reject any reclassification for Item 15. There is no need for additional shopping areas with the resulting increase in bad traffic conditions.

Regards,

Simon P. Jerosinski, Jr.
Greater Timpson Community Council
Zoning and Taxes

cc: Greater Timpson Council
Springlake Community Council
Coachford Community Council



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1978

COUNTY OFFICE BLDG.
111 N. Chase Ave. 100
Towson, Maryland 21204

cc: Nicholas S. Conodanti
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

James D. Nolan, Esquire
Nolan, Plunhoff & Williams
284 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Cycle III
Reclassification Petition
Item Number 15
Petitioner - Wm. H. Volkert, et al

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 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 wooded site, zoned partially M.L.R., D.R. 16 and 3.5, is located on the southeast corner of Padonia Road and Broad Avenue (unimproved) in the 8th Election District. Immediately contiguous properties to the west and north across Padonia Road are zoned M.L.R. and B.M. and are improved with a six-story office building and commercial uses, respectively. These latter properties were the subjects of previous zoning hearings (Case #73-206-P, #74-201-K and #75-202-R) in which Reclassifications to their present zoning status were granted. To the south and southeast are existing single family dwellings zoned D.R. 3.5 and part of the Timpson Heights subdivision.

Because of your client's proposal to construct stores and a bank building on this site, this Reclassification is necessitated. A review of the submitted site plan

Item #15 (Cycle III April-October 1978)
Property Owner: William H. Volkert, et al
P. 26 3
April 25, 1978

Sanitary Sewer: (Cont'd)

This property is within the Beaver Dam Drainage Area, tributary to the Roland Run-Rt. Washington Plume-Jones Falls Sanitary Sewer System.

Very truly yours,

William H. Volkert, et al
WILLIAM H. VOLKERT, P.E.
Chief, Bureau of Engineering

END:IAN:PMR:es

cc: J. Trimmer
J.S. Moore

S-W Key Sheet
5' x 50' 10" x 6' 5" Por. Sheets
NW 15 & 8 Topo
SI Map Rep

Item #15 (Cycle III April-October 1978)
Property Owner: William H. Volkert, et al
P. 26 3
April 25, 1978

Highways: (Cont'd)

Highway rights-of-way widenings, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance 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 striping, 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.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm Drainage:

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

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.

Open stream drainage requires a drainage reservation 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.

Drainage and utility easements and/or drainage reservations will be required within this site.

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. Direction 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:

There are public 8 and 12-inch water mains in Padonia Road and Roosevelt Street, as indicated (Drawings #77-0950 and #66-0036, File 3).

Sanitary Sewer:

There is public 8-inch sanitary sewerage in Roosevelt Street and Broad Avenue, as indicated (Drawings #70-0489 and #490, File 1), and a 12-inch public sanitary sewer along Padonia Road, as indicated (Drawing #66-0925, File 1).

Mr. Wayne E. Maisenholder
George William Stephens, Jr.
and Associates, Inc.

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

NOTICE OF HEARING

Re: Petition for Reclassification, SW/Cor. Padonia Rd. & Broad Ave. - 8th Election District
William H. Volkert, et al - Petitioners, Case No. 75-41-2

TIME: 4:00 P.M.

DATE: Monday, September 19, 1978

PLACE: ROOM 105 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

James D. Nolan
JAMES D. NOLAN, ESQUIRE
BALTIMORE COUNTY

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1978

James D. Nolan, Esquire
Page 2
Item Number 15
May 1, 1978

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

RE: Cycle III
Reclassification Petition
Petitioner - Wm. H. Volkert, et al

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 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 will file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This currently vacant wooded site, zoned partially M.L.R., D.R. 16 and 3.5, is located on the southeast corner of Padonia Road and Broad Avenue (unimproved) in the 8th Election District. Immediately contiguous property to the west and north across Padonia Road are zoned M.L.R. and B.M. and are improved with a six-story office building and commercial uses, respectively. These latter properties were the subjects of previous zoning hearings (Case 773-206-R, 774-201-R and 775-202-R) in which Reclassifications to their present zoning status were granted. To the south and southeast are existing single family dwellings zoned D.R. 3.5 and part of the Timonium Heights subdivision.

Because of your client's proposal to construct stores and a bank building on this site, this Reclassification is necessitated. A review of the submitted site plan

indicates that the only access to this development will be from Broad Avenue, which is proposed to be widened and improved with curbing for the entire frontage of this site along this road. While the majority of the traffic that will be generated by this development will probably proceed north to Padonia Road, this Committee was concerned with the increased traffic that will proceed south through the aforementioned subdivision.

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: George William Stephens, Jr. & Associates, Inc.
Engineers
303 Allegheny Avenue
Towson, Maryland 21204

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(410) 686 3000
STEVEN E. COLLINS
DIRECTOR

April 13, 1978

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

Re: Item 15 - ZAC - Cycle 3 - April, 1978
Property Owner: William H. Volkert, et al
Location: SW/C Padonia Road & Broad Avenue
Existing Zoning: D.R. 3.5, D.R. 16 & M.L.R.
Proposed Zoning: B.M.
Acres: 5.783
District: 8th

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 3.5 D.R. 16 and M.L.R. to B.M. of 5.78 acres. This zoning should increase the trip density from 400 to 2600 trips per day.

The increased trip density may only compound the existing traffic problems along York Road, particularly, as the area continues to grow as presently zoned.

Also, Broad Avenue does not provide adequate access to the site as it exists nor as proposed.

Very truly yours,

C. Richard Moore
C. RICHARD MOORE
Assistant Traffic Engineer

CEN:has

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 686 3011

ERIC DI NENNA
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 # 15 - Zoning Cycle III, April 1978, are as follows:
Property Owner: William H. Volkert, et al
Location: SW/C Padonia Road and Broad Avenue
Existing Zoning: D.R. 3.5, D.R. 16 and M.L.R.
Proposed Zoning: B.M.
Acres: 5.783
District: 8th

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

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

Very truly yours,

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

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 24, 1978

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

Dear Mr. DiNenna:

Comments on Item #15, Zoning Advisory Committee Meeting for Cycle III, are as follows:

Property Owner: William H. Volkert, et al
Location: SW/C Padonia Rd. & Broad Ave.
Existing Zoning: D.R. 3.5, D.R. 16 & M.L.R.
Proposed Zoning: B.M.
Acres: 5.783
District: 8th

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

TSD/RS/ETH



April 21, 1978

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

Dear Mr. DiNanno:

Comments On Item # 15, Zoning Cycle III, April 1978, are as follows:
Property Owner: William H. Volkert, et al
Location: SW/C Padonia Road and Broad Avenue
Existing Zoning: D.R. 3.5, D.R. 16 and M.L.R.
Proposed Zoning: B.M.
Acres: 5.783
District: 8th

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

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

Very truly yours,

John E. Wimbley
Planner III
Current Planning and Development

April 13, 1978

Mr. F. Eric DiNanno
Zoning Commissioner
First Floor, County Office Building
Towson, Maryland 21204

Re: Item 15 - SAC - Cycle 3 - April, 1978
Property Owner: William H. Volkert, et al
Location: SW/C Padonia Road & Broad Avenue
Existing Zoning: D.R. 3.5, D.R. 16 & M.L.R.
Proposed Zoning: B.M.
Acres: 5.783
District: 8th

Dear Mr. DiNanno:

The subject petition is requesting a change from D.R. 3.5 D.R. 16 and M.L.R. to B.M. of 5.78 acres. This zoning should increase the trip density from 400 to 2800 trips per day.

The increased trip density can only compound the existing traffic problems along York Road; particularly, as the area continues to grow as presently zoned.

Also, Broad Avenue does not provide adequate access to the site as it exists nor as proposed.

Very truly yours,
C. Richard Moore
Assistant Traffic Engineer

CRM/ma

April 24, 1978

Mr. F. Eric DiNanno
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNanno:

Comments on Item #15, Zoning Advisory Committee Meeting for Cycle III, are as follows:

Property Owner: William H. Volkert, et al
Location: SW/C Padonia Rd. & Broad Ave.
Existing Zoning: D.R. 3.5, D.R. 16 & M.L.R.
Proposed Zoning: B.M.
Acres: 5.783
District: 8th

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
Director
BUREAU OF METROPOLITAN SERVICES

THD/BJA

Paul H. Reinecke
Chief

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

Attention: M. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: William H. Volkert, et al
Location: SW/C Padonia Rd. & Broad Ave.
Item No. 15

Zoning Agenda Cycle III

Comments:

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

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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 [redacted] [redacted] the driveway 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. 103 "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.

NOTE: Fire department connection shall be within 50 feet of an approved fire hydrant.
REVIEWER: [Signature] Planning Group
Special Inspection Division
[Signature] Fire Prevention Bureau

April 6, 1978

Mr. F. Eric DiNanno, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNanno:
Comments on Item # 15, Zoning Advisory Committee Meeting, are as follows:

Property Owner: Maryland Title Guaranty, Volkert, Carliss and Brill
Location: SW/C Padonia Road at Westside Broad Ave.
Existing Zoning: D.R. 3.5, DR II, M.L.R.
Proposed Zoning: B.M.

Acres: 5.783
District: 8th

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1975 Edition and the 1971 Supplement, State of Maryland code for the Building and used and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- X 3. Additional Miscellaneous permits shall be required.
- X 4. Building shall be upgraded to new use - requires alteration permit.
- X 5. Three sets of construction drawings will be required to file an application for a building permit.
- X 6. 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.
- X 7. 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.
- X 8. Requested setback variance conflicts with the Baltimore County Building Code. See Section [redacted]
- 1. No Comment.
- 2. Comments:

Very truly yours,
Charles E. Durbin
Plan Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April

Mr. F. Eric DiNanno
Zoning Commissioner
County Office Building
Towson, Maryland 21204

S.A.C. Meeting of: Cycle III

Re: Item No. 15
Property Owner: William H. Volkert, et al
Location: SW/C Padonia Rd. & Broad Avenue
Proposed Zoning: D.R. 3.5, D.R. 16 & M.L.R.
Proposed Zoning: B.M.

District: 8th
No. Acres: 5.783

Dear Mr. DiNanno:

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

Very truly yours,
W. Nick Petrovitch
Field Representative

NSP/tp

JOSEPH H. HOGAN, PRESIDENT
J. BARBAR WILLIAMS, JR., VICE-PRESIDENT
MARCO W. HILGARD

THOMAS H. DEVLIN
MRS. LORRAINE F. CONNOR
ROBERT E. GIBBS, REPRESENTATIVE

ALVIN LOPKES
MR. WALTER B. WHITE, JR.
EDWARD W. TRACET, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning.
FROM: Rosalind J. Plant, Industrial Development Commission
SUBJECT: No. 15, Property Owners: William H. Volkert, et al.
Location: SW/C Padonia Rd. & Broad Ave.
Existing Zoning: D.R. 3.5, D.R. 16 & M.L.R.
Proposed Zoning: B.M.

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.

[Signature]
ROSALIND J. PLANT

RJP:pk

74-5397
Case 720
JHP

MICHAEL FARINACCI, JR.
106 Roosevelt Street
Timonium, Maryland, 21093
September 15, 1978.

THE HONORABLE GEORGE J. MARTINAK
Baltimore County Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland, 21204/.

RE: VOLKERT, et al
3rd cycle, Item 15
Case # 79-64-R

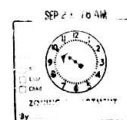
Dear Mr. Martinak:

I wish to express my interest and support for the zoning being requested by the above case in reference.

The proposed shopping center parking area adjoins my property on the rear and the west. I have seen the proposed site plan concerning access, landscaping, parking, placement of buildings, screening etc., and I do not oppose the request for B.M. zoning.

Looking forward to a progressive, and Better Living, Baltimore County, I am, with best regards,

Yours very truly,
[Signature]
Michael Farinacci, Jr.



ITER NO. 15

PROPERTY OWNERS: William H. Volpert, et al
LOCATION: NW corner of 1st and Broad and Social Avenue
ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3
RECOMMENDED DATE OF HEARING: Week of September 16, 1979

ACADEMIC: A
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: B C

ZONING: PROPOSED TO ADOPT OF 1976 COMPREHENSIVE ZONING MAP, D.A. 3.5 D.A. 14 M.L.R.
EXISTING ZONING: D.A. 3.5 D.A. 14 M.L.R.
STUDIED ZONING: M.L.R.
PLANNING BOARD RECOMMENDATION: Revoke Existing Zoning (D.A. 3.5 D.A. 14 M.L.R.)

This partially wooded tract of land is located on the south side of Padonia Road, east of York Road. To the west, on land owned M.L.R. and D.A. 3.5, is the Padonia building and parking area; to the south, on land owned M.L.R. and D.A. 3.5, is the Padonia building and parking area; to the north, on land owned M.L.R. and D.A. 3.5, is the Padonia building and parking area; to the east, on land owned M.L.R. and D.A. 3.5, is the Padonia building and parking area.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned M.L.R. D.A. 3.5 and D.A. 3.5. During the preparation and processing of this map, the zoning of a portion of the subject property was identified as an issue before both the Planning Board (part of 11-22) and the County Council (part of 1-22). The Board's recommendation of D.A. 3.5 zoning for this portion of the property was adopted by the County Council.

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that, as presently zoned, development of the subject property would generate approximately 400 trips per day, whereas the 1976 zoning would generate approximately 2,000 trips per day. This increase would compound the existing traffic problems along York Road. Further, he stated that Broad Avenue, as it exists, would provide improvement as made, would not provide adequate access to the proposed development.

The Planning Board believes that the existing zoning is appropriate here, and that the zoning map is correct. Further, development of a shopping center on this site with the existing traffic flow through the center, residential areas of the Timonium Heights subdivision to the south, and the site of the Board, have an adverse impact upon the neighborhood. Finally the Planning Board believes that ample commercial opportunities have been provided for in the York Road corridor.

It is therefore recommended that the existing zoning, M.L.R., D.A. 3.5 and D.A. 3.5, be retained.

IN THE OFFICE OF
CLERK OF THE BOARD OF APPEALS
TOWSON, MARYLAND 21204

March 29, 1979
Description to Accompany Hearing Petition
For Reclassification From Existing D.A. 3.5, M.L.R.
to M.L.R. Zone to M.L.R. Zone
Property at South Side Padonia Road & West Side Broad Ave.

Beginning for the same at a point which is South 4° 12' 51" East 95 feet more or less from the intersection of the centerlines of Padonia Road and Broad Avenue, said point being on the south side of Padonia Road as improved where it is intersected by the west side of Broad Avenue (unimproved) 30 feet wide, and running thence binding on the west side of said Avenue (1) South 12° 18' East 76.31 feet thence leaving said Avenue running the three following courses viz: (1) South 77° 42' East 45.00 feet, (2) South 12° 18' East 126.00 feet to the south side of Estelle Street (unimproved) 30 feet wide and (4) binding on the south side of said Estelle Street North 77° 42' East 45.00 feet to intersect the west side of the heretofore mentioned Broad Avenue, thence binding on said west side (5) South 12° 18' East 126.00 feet, thence leaving said west side of Broad Avenue the two following courses viz: (6) South 77° 42' East 45.00 feet and (7) South 12° 18' East 126.00 feet to the north side of Broad Avenue (unimproved) 30 feet wide, thence binding on the north side of said street (8) South 77° 42' East 280.00 feet, thence leaving said street the three following courses viz: (9) North 12° 18' East 280.00 feet to the north side of the heretofore mentioned Estelle Street (unimproved), thence (10) binding on said north side South 77° 42' East 25.05 feet to the side of a road or alley (unimproved) 30 feet wide and (11) binding on said easterly side North 11° 00' East 300.41 feet to the north side of Padonia Road as improved, running thence binding on said south side of Padonia Road the eleven following courses viz: (12) North 77° 42' East 23.29 feet, (13) North 06° 34' 15" East 53.09 feet, (14) North 07° 18' 04" East 53.00 feet, (15) South 83° 42' 12" East 34.46 feet, (16) South 75° 33' 27" East 22.50 feet, (17) South 04° 29' 29" East 82.01 feet, (18) North 04° 50' 30" East 60.67 feet, (19) North 01° 05' 50" East 40.67 feet, (20) North 03° 05' 30" East 80.95 feet, (21) North 05° 59' 33" East 40.62 feet and (22) North 02° 13' 26" East 45.14 feet to the place of beginning.

Containing 5.783 acres of land, more or less.

The herein above described parcel complies various lots and parts of lots and parts of

March 29, 1979
Description to Accompany Hearing Petition
For Reclassification From Existing D.A. 3.5, M.L.R.
to M.L.R. Zone to M.L.R. Zone
Property at South Side Padonia Rd. & West Side Broad Ave.
Theresa Street and Estelle Street (both unimproved) as shown as Blocks "B" and "C" on a plat entitled "Timonium Heights" recorded among the Plat Records in Plat Book N.P.C. 5 folio 82.



Mr. Thomas Kelly
127 Treagrove Road
Timonium, Md. 21093

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
January 29, 1979

Re: File No. 79-64-R
William H. Volpert, et al

Dear Mr. Kelly:

- Number of witnesses you anticipate calling 3
- How many of those witnesses will be "expert witnesses"? 0
- Fields to be covered by experts you intend to call - please check:
Land Planner 0
Real Estate 0
Engineer 0
Traffic 0
Other 0
- Total time required (in hours) for presentation of your side of the case
1 M.L.R.

Attorney for Petitioners (-) None
Attorney for Petitioners (-) None

Rec'd 1/31/79
4. Repur

#4-3100

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
January 26, 1979

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

Re: Reclassification Petition
79-64-R - William H. Volpert, et al

Dear Mr. Nolan:

Enclosed please find a copy of the recently enacted E-11 122-79 which affects your petition. No further hearings on reclassification petitions will be held until the petitioners advise the Board as to their intentions within the review of this act.

Your prompt reply is necessary.

Very truly yours,

William H. Volpert, et al

WHL
Enclosure: E-11 122-79
cc: Mr. and Mrs. William H. Volpert
Maryland Title Insurance Co.
Mr. Thomas Kelly
Mr. Pauline Doda
Mr. Joseph Goring
John W. Henshaw, III, Esq.
Mr. E. L. DeBorja
Mr. James Dyer
Mr. Leslie Olson
Board of Education

IN THE OFFICE OF
JAMES D. NOLAN
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

April 2, 1979

James E. Dyer, Zoning Supervisor
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Revised "Blank" Site Plans for Institute of Mission Helpers Property, Case No. 79-62-R and the Volkert Property, Case No. 79-64-R, Julio Brothers, Petitioner and/or Contract Purchaser.

Dear Mr. Dyer:

On behalf of our client Mr. Julio, we are enclosing two revised "blank" site plans which meet the requirements of Bills 122-78 and 46-79 for the Institute of Mission Helpers of Baltimore City property on Kenilworth Avenue, Case No. 79-62-R and also for the Volkert, at all property on Padonia Road and Broad Avenue, Case No. 79-64-R.

The processing of these revised site plans by your Staff and by the Board of Appeals will be greatly appreciated. If you or your Staff have any questions regarding these plans which were previously checked with Mr. Commodari prior to filing, please do not hesitate to contact us.

With best regards to all involved, I am

Sincerely,

James D. Nolan

JDN/1
Enclosures
cc: See next page

Rec'd 4-2-79
2:45 PM

IN THE OFFICE OF
JAMES D. NOLAN
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

December 5, 1979

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

Re: Request for Postponement in the Volkert Case, No. 79-64-R. Scheduled Hearing Date, Thursday, December 27, 1979 at 9:00 a.m.

Dear Chairman Reiter:

As the Board is well aware, this case and other open zoning cases have now been made a part of the 1980 comprehensive mapping process. In fact, this comprehensive mapping process is well along, the Planning Board hearings having been held in October and November of this year.

Recently my partner Newton Williams spoke with Mr. Howell about this and other pending reclassification cases, and it was anticipated that it probably would not be productive to burden the Board with hearing this matter at this time, although a possibility exists that we will ask that the case be set later, depending upon further developments.

A dialogue has been opened with Mr. Kelly and Mr. Suprenberger, attorney representing the Greater Timonium Community Council and Mr. Julio is presently studying several alternative modes of development for the property. Of course, everyone's goal in the matter is to develop the property with an attractive and appropriate commercial use, with the view, however, in mind of keeping traffic in the area under control.

Everyone concerned, including Mr. Howell and we believe Mr. Henshaw, has no objection to such a continuance which may or may not later result in a Board hearing prior to the adoption of zoning maps in October of 1980. Accordingly, it will be greatly appreciated if the Board will

Page two - Chairman Reiter - December 5, 1979

postpone this case from December 27, a very difficult date for numerous individuals, due to the Holiday Season, and should any party wish the case to be set, we are certain that they will communicate further with the Board.

Thanking the Board and its Staff for their attention to this request and with best wishes for the Holiday Season to all, I am

Sincerely,

James D. Nolan

JDN/1
cc: John W. Henshaw, III, Esquire Ronald M. Lipman, C.R.E.
People's Counsel Lipman, Friesell & Mitchell
Baltimore County Office Building 609 Rosley Avenue
Towson, Md. 21204

Mr. James G. Howell
Office of Planning
County Building

Hannes P. Greenberg, Esquire
Kaplan, Heyman, Greenberg,
Fogelman & Belgrad, P.A.
Tenth Floor, Sun Life Building
Baltimore, Md. 21201

Mr. Thomas Kelly
Greater Timonium Community Council
127 Treagrove Road
Lutherville, Md. 21093

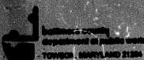
Mr. Pauline Doda
104 Harding Court
Lutherville/Timonium, Md. 21093

Mr. Carl T. Julio
10 Parks Avenue
Cockeysville, Md. 21030

Mr. John S. Smith
Stephens & Associates, Inc.
303 W. Alhambra Avenue
Towson, Md. 21204

RECEIVED
BALTIMORE COUNTY

DEC 5 2 40 PM '79



THOMSON H. HARRIS, P.E.
DIRECTOR

April 23, 1978

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

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 site comprises lots 16 through 29 and 34 through 52, block "B", and, Lots 3 through 54, block "B" and portions of Tharass Street and Metalia Street (30-foot rights-of-way), and portions of two alleys, all as shown on the recorded plat of Titanium Heights (N.P.C. 5, Folio 62).

Highways:

Padonia Road, a recently relocated and constructed as a dual lane open section County road, is proposed to be improved in the future for the siting of this property on a 30-foot closed section westbound lane plus a deactivation lane.

This portion of Broad Avenue, a residential public road, varying from a gravel surface to unimproved, shown as a 30-foot right-of-way on the aforesaid plat of "Titanium Heights", is proposed to be improved in the future as a 40-foot closed section roadway on a 40-foot right-of-way. An advent, which would be required to connect Broad Avenue to Padonia Road as indicated, shall be subject to Baltimore County Policy and Baltimore County Design and Construction Standards.

Roosevelt Street, also a partially improved residential public road shown on said plat, is proposed to be improved in the future as a 30-foot closed section roadway on a 30-foot right-of-way.

The Petitioner shall ascertain and clarify the status of various rights-of-way, i.e., the remainder of Tharass Street and Metalia Street, each 30-foot right-of-way, Apex Lane, a 20-foot right-of-way contiguous to the northwest corner of the site, and the alleys, all within this site and shown on aforesaid recorded plat. He is to initiate formal road closure procedures on such action as is necessary to close and/or abandon such rights-of-way.

Item 615 (Cycle III April-October 1978)
Property Owner: William H. Volkert, et al
Page 2
April 23, 1978

Sanitary Sewer (Cont'd)

Highway rights-of-way widening, including any necessary reversible easements for alleys, will be required in connection with any grading or building permit applications.

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

Sediment Control:

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

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm Drain:

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

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

Open stream drainage requires a drainage reservation 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.

Drainage and utility easements and/or drainage reservations will be required within this site.

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. Construction 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:

There are public 8 and 12-inch water mains in Padonia Road and Roosevelt Street, as indicated (Drawings 877-0090 and 864-0056, File 3).

Sanitary Sewer:

There is public 8-inch sanitary sewerage in Roosevelt Street and Broad Avenue, as indicated (Drawings 870-0489 and 0490, File 1); and a 12-inch public sanitary sewer along Padonia Road, as indicated (Drawing 864-0025, File 1).

Item 615 (Cycle III April-October 1978)
Property Owner: William H. Volkert, et al
Page 3
April 23, 1978

Sanitary Sewer (Cont'd)

This property is within the Beaver Dam Drainage Area, tributary to the Roland Run-St. Washington Plume-Jones Falls Sanitary Sewer System.

Very truly yours,

Rosellen J. Plant
Rosellen J. Plant, P.E.
Chief, Bureau of Engineering

END:RJM/PJL:KE

cc: J. Trimmer

S-HE Key Sheet
57 & 58 NW 4 & 5 Pcs. Sheets
NW 15 A & B Topo
51 Tax Map



Paul H. Reincke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: William H. Volkert, et al

Location: SW/C Padonia Rd. & Broad Ave.

Item No. 15

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 "R" 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 _____

violates 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.

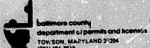
(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as shown.

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

NOTE: Fire department connection shall be within 50 feet of an approved Fire Hydrant. *Approved: [Signature]*

REMARKS: Planning Group Special Inspection Division Fire Prevention Bureau



JOHN B. HARRIS, P.E.
DIRECTOR

April 6, 1978

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

Dear Mr. DiNenna: Cycle

Comments on Item 16 Zoning Advisory Committee Meeting.

and at Towson

Property Owner: Maryland Title Guaranty, Volkert, Gerles and Brill
County: Baltimore County
Location: SW/C Padonia Rd. & Broad Ave.
Proposed Zoning: B.M.

Area: 5.783

Map: 51A

1. Items checked below are applicable:

X 1. Structure shall conform to Baltimore County Building Code (B.C.C.) 1977 Edition and the 1971 Supplement, Parts of Building Code for the Building and used on other applicable codes.

X 2. A building permit shall be required before construction can begin.

X 3. Additional miscellaneous permits shall be required.

X 4. Building shall be upgraded to new one - requires alteration permit.

X 5. Three sets of construction drawings will be required to file an application for a building permit.

X 6. Three sets of construction drawings with a registered Maryland Architect or Engineer's original and will be required to file an application for a building permit.

X 7. Wood frame walls are not permitted within 3' of a property line.

Leaded Building Materials if distance is between 3' and 6' of property line.

X 8. Reported setback variance conflicts with the Baltimore County Building Code. See Section _____

1. No Comment.

2. Comment:

Very truly yours,

Charles E. Nurnberg
Charles E. Nurnberg
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April

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

Z.A.C. Meeting of: Cycle III

RE: Item No: 15
Property Owner: William H. Volkert, et al.
Location: SW/C Padonia Rd. & Broad Ave.
Present Zoning: D.R. 3.5, D.R. 16 & M.L.R.
Proposed Zoning: B.M.

District: 8th
No. Acres: 5.783

Dear Mr. DiNenna:

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

Very truly yours,

N. Nick Petrovich
N. Nick Petrovich,
Field Representative

NOT/tp

JOSEPH H. MCDONNAN, PRESIDENT
T. BARNARD HILLMAN, JR., VICE-PRESIDENT
MARCUS H. HARRIS

THOMAS H. BOTT
WILLIAM F. CHURCH
ROGER H. HAYDEN

ROBERT T. DUKEL, SUPERINTENDENT

ALVIN LORICK
WILLIAM H. SMITH, JR.
RICHARD W. TRACEY, 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. 15 Property Owner: William H. Volkert, et al.

Location: SW/C Padonia Rd. & Broad Ave.

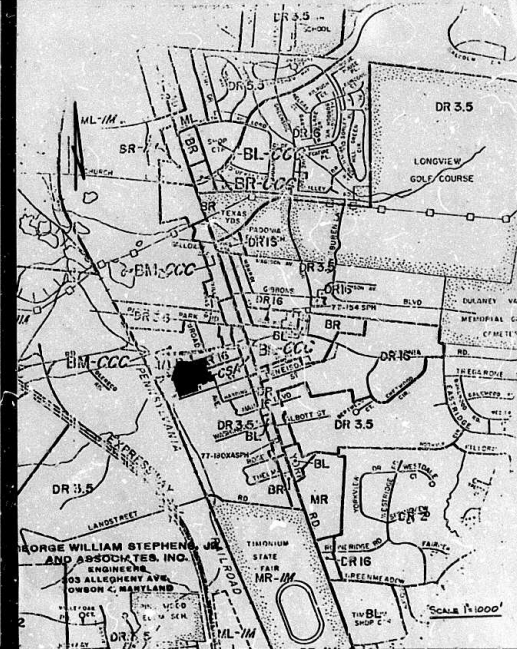
Existing Zoning: D.R. 3.5, D.R. 16 & M.L.R.

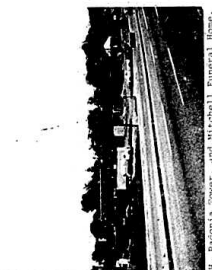
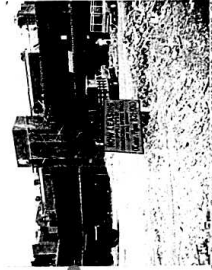
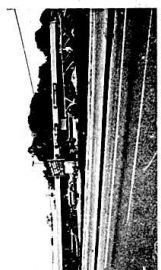
Proposed Zoning: B.M.

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





CERTIFICATE OF POSTINGS
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District S-19 Date of Posting May 1, 1968

Posted for City of Baltimore

Petitioner John J. & Mary E. Kesteven

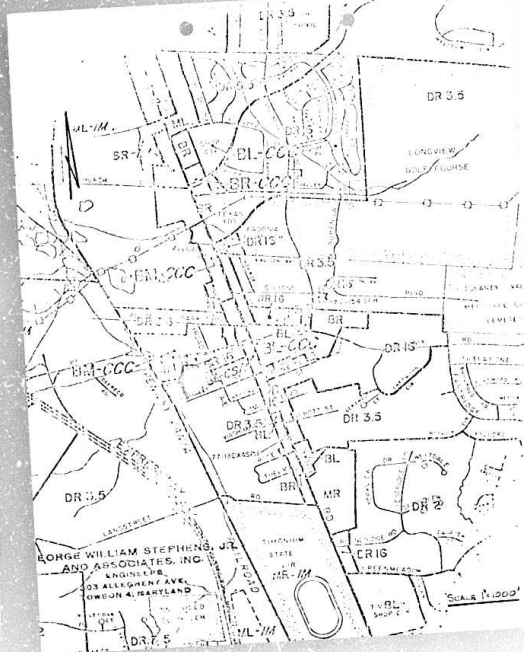
Location of property 10001 Old Orchard Road, Baltimore, Md.

Location of Signer John J. & Mary E. Kesteven

RECEIVED: 4-29-68

Remarks Approved for posting

Posted by John J. & Mary E. Kesteven Date of return _____



CERTIFICATE OF PUBLICATION


 OFFICE OF
 THE **TIMES**
 NEWSPAPERS
 TOWSON MD 21204 August 31 1978

CERTIFICATE OF POSTING
TOWNING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Referred

District 2th Date of Posting June 1, 1972

Posted for Appeal

Petitioner WILLIAM H. VICKERT, et al

Location of property S.W. 1/4, PARKVIEW BLVD. PARKVIEW AVE

Location of Signs S.W. COR. PARKVIEW BLVD & GREEN AVE.

Remarks STAKE STILL STANDING - SIGN BROKEN AWAY FROM SIGN BEARS

Posted by J. GORDON L. ROBERTS Date of return JUNE 8, 1972

Signature

USED ORIGINAL STAKE & SIGN

To: _____
 Date: 1/21 Time 9:35
WHILE YOU WERE OUT
Mr. Wm. Lebeck
 1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
 7. _____
 8. _____
 9. _____
 10. _____
 11. _____
 12. _____
 13. _____
 14. _____
 15. _____
 16. _____
 17. _____
 18. _____
 19. _____
 20. _____
 21. _____
 22. _____
 23. _____
 24. _____
 25. _____
 26. _____
 27. _____
 28. _____
 29. _____
 30. _____
 31. _____
 32. _____
 33. _____
 34. _____
 35. _____
 36. _____
 37. _____
 38. _____
 39. _____
 40. _____
 41. _____
 42. _____
 43. _____
 44. _____
 45. _____
 46. _____
 47. _____
 48. _____
 49. _____
 50. _____
 51. _____
 52. _____
 53. _____
 54. _____
 55. _____
 56. _____
 57. _____
 58. _____
 59. _____
 60. _____
 61. _____
 62. _____
 63. _____
 64. _____
 65. _____
 66. _____
 67. _____
 68. _____
 69. _____
 70. _____
 71. _____
 72. _____
 73. _____
 74. _____
 75. _____
 76. _____
 77. _____
 78. _____
 79. _____
 80. _____
 81. _____
 82. _____
 83. _____
 84. _____
 85. _____
 86. _____
 87. _____
 88. _____
 89. _____
 90. _____
 91. _____
 92. _____
 93. _____
 94. _____
 95. _____
 96. _____
 97. _____
 98. _____
 99. _____
 100. _____
 101. _____
 102. _____
 103. _____
 104. _____
 105. _____
 106. _____
 107. _____
 108. _____
 109. _____
 110. _____
 111. _____
 112. _____
 113. _____
 114. _____
 115. _____
 116. _____
 117. _____
 118. _____
 119. _____
 120. _____
 121. _____
 122. _____
 123. _____
 124. _____
 125. _____
 126. _____
 127. _____
 128. _____
 129. _____
 130. _____
 131. _____
 132. _____
 133. _____
 134. _____
 135. _____
 136. _____
 137. _____
 138. _____
 139. _____
 140. _____
 141. _____
 142. _____
 143. _____
 144. _____
 145. _____
 146. _____
 147. _____
 148. _____
 149. _____
 150. _____
 151. _____
 152. _____
 153. _____
 154. _____
 155. _____
 156. _____
 157. _____
 158. _____
 159. _____
 160. _____
 161. _____
 162. _____
 163. _____
 164. _____
 165. _____
 166. _____
 167. _____
 168. _____
 169. _____
 170. _____
 171. _____
 172. _____
 173. _____
 174. _____
 175. _____
 176. _____
 177. _____
 178. _____
 179. _____
 180. _____
 181. _____
 182. _____
 183. _____
 184. _____
 185. _____
 186. _____
 187. _____
 188. _____
 189. _____
 190. _____
 191. _____
 192. _____
 193. _____
 194. _____
 195. _____
 196. _____
 197. _____
 198. _____
 199. _____
 200. _____
 201. _____
 202. _____
 203. _____
 204. _____
 205. _____
 206. _____
 207. _____
 208. _____
 209. _____
 210. _____
 211. _____
 212. _____
 213. _____
 214. _____
 215. _____
 216. _____
 217. _____
 218. _____
 219. _____
 220. _____
 221. _____
 222. _____
 223. _____
 224. _____
 225. _____
 226. _____
 227. _____
 228. _____
 229. _____
 230. _____
 231. _____
 232. _____
 233. _____
 234. _____
 235. _____
 236. _____
 237. _____
 238. _____
 239. _____
 240. _____
 241. _____
 242. _____
 243. _____
 244. _____
 245. _____
 246. _____
 247. _____
 248. _____
 249. _____
 250. _____
 251. _____
 252. _____
 253. _____
 254. _____
 255. _____
 256. _____
 257. _____
 258. _____
 259. _____
 260. _____
 261. _____
 262. _____
 263. _____
 264. _____
 265. _____
 266. _____
 267. _____
 268. _____
 269. _____
 270. _____
 271. _____
 272. _____
 273. _____
 274. _____
 275. _____
 276. _____
 277. _____
 278. _____
 279. _____
 280. _____
 281. _____
 282. _____
 283. _____
 284. _____
 285. _____
 286. _____
 287. _____
 288. _____
 289. _____
 290. _____
 291. _____
 292. _____
 293. _____
 294. _____
 295. _____
 296. _____
 297. _____
 298. _____
 299. _____
 300. _____
 301. _____
 302. _____
 303. _____
 304. _____
 305. _____
 306. _____
 307. _____
 308. _____
 309. _____
 310. _____
 311. _____
 312. _____
 313. _____
 314. _____
 315. _____
 316. _____
 317. _____
 318. _____
 319. _____
 320. _____
 321. _____
 322. _____
 323. _____
 324. _____
 325. _____
 326. _____
 327. _____
 328. _____
 329. _____
 330. _____
 331. _____
 332. _____
 333. _____
 334. _____
 335. _____
 336. _____
 337. _____
 338. _____
 339. _____
 340. _____
 341. _____
 342. _____
 343. _____
 344. _____
 345. _____
 346. _____
 347. _____
 348. _____
 349. _____
 350. _____
 351. _____
 352. _____
 353. _____
 354. _____
 355. _____
 356. _____
 357. _____
 358. _____
 359. _____
 360. _____
 361. _____
 362. _____
 363. _____
 364. _____
 365. _____
 366. _____
 367. _____
 368. _____
 369. _____
 370. _____
 371. _____
 372. _____
 373. _____
 374. _____
 375. _____
 376. _____

To: MC Balkov

Date: 7/14/80 Time: 2:20

WHY E YOU WERE OUT

cl: 2:30 PM third wing, 5th MC house

Phone: 5 Area Number: _____ Extension: _____

TELEPHONED	"PLEASE CALL"
WANTED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	URGENT
RETURNED YOUR CALL	

Message: "Someone called and said that the sign posted at the car, Helena Rd. and Broad Haven, Case No. 79-64-R, had been blown down."

Case No. _____ Officer: _____

(Coverslip) (0022)

Prof. Wilson 7/6

Julio in negotiation with the
Catalinas at present time. I suggested
then come in and settle plan. was
accompanied with Bill & Co.

Call & Home to notify of postmortem
2432 14th. Postmortem

William H. Volkert, et' al	
Page 2	
Mr. Thomas Kelly	Protestant
127 Tregapone Road	
Timonius, Maryland 21093	
Mrs. Pauline Boda	Protestant
104 Harding Street	
Timonius Maryland 21093	
Mr. Joseph Gehring	Protestant
1116 Linkside Drive	
Baltimore, Maryland 21231	
Mr John W. Hession, III, Esquire	People's Counsel
James E. Dyer	Request Notification

ITEM NO. 15

PROPERTY OWNER: William H. Volkart, et al
 LOCATION: 1/4 corner of Padonia Road and Road Avenue
 ELECTION DISTRICT: 8
 COUNCILMANIC DISTRICT: 3

RECOMMENDED DATE OF HEARING: Week of September 15, 1978

ACREAGE: 5.8
 GEOGRAPHICAL GROUP: None
 FUNCTIONAL CATEGORY: C

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: D.R. 3.5, D.R. 16, M.L.R.
 EXISTING ZONING: D.R. 3.5, D.R. 16, M.L.R.
 REQUESTED ZONING: B.M.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 3.5, D.R. 16, M.L.R.)

This partially wooded tract of land is located on the south side of Padonia Road, east of York Road. To the west, the tract is bounded by D.R. 3.5, to the east by the Padonia Building and parking area; to the south by the D.R. 3.5, to the north, on the opposite side of Padonia Road, the Padonia Park Retail Center and the Padonia Town Office Building are being constructed on commercially zoned properties. The petitioner is requesting a change from M.L.R., D.R. 16 and D.R. 3.5 to B.M., zoning, proposing to construct a shopping center.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned M.L.R., D.R. 16 and D.R. 3.5. During the preparation and processing of this map, the zoning of a portion of the subject property was identified as an issue before both the Planning Board (part of 10-225) and the County Council (part of 3-225). The Board's recommendation of D.R. 3.5 zoning for this portion of the property was adopted by the County Council.

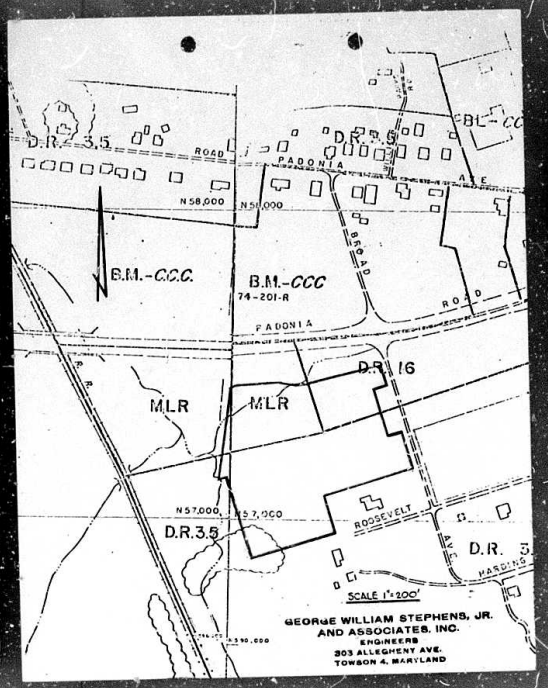
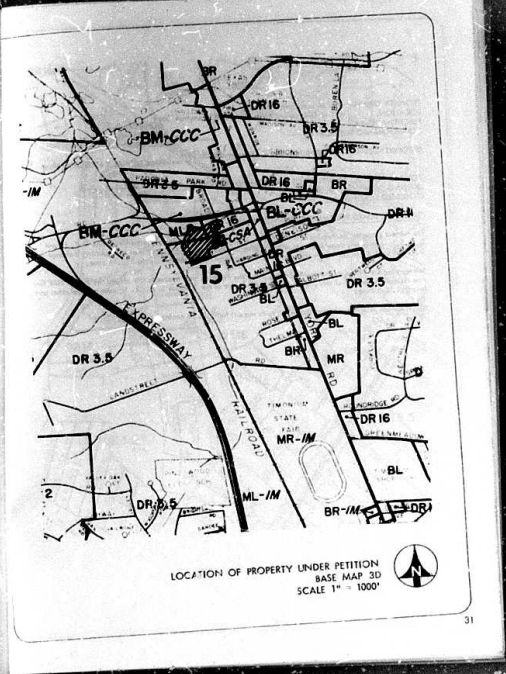
The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated, in part, that, as presently zoned, development of the subject property would generate approximately 400 trips per day. Further, development of a shopping center on this site with the multiple traffic flow through the corner streets of the Timonium Heights subdivision to the south would, in the opinion of the Board, have an impact upon the neighborhood. Finally, the Planning Board believes that ample commercial opportunities are provided for in the York Road corridor.

The Planning Board believes that the existing zoning is appropriate here, and that the zoning map is correct. Further, development of a shopping center on this site with the multiple traffic flow through the corner streets of the Timonium Heights subdivision to the south would, in the opinion of the Board, have an impact upon the neighborhood. Finally, the Planning Board believes that ample commercial opportunities are provided for in the York Road corridor.

It is therefore recommended that the existing zoning, M.L.R., D.R. 16 and D.R. 3.5, be retained.

*Bas 20.35, D.R. 16 & M.L.R.
 + D.R.
 D.R. 20.35, D.R. 16
 M.L.R. + D.R.*

*Copy only pages
 for Item 15*



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
 1978. Filing Fee \$ 50.00 Received ☒ Cash
☒ Other

Eric Blum
 S. Eric Blum,
 Zoning Commissioner

Petitioner *William H. Volkart, et al* Submitted by *Eric Blum*
 Petitioner's Attorney *Eric Blum* Reviewed by *Eric Blum*

* 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 *8th* Date of Posting: *Sept. 3, 1978*

Post for: *PETITION FOR RECLASSIFICATION*
 Petitioner: *William H. Volkart, et al*
 Location of property: *S.W. corner of Padonia Rd. & York Ave.*

Location of Sign: *S.W. corner of Padonia Rd. & York Ave. (20 ft. x 20 ft. of Green Ave.)*
150 ft. N. of Roosevelt St. (1/4 M.S. Roosevelt St. 350 ft. W. of Green Ave.)
Remains to SE. corner Padonia Rd. & York Ave. (20 ft. x 20 ft. of Green Ave.)

Posted by: *William H. Volkart* Date of return: *Sept. 7, 1978*

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 31, 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., commencing at one time on or before the 19th day of September, 1978, the said publication appearing on the 31st day of August, 1978.

THE JEFFERSONIAN,
S. Frank Johnson
 Manager.

Cost of Advertisement: \$

STROMBERG PUBLICATIONS, INC.
 BY *Etha Lange*

OFFICE OF THE TIMES
 TOWSON, MD. 21204 August 31, 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR RECLASSIFICATION - William H. Volkart et al is the following:

☐ Catonsville Times ☐ To son 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 1st day of September 1978, that is to say, the same was inserted in the issues of August 31, 1978

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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, RA, CC, CA					
Reviewed by: <i>AL</i>		Revised Plans:			
Previous case: <i>None</i>		Change in outline or description	Yes	No	
		Map #	<i>NW 152</i>		

BALTIMORE COUNTY, MARYLAND No. 73426
 OFFICE OF FINANCE: REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: August 15, 1978 ACCOUNT: 01-662
 AMOUNT: \$50.00

RECEIVED FROM: *William H. Volkart, et al*
 FOR: *Filing Fee for Case No. 73-616*

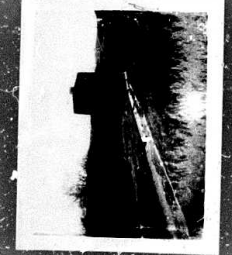
DATE: January 24, 1979 ACCOUNT: 01-662
 AMOUNT: \$95.00

RECEIVED FROM: *John H. Johnson, III*
 FOR: *Cost of Advertising and Posting for Case No. 73-616*

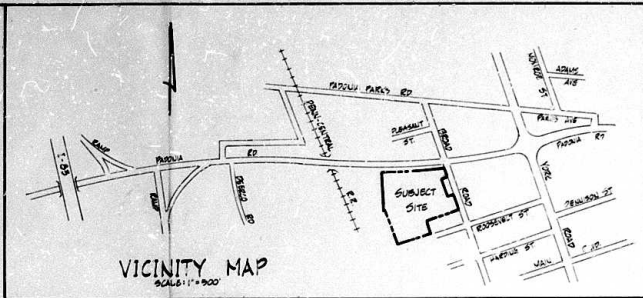
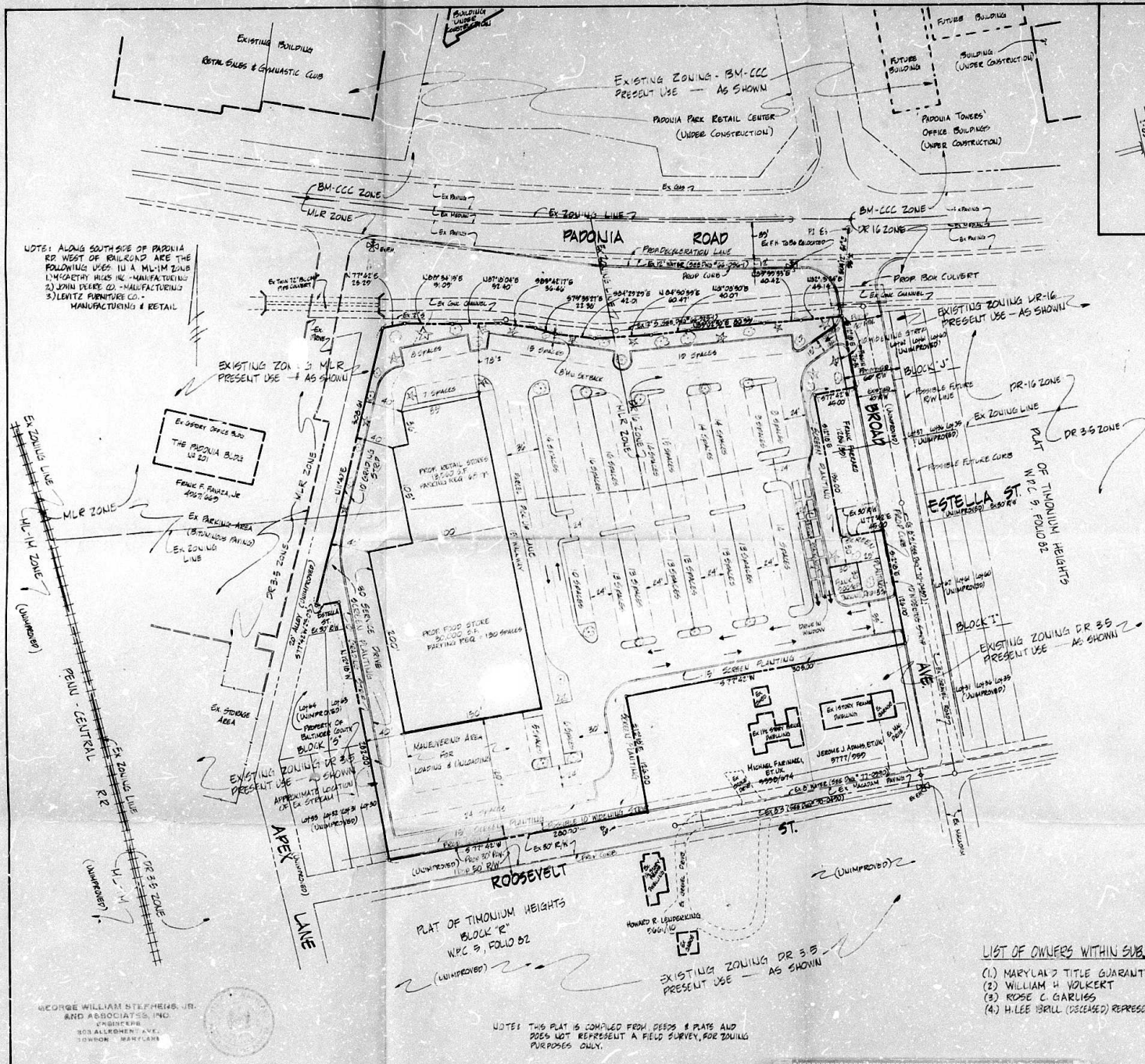
DATE: September 20, 1978 ACCOUNT: 01-662
 AMOUNT: \$266.16

RECEIVED FROM: *William H. Volkart, et al*
 FOR: *Cost of Advertising and Posting for Case No. 73-616*

DATE: February 15, 1980







GENERAL NOTES

- 1) AREA OF TRACT - 5.705 ACRES
- 2) PRESENT USE OF TRACT - UNIMPROVED LAND
- 3) PROPOSED USE - SHOPPING CENTER
- 4) PRESENT ZONING - DR-35, DR-16 AND MLR
- 5) PROPOSED ZONING - BM
- 6) UTILITIES:
 - A) SANITARY SEWER IS AVAILABLE SOUTH SIDE PADONIA ROAD AND TO ROAD AVE (CURRENTLY UNIMPROVED) AS SHOWN HEREON
 - B) WATER IS AVAILABLE IN PADONIA ROAD AND IN ROOSEVELT STREET AS SHOWN HEREON
 - C) STORM DRAINAGE, STORM WATER MANAGEMENT & SEDIMENT CONTROL WILL BE DESIGNED IN COMPLIANCE WITH BALTIMORE CO. REGULATIONS INCLUDING ZONING ORDINANCE & SHOWN ON FINAL SITE PLAN
- 7) PAVING - SHALL BE BITUMINOUS SURFACE, PROPERLY DRAINED, WITH SUFFICIENT STONE CEMENT SUB BASE. ALL INTERIOR CURBS SHOWN HEREON SHALL BE OF CONCRETE OR BITUMINOUS CONSTRUCTION NOT LESS THAN 8" HIGH AND 24" HIGH
- 8) LIGHTING - PROPOSED ON SITE LIGHTS SHALL BE SO DIRECTED AS NOT TO REFLECT LIGHT TOWARD RESIDENTIAL LOTS. ADDITIONALLY, SAID LIGHTS SHALL NOT INTERFERE WITH SURROUNDING TRAFFIC. MINIMUM HEIGHT OF PROPOSED LIGHTS TO BE 20 FEET
- 9) SCREENING - IN AREAS DESIGNATED "SCREEN PLANTING", ROW OF ARBORVITAE (8' ON CENTER, MINIMUM HEIGHT 4') AND ROW OF SPREADING YEW (8' ON CENTER, MINIMUM HEIGHT 4') SHALL BE PLACED IN TWO ROWS ALTERNATELY SPACED 20' TO 40' TO PROVIDE A DENSE BARRIER FROM ADJACENT RESIDENTIAL AREAS.
- 10) LANDSCAPING - SHALL CONSIST OF ASSORTED EVERGREEN TREES SHOWN THIS & MORE & PIN OAKS SHOWN THIS & PLANTED AT INTERVALS OF APPROXIMATELY 30 FEET ON CENTER ALONG SOUTH SIDE OF PADONIA RD. INTERIOR LANDSCAPING SHALL CONSIST OF COMPARABLE ASSEMBLY AS SHOWN HEREON. PLANTING APPROVAL: A MORE DETAILED BREAKDOWN WILL BE SHOWN ON FINAL SITE PLAN.

PARKING TABULATION

BASED ON SEC 401.2 OF THE BALTO. CO. ZONING REGULATIONS

PROP RETAIL STORES (1500 SQ FT 1000' x 100' SPACES REQUIRED FROM FOOD MARKET & 800 SQ FT 1000' x 100' SPACES REQUIRED FROM BULK & 800 SQ FT 1000' x 100' SPACES REQUIRED)

TOTAL PARKING REQUIRED - 311

TOTAL PARKING PROVIDED - 326

PARKING SPACES SHOWN HEREON - 310

NOV 19 78 PM



PLAT TO ACCOMPANY ZONING PETITION FOR RECLASSIFICATION FROM EXISTING DR-35, DR-16 & MLR ZONE TO BM ZONE

PROPERTY ON SOUTH SIDE PADONIA RD. AT WEST SIDE BROAD AVE. BALTIMORE COUNTY, MD.

ELECT. DIST. # 8

SCALE: 1" = 50'

REV 3/16/79 TO COMPLY WITH COUNTY COMMENTS

MARCH 29, 1978

- #### LIST OF OWNERS WITHIN SUBJECT SITE
- (1) MARYLAND TITLE GUARANTEE COMPANY
 - (2) WILLIAM H. VOLKERT
 - (3) ROSE C. GARLICK
 - (4) H. LEE BRILL (DECEASED) REPRESENTED BY OTHERS

NOTES: THIS PLAN IS COMPILED FROM DEEDS & PLATS AND DOES NOT REPRESENT A FIELD SURVEY, FOR ZONING PURPOSES ONLY.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVE. TOWSON, MARYLAND





- 1) AREA OF TRACT - 2.533 ACRES
- 2) PROPOSED USE OF TRACT - UNIMPROVED LAND
- 3) PROPOSED USE - SHOPPING CENTER
- 4) PROPOSED ZONING - DR-35, DR-10 AND MUR
- 5) PROPOSED ZONING - BK
- 6) UTILITIES:
 - A) SANITARY SEWER IS AVAILABLE ALONG SOUTH SIDE PARADISE ROAD AND TO BEAD ARE CURRENTLY UNIMPROVED AS SHOWN HEREON
 - B) WATER IS AVAILABLE IN PARADISE ROAD AND IN ROOSEVELT STREET AS SHOWN HEREON
 - C) STORM DRAINAGE/STORM WATER MANAGEMENT & SEDIMENT CONTROL WILL BE PROVIDED IN CONFORMANCE WITH BALTIMORE CITY REGULATIONS PERMITTED ZONING APPROXIMATELY 1 FOOT ON 100 FEET PLAN
- 7) PLANTING - SHALL BE BITUMINOUS SURFACE PROPERLY DRAINED, WITH SUFFICIENT STONE CRUSHER SUB BASE, ALL INTERIOR LANEWAYS SHOWN HEREON SHALL BE OF CONCRETE OR BITUMINOUS CONSTRUCTION NOT LESS THAN 6 FEET AND 18 INCHES DEEP
- 8) ROAD IMPROVEMENTS SHALL BE AS DIRECTED BY BALTIMORE CITY COMMENTS AND SHALL BE IN CONFORMANCE TO COUNTY SPECIFICATIONS
- 9) LIGHTING - PROPOSED OUTSIDE LIGHTS SHALL BE SO ORIENTED AS NOT TO REFLECT LIGHT TOWARD RESIDENTIAL LOT, ADDITIONALLY, SUD RAYS SHALL NOT INTERFERE WITH SURROUNDING TRAFFIC, MAXIMUM BRIGHT OF PROPOSED LIGHTS TO BE 30 FEET
- 10) SCREENING - IN AREAS DESIGNATED "SCREEN PLANTING", ROW OF MORINGASTES (5'0" IN CENTER MINIMUM HEIGHT) AND ROW OF SPREADING YEW (5'0" IN CENTER MINIMUM HEIGHT) SHALL BE PLACED IN TWO ROWS, ALTERNATELY SPACED SO AS TO PROVIDE A DENSE BARRIER FROM ADJACENT RESIDENTIAL AREAS.
- 11) LANDSCAPING - ALL CORNERS OF ADJACENT BOUNDARY TREES SHOWN THIS AND MAP & ALL CORNERS SHOWN THIS & PLANTED AT INTERVALS OF APPROXIMATELY 30 FEET ON CENTER ALONG SOUTH SIDE OF PARADISE RD. INTERIOR LANDSCAPING SHALL CONSIST OF COMPARABLE PLANTMENT AS SHOWN HEREON, PERIODIC AFFORDAL. A NOTE DETAILED REASONING WILL BE SHOWN ON FINAL CITY PLAN

PARKING TABULATION
BASED ON SECT 409.2 OF THE BALTO. CO.

PROP RETAIL STORAGE = 12,500 SQFT + 100 = 15 SPACES REQUIRED
 PROP FOOD MARKET = 8,200 SQFT + 100 = 100 SPACES REQUIRED
 PROP BULK = 2,500 SQFT + 100 = 5 SPACES REQUIRED
 TOTAL PARKING REQUIRED = 121
 TOTAL PARKING PROVIDED = 505
 PARKING SPACE ROWS BETWEEN - 2' x 10'

BLAT TO ACCOMPANY ZONING PETITION
FOR
RECLASSIFICATION FROM EXISTING DR-3.5, DR16-MR ZONE
TO
3M ZONE
PROPERTY ON SOUTH SIDE RADONIA RD. AT WEST SIDE BROAD AVE
BALTIMORE COUNTY, MD
SCALE: 1"=50'
REV 5/6/76 TO REFLECT BALTIMORE COUNTY COMMENTS
ELECT. DIST. # 8
MARCH: 20, 1978

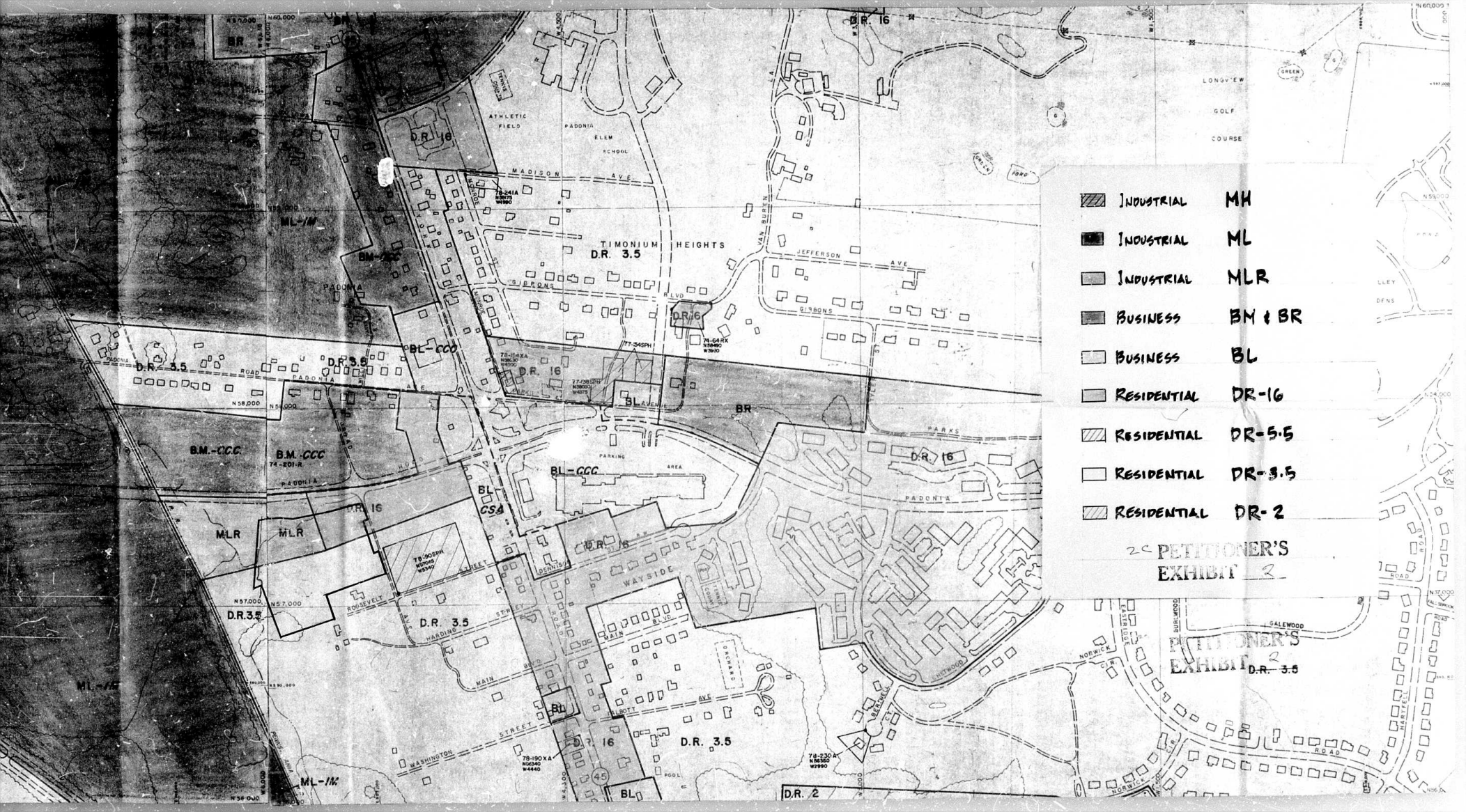
LIST OF OWNERS WITHIN SUBJECT SITE

- (1.) MARYLAND TITLE GUARANTEE COMPANY
- (2.) WILLIAM H. VOLKERT
- (3.) ROSE C. GARLICKS
- (4.) H. LEE BRILL (DECEASED) REPRESENTED BY OTHERS

NOTES: THIS PLAN IS COMPILED FROM DEEDS & PLATS AND DOES NOT REPRESENT A FIELD SURVEY, FOR ZONING PURPOSES ONLY.

NOTES: ALONG SOUTH SIDE OF PAPAONA
RD. WEST OF RAILROAD ARE THE
FOLLOWING: 1) A M/L/M ZONE
2) M/CARTHY HES INC - MANUFACTURING
3) JOHN DYER CO. - MANUFACTURING
4) LEVITZ FURNITURE CO. -
MANUFACTURING & RETAIL

GEORGE WILLIAMS STEPHENSON
AND ASSOCIATES INC
ENGINEERS
305 ALLEGHTON AVE.
BETHESDA, MARYLAND



- | | | |
|---|-------------|---------|
|  | INDUSTRIAL | MH |
|  | INDUSTRIAL | ML |
|  | INDUSTRIAL | MLR |
|  | BUSINESS | BM & BR |
|  | BUSINESS | BL |
|  | RESIDENTIAL | DR-16 |
|  | RESIDENTIAL | DR-5.5 |
|  | RESIDENTIAL | DR-3.5 |
|  | RESIDENTIAL | DR-2 |

2C PETITIONER'S
EXHIBIT 2

PETITIONER'S
EXHIBIT 2
D.R. 3.5

D.R. 2



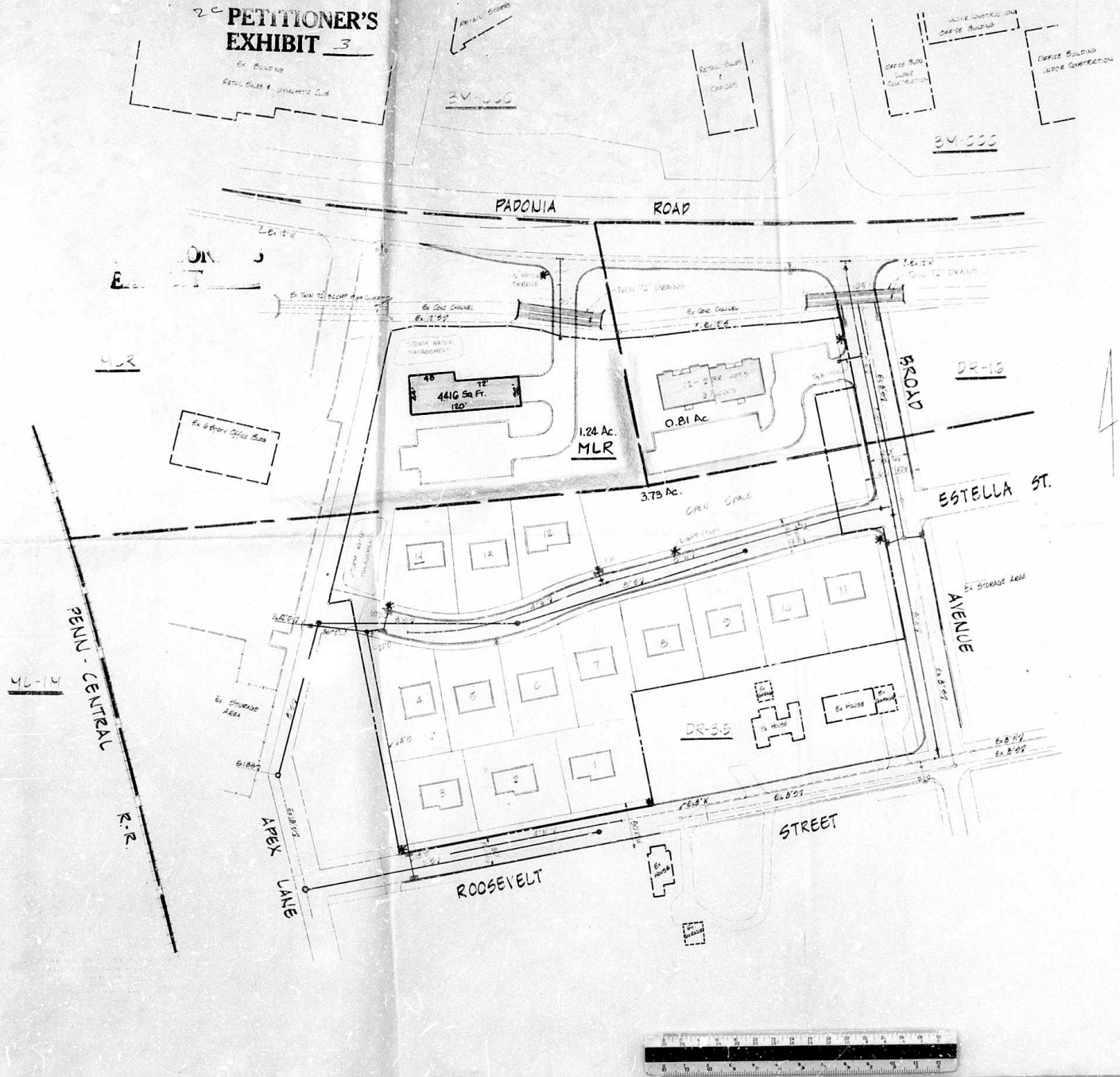
**PETITIONER'S
EXHIBIT 3**

EX. BUILDING
RETAIL SALES & SYNERGISTIC USE

2V-006

3V-000

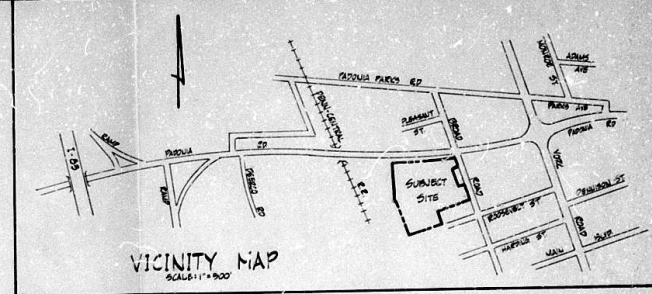
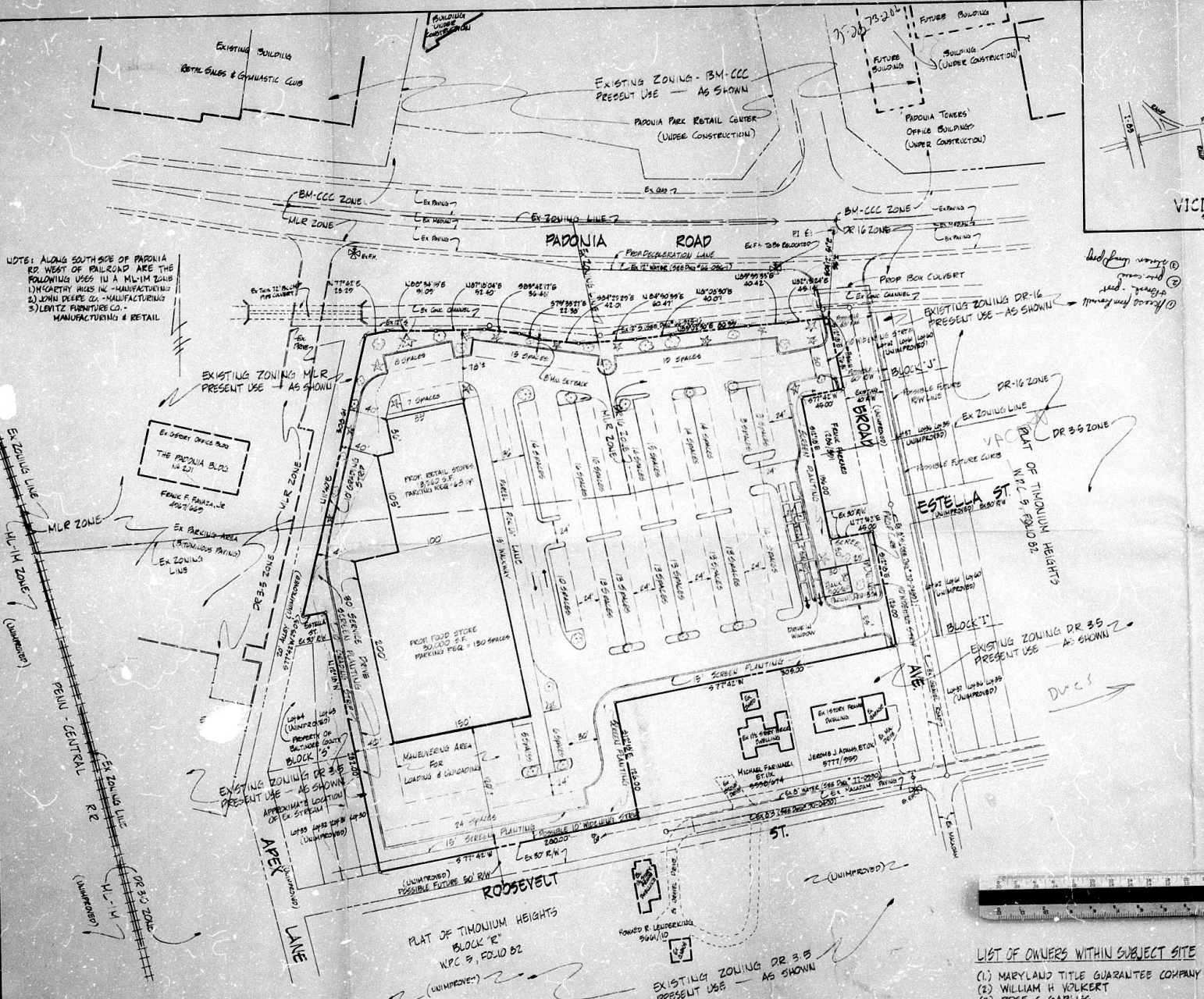
VICINITY MAP
SCALE: 1" = 500'



ACRES OF TRACT - 1.973 AC.
EX. 1.5 AC. TOTAL
MLR - 1.24 AC.
DR 1.2 - 0.81 AC.
DR 3.5 - 0.81 AC.
TOTAL - 1.973 AC.

EX. 1.5 AC. TOTAL
MLR - 1.24 AC.
DR 1.2 - 0.81 AC.
DR 3.5 - 0.81 AC.
TOTAL - 1.973 AC.

NOTE: ALONG SOUTH SIDE OF PADONIA RD. WEST OF RAILROAD ARE THE FOLLOWING USES IN A M-LM ZONE:
 1) MCARTHY HIGGS INC. - MANUFACTURING
 2) JOHN DEERE CO. - MANUFACTURING
 3) LENTZ FURNITURE CO. - MANUFACTURING & RETAIL



GENERAL NOTES

- 1) AREA OF TRACT = 5.700 ACRES
- 2) PRESENT USE OF TRACT - UNIMPROVED LAND
- 3) PROPOSED USE - SHOPPING CENTER
- 4) PRESENT ZONING - DR-35, DR-16 AND M-LR
- 5) PROPOSED ZONING - BM
- 6) UTILITIES:
 - A) SANITARY SEWER IS AVAILABLE ALONG SOUTH SIDE PADONIA ROAD AND IN PADONIA AVE (CURRENTLY UNIMPROVED) AS SHOWN HEREON.
 - B) WATER IS AVAILABLE IN PADONIA ROAD AND IN ROOSEVELT STREET AS SHOWN HEREON.
 - C) STORM DRAINAGE, STORM WATER MANAGEMENT & SEDIMENT CONTROL WILL BE PROVIDED IN COMPLIANCE WITH BALTIMORE CO. REGULATIONS FOLLOWING APPROVAL.
- 7) PAVING - SHALL BE BITUMINOUS SURFACE, PROPERLY DRAINED, WITH SUFFICIENT STRENGTH TO SUPPORT SUB BASE. ALL INTERIOR DRIVEWAYS SHALL BE CONCRETE OR BITUMINOUS CONSTRUCTION NOT LESS THAN 6" WIDE AND 4" THICK. ROAD IMPROVEMENTS SHALL BE AS DIRECTED BY BALTIMORE CO. COMMENTS AND SHALL BE IN COMPLIANCE TO COUNTY SPECIFICATIONS.
- 8) LIGHTING - PROPOSED OUTLINE LIGHTS SHALL BE SO DIRECTED AS NOT TO REFLECT LIGHTS TOWARD RESIDENTIAL LOTS, ADDITIONALLY LIGHTS SHALL NOT INTERFERE WITH SURROUNDING TRAFFIC, MAXIMUM HEIGHT OF PROPOSED LIGHTS TO BE 20 FEET.
- 9) SCREENING - IN AREAS DESIGNATED "SCREEN PLANTING", ROW OF ABOKVITAE C'OU CENTER MINIMUM HEIGHT 6' AND ROW OF SPREADING NEW TREES (B'OU CENTER MINIMUM HEIGHT 4') SHALL BE PLACED IN THE ROWS, ACTUALLY SPACED 20 TO 25 TO PROVIDE A BUSHY BARRIER FROM ADJACENT RESIDENTIAL AREAS.
- 10) LANDSCAPING - SHALL CONSIDER OF ASSORTED EVERGREEN TREES SHOWN THIS & AND MAPS & PLU SHOWN SHOWN THIS & PLANTED AT INTERVALS OF APPROXIMATELY 30 FEET ON CENTER ALONG SOUTH SIDE OF PADONIA RD. INTERIOR LANDSCAPING SHALL CONSIST OF COMPARABLE PLANTING AS SHOWN HEREON, PEPPERS APPROVAL. A MORE DETAILED BREAKDOWN WILL BE SHOWN ON FINAL SITE PLAN.

PARKING TABULATION

BASED ON WEST 4002 OF THE BALTO. CO. ZONING REGULATIONS
 PROPOSED RETAIL STORES 10,000 SQ. FT. + 200' 10 SPACES REQUIRED
 PROPOSED FOOD MARKET 8,000 SQ. FT. + 100' 150 SPACES REQUIRED
 PROPOSED DRIVE-IN 4,000 SQ. FT. + 100' 10 SPACES REQUIRED
 TOTAL PARKING REQUIRED = 220
 TOTAL PARKING PROVIDED = 205
 PARKING SPACE SHOWN HEREON - 210

LIST OF OWNERS WITHIN SUBJECT SITE

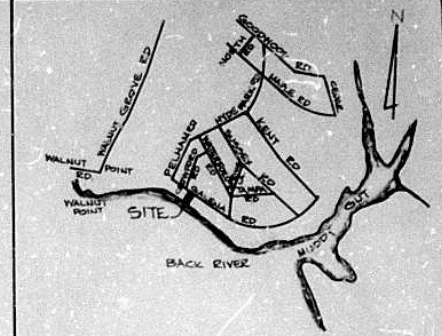
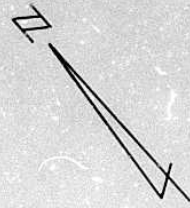
- (1) MARYLAND TITLE GUARANTEE COMPANY
- (2) WILLIAM H. VOLKERT
- (3) ROSE C. GARLICK
- (4) H. LEE BRILL (DECEASED) REPRESENTED BY OTHERS

PLAT TO ACCOMPANY ZONING PETITION
 FOR
 RECLASSIFICATION FROM EXISTING DR-35, DR-16 & M-LR ZONE
 TO
 BM ZONE
 PROPERTY ON SOUTH SIDE PADONIA RD. AT WEST SIDE BROAD AVE.
 BALTIMORE COUNTY, MD.
 SCALE: 1" = 50'
 ELEC. DIST. # 8
 MARCH 29, 1978
 SERIES 6001

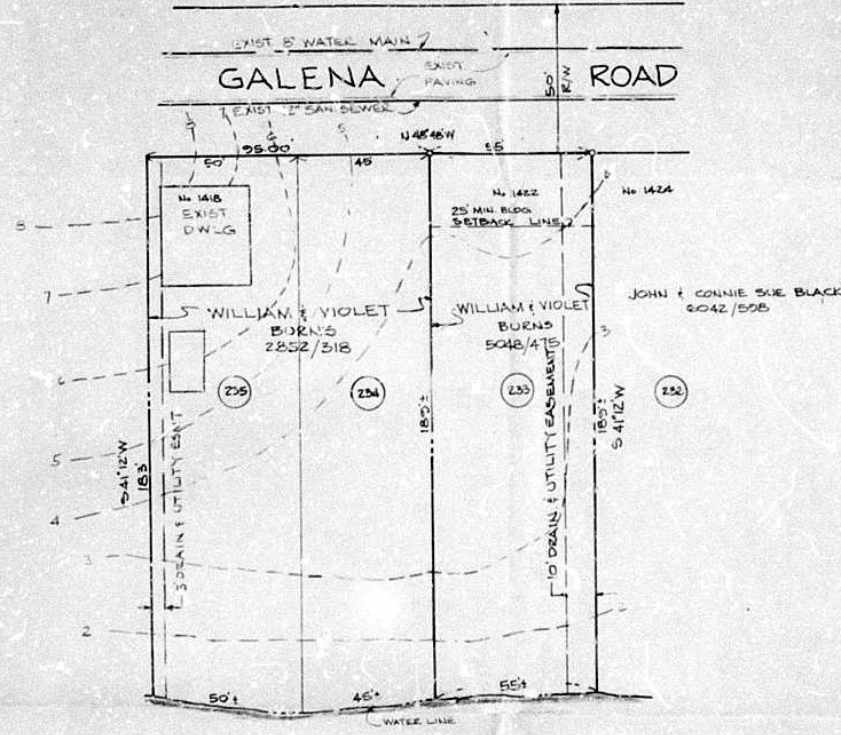
GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 300 ALLEGHENY AVE.
 BALTIMORE, MARYLAND



NOTE: THIS PLAT IS COMPILED FROM DEEDS & PLATS AND DOES NOT REPRESENT A FIELD SURVEY, FOR ZONING PURPOSES ONLY.



VICINITY MAP
SCALE: 1"=2400'

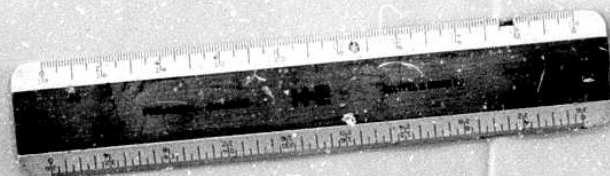


DENSITY CALCULATIONS
 1. PRESENT ZONING DE 5.5
 2. PROPOSED ZONING DE 5.5
 3. AREA OF LOTS 233, 234, 235 = 0.642 ac.
 4. LOT 233 & 5' STRIP OF LOT 234 TO BE CONVERTED
 5. REMAINING AREA TO BE RETAINED BY PRESENT OWNER

PRELIMINARY PLAN
 RESUBDIVISION OF LOTS
 233, 234 & 235 HYDE PARK
 RB. 2/53
 15TH ELECTION DISTRICT
 BALTIMORE COUNTY, MD.
 SCALE: 1"=30' AUG. 15, '081

PREPARED BY
 HUDKINS ASSOCIATES INC
 SUITE 101 SHELL BUILDING
 200 E. JOPPA RD
 TOWSON MARYLAND 21204

OWNER
 WILLIAM M. & VIOLET BURNS
 1418 GALENA ROAD
 BALTIMORE MD 21221



MINOR PLAN
 XV-315
 ZODING

