(TO ACCOMPANY PETITION FOR RECLASSIFICATION - ITEM #18)
ZONING COMMESSIONER OF BALITMORE COUNTY:
THE WHITE MARSH JOINT VENTURE

hereby petition (1) that the maing status of the herein described property be re-districted, pursuan to the Zoning Law of Baltimore County, from an undistricted

district for the following reasons

To provide a neighborhood shopping center as explained in the memorandum in support of the petition for zoning reclassification filed for subject property (Item No. 18)

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

Property is to be posted and advertised as prescribed by Zoning Regulation I, or we, agree to pay expenses of above re-districting and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the roning

age of this pettition, and untriner agree to and are to be sound by the Sounds titless of Baltimore County adopted purguant to the Zoning Law for Baltimore Title by The RADRI JOHNT VINITURE By The Tough of Stienberg By Tough of Stienberg 302 W. Pennsylvania Avenue Towson, Maryland 21204

d A. Reid Petitioner's Attorney 102 W. Pennsylvania Aven Towson, Maryland 21204. 823-1800

19 75., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through nore County, that property be posted, and that the public bearing be had before the County nore of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th y of Sestember

-

March 30, 1378 CONVENIENCE CENTER AT W

Engineering Description

Reclassification of BL-CNS Zoning to D. R. 5, 5 Zoning

Lying and being in Election District Number Eleven of Baltimore County, Maryland.

BEGINNING for the same at a point on the southerly side of Silver Spring, 30 feet from the centerline thereof, said point being 230 feet from the center of Honeygo Boulevard ed westerly along said southerly side of Stiver Spring Road, said point being on the South 74005'30" East. 497.88 foot line of the "RESURDIVISION DLAT OF NOTTINGUAL SECTION 1, PHASE II", Sheet 2 of 2, dated December 1, 1975 and recorded among ords of Baltimore County in Plat Book E. H. K. Jr. No. 59 at follo 34, 343, 85 westerly end thereof, thence binding on said southerly side of Silver Spring Road and on the westerly side of Honeygo Boulevard the following four courses and olstances, (1) South 74005'36" East, 154,00 feet; (2) South 30029'20" East; 29,00 feet; (3) South 15054'30" West 80 65 foot: (4) Southwesterly slore a curve to the left having a radius of 1955, 00 feet, for a distance of 170.09 feet, being subtended by a Chord bearing and distance of South 11017'23" West, 169.90 feet; thence leaving said Honeygo Boulevard (5) North 74<sup>0</sup>05'30" West, 188.68 feet; (6) North 15<sup>0</sup>54'30" East, 270.00 feet to the point

Containing 1, 098 acres of land, more or less

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

County and which is described in the description and plat attached hereto and made a part hereof hereby polition (1) that the soning status of the herein described property be re-class to the Zoning Lew of Baltimore County, from an DR 5.5 and BL-CNS

Error in original soning

Error in the Comprehensive Zoning Map.

Change in the character of the neighborhood



and (1) for a Special Properties under the said Zoping Law and, Zoping Regulations of Raltimore County, to use the herein described property, for ...

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception ceting, et:., upon filing of this petition, and further agree to and are to be bound by the zoning ore County adopted pursuant to the Zoning Law for Baltin

mound 102 W. Pennsylvania Avenue Towson, MD 21204

THE WHITE MARSE JOINT VENTURE
BY:
R. McLean Campbell
Authorized Representative Lagal Gumes 102 W. Pennsylvania Avonue

Towson, MD 21204

197 8 that the subject matter of this petition he advertised as May required by the Zoning Law of Baltimore County, in two newspapers of general circulation through ore County, that property be posted, and that the public hearing be had before the Zoning

ner of Baltimore County in Room 106, County Office Building in Towson, Baltimo 25th day of September 197 8 A. M

9/25/78

MEMORANDUM IN SUPPORT OF PETITION FOR ZONING RE-CLASSIFICATION BY THE MHITE MARSH JOINT VENTURE (ELEVENTH ELECTION DISTRICT)

This Petition for Reclassification is a request for the relegation of a NL-CNS zone or Petitioner's property. During the 1276 map adoption process, the planning staff recommended a BL-CNS zone on Petitioner's property to provide a community convenience center for the new residential community being deunloyed by Petitioner at White Marsh. Petitioner requested that the location of said zone be moved west of the location suggested by the planning staff to the southeast quadrant of the intersection of Silver Spring Road and Honeygo Boulevard (formerly known as Perry Hall Boulevard). Said request was gran ed, but since Honeygo Boulevard was not shown on the zoning map the location of said zone was fixed by scale.

When, on February 21, 1978 Petitioner submitted a preliminary plan for the development of the portion of White Marsh including the BL-CNS zone, it was discovered that said zone had been incorrectly fixed so that Honeygo Boulevard divided it into two parcels, one lying east of Honeygo Boulevard and the other lying west of Honeygo Boulevard. Neither parcel is of sufficient size to be used for the planned purpose of a community convenience center, and it is doubtful that either parcel can be used for any commercial purposes. In addition, a portion of the western parcel is open space land to be acquired by Baltimore County.

Both error and change are involved in these facts. To the extent that the alignment of Honeygo Boulevard was incorrectly anticipated on the map, it is error. To the extent that Horaygo Boulevard was constructed in a different location than articipated by the map, it is change.

Petitioner now seeks to have the BL-CNS zone located east of Honeygo Boulevand enlarged to provide sufficient land to support the community convenience center plenned for this neighborhood. This will require that additional land east of Honeygo Boulevard zoned DR 5.5 be rezoned to BL-CNS. At the same tire, the land west of Honeygo Boulevard now zoned BL-CNS Lay be rezoned to DR 5.5.

Attorney for Petitioner

George J. Martinal Deputy Zoning Commissioner November 17, 1978

Richard A. Reid, Esquire 102 West Pennsylvania Av Towson, Maryland 21204

> RE: Petitions for Reclassification and Districting S/S of Silver Spring Road, 230' W of Honeygo Boulevard - 11th Election District The White Marsh Joint Ventur. -NO. 79-66-R (Item No. 18)

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

Very ruly yours S ERIC DI NENNA Coning Commissione:

SFD.nr

cc: Mr. Robert M. Pullian

John W. Hessian, III. Esquire

March 30, 1978

CONVENIENCE CENTER AT WHITE MARSH Engineering Description

Reclassification of D.R. 5.5 Zoning to BL-CNS Zoning

Twing and being in Chartles District Number Flavor of Baltimore County, Maryland BEGINNING for the same at a point on the southerly side of Silver Spring Road, 30 fee from the centerline thereof, said point being 125 feet from the center of Honeyea Boulevare ared easterly along said southerly side of Silver Spring Road, thence running parallel to said Silver Spring Road (1) South 74°05'30" East, 176,00 feet; thence leaving said Silver Spring Road and running for lines of division the following three courses and distances, (2) South 08032'03" West, 479.20 feet: (3) South 88037'31" West, 204.63 feet: (4) North 47046'13" West, 29, 00 feet to a point on the easterly side of Honeygo Boulevard, 110 feet wide, as shows on the "RESUBDIVISION PLAT OF NOTTINGHAM WOODS SECTION 1 PHASE II" Sheet 2 of 2, dated December 1, 1975 and recorded among the Plat Records of Baltimore County in Plat Book E. H. K. Jr. No. 39 at folio 34, said point being on the South 91022'29" East, 248.28 foot line of said plat, 100,00 feet from the southerly end thereof, thence binding on said Honeygo Boulevard the following two courses and distances. (5) North 01"22'29 West, 148.38 feet; (6) Northeasterly along a curve to the right, having a radius of 945.00 feet, for a distance of 114,78 feet, being subtended by a Chard bearing and distance of North 02006'18" East, 114, 71 feet; thence I aving said Honeygo Boulevard and running for lines of division the following two courses and distances, (7) South 74005'30" Fast, 54, 70 feet: (8) North 15°54'30" East, 270,00 feet to the point of BEGINNING.

Sennet A. McCord

PF. PETITION FOR RECLASSIFICATION . REPORT THE ZONING COMMISSIONE S/S of Silver Spring Rd., 230' W Honeygo Blvd., 11th District:

WHITE MARSH JOINT VENTURY. t Case No. 79-66-R ......

ORDER TO ENTER APPEARANCE

-2-

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

Peter Max Bemmerman Peter Max Zimmerman Deputy People's Counsel

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

OF BALTIMORE COUNTY

1 HERERY CEPTIFY that or this 22nd day of August, 1978, a copy of the foregoing Order was mailed to Richard A. Rold, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

> John W. Hessier M. John W. Hessian, III

> > MAR 2 1 1979

| Pursuant to the advertisement  | , posting of property, and public hearing on the above Polition and   |
|--|---|
| ennearing that by reason of the  | requirements of Section 259, 28, of the Baltimers   |
| ounty Zoning Regulations.  | having been mot, the Dietricting should be granted.   |
|  | as December   |
| <u> Disposition</u>  | 0 (38)38 (10 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4   |
|  |   |
| ·  |   |
|  |   |
| IS ORDERED by the Zonir  | ng Commissioner of Baltimore County, this 17  |
|  | 28, that the he.ein Petition for Districting from Undis-<br>ct, for the 2.567 acre parcel, should be and the same   |
|  | ter the date of this Order, subject to the approval of  |
| te plan by the Departm   |   |
| Works and the Office of Pi   | anning and Al The Ille  |
| The state of the s | 1100  |
| oning.   | Zoning Commissioner of Baltimore County   |
| Coning.  Pursuant to the advertiseme   | Zoning Commissioner of Baltimore County   |
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| pring.  Pursuant to the advertisement it appearing that by reason of the state of t | Acating Commissioner of Bultimore County on, penting of property and public hearing on the above petition   |
| printing.  Pursuant to the advertiseme and it appearing that by reason of the advertiseme and it appearing that by reason of the above Redistricting should RANTED.  IT IS ORDERED by the Zon  | Againg Commissioner of Baltimore County nt, posting of property and public bearing on the above polition  NOT BE HAD, and/or the Special Exception should NOT BE  |
| coning.  Pursuant to the advertiseme and it appearing that by reason on the above Redistricting should GRANTED.  IT IS ORDERED by the Zon of the Control of  | Acating Commissioner of Bultimore County on, posting of property and public hearing on the above petition  M  |
| coning.  Pursuant to the advertiseme and it appearing that by reason on the above Redistricting should GRANTED.  IT IS ORDERED by the Zon of the Control of  | Againg Commissioner of Baltimore County  nt, posting of property and public hearing on the above petition  NOT BE HAD, and/or the Special Exception should NOT BE  lang Commissioner of Baltimore County, this    |
| Pursuant to the advertiseme and it appearing that by reason of the above Redistricting about GRANTED.  IT IS ORDERED by the Zon of the Control of the Contro | Againg Commissioner of Baltimore County  on, penting of property and public hearing on the above petition  NOT BE HAD, and/or the Special Exception aboutd NOT BE  ing Commissioner of Baltimore County, this     |
| Pursuant to the advertiseme and it appearing that by reason of the above Re-districting about GRANTED.  IT IS ORDERED by the Zon of Comments of the above described by the Zon of Comments of the above described by the above described by the above described by the Zon of Comments of the above described by the Zon of Comments of the Zon of Comments of the Zon of Comments of the Zon of the Zon of Comments of Comments of the Zon of Comme | Acating Commissioner of Bultimore County on, posting of property and public hearing on the above petition  M.  NOT BE HAD, and/or the Special Exception should NOT BE lang Commissioner of Bultimore County, this |

Pursuant to the advertisement, posting of property, and public hearing on the shore Petition and it appearing that by reason of orcor in the original noming map and the health, sufery, and general welfere of the community not being adversely affected, the Reclassification should be granted. November ...... 197 &, that the herein Petition for Reclassification from a for B. Normher. ... 197 A, that the herein Petition for Reclassification rows.

Ball. Zones. Chin. S. District to a B. R. 5, 5 Zones, for the 1, or the contract rows.

Fig. 3. D. R. 5, 5 Zone to a B. L. Zone, for the 2 Zone, which is a ball to a ball to the plane in GARATED, from a contract of this Order, subject by the appropriat of a cite plan by the Department of Public Warts And the Office of Planman and Zones. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of..... GRANTED. IT IS OPDERED by the Zoning Commissioner of Baltimore County, this...... 197 ... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and zone; and/or the Special Exception for James James Zoning Commissioner of Baltimore County

White Marsh Joint Venture 102 West Perusylvaria Avenua Suite 304 Towson, Manyland 21204 301/825-0545 COPY

PETITIONER'S
EXHIBIT #1
October 27, 1975

MR. WILLIAM FROMM, DIRECTOR OFFICE OF PLANNING Jefferson Bullding Touson, Haryland 21206

RE: Beltimore County Planning Board's 1976 Comprehensive Zoning Hap Recommendation V-MB

Dear Mr. Froms

the are pleased to see and support the astiture County Planeling Section of Let Output Charles and Section of Let Output Charles (Section 1) and Section of Section 1) and Section of Section 1) and S

Since that time our residential Rester Pion has undergone extensive review and conditiation by our land planners, NTA Associates. Their effort to create the hest overall development pin has been responsive to the site's natural characteristics and to a declaracteristic section and alterner of units properly phased over the period of development.

As a result of this planning affort, wricus factors, such as overall traffic circulation, retainings of natural flood plain - open space and continuity of residential development, have indicated that a small first in the location of this ELCES zoning, a vocalizately 500 went of the present proposed site, would be some beautiful to the creatil plans,

The actual site we would like to recommend would still be on the south side of Silver Spring Bood between the actsitus intersection of Silver Spring Road and the Silver Spring Spur Road Connection to Mile Heart Boulevard and the Intersection of Silver Spring Road Heart Spring Road Spring Road Spring Sp

Perry Hall Books and renamed Unneupo Books ward

MR. WILLIAM FROMA

We would appreciate your review of this request for the above mentioned location thift in the SL-CHS souling and hope you can act on it favorably in view of our citathed Hasterplan for this project. Naturally, we are available to discuss this aster in detail with you and your staff of your fourtieros.

Yery truly yours,

BRUCE S. CAMPBELL, 118

CCAIr., Arnold Flaishmann, Chairman-Baltimore County Planning Board Br. Barld Flomors, Northeast Sector Planner, Baltmare County Br. P. Bouglas Bollenberg

White Marsh Joint Venture 102 West Pennsylvania Avenue Suite 304 Towson, Maryland 21204 301 /825-0545

COPY PETITIONER'

EXHIBIT # 2 December 4, 1975

Hr. Arnold Fleischmann, Chairman EALTHORS COUNTY PLANNING BOARD Esitinore County Office Building Towner, Kerylan' 21204

Re: Item V-40, Staff Eccommended Change from Existing DR 5.5 to DL-CR3

Dear Hr. Pleischanns

With report to the surve issue, a ann sub-tited for your review is a copy of the letter diste footloor 27, 197 from the White borth goint Wenture to he, william D. From supporting in concept the staff reconsendation for the above tee, but urjusy a change in the location of the LL-Chi rose reconsended by the staff. They emitored copy details such reconsended by the staff. They emitored copy details such reconsended to the resons therefore.

The Joint Wenture extended that Tuesday Magening's Public Boaring in the 5th District and notes what comment was made on V-60, a proposed Community Convenience Center, Fr. Konnech Crooke, President of Perry Bill Community Association, inc., sade the point that the location shown on the proposed Joyse appoints the site for the proposed Joyse View Elecantary School. Joint Venture's reconscription that the site for the Community Convenience Center to shifted foot to the west responds to the potential product are considered in the venture of the potential product of the proposed years of the Center to as not appear to the project's internal system of traffic to and froz the Center to the project's internal system of traffic circulation.

We believe that your raview will find our suggestion in the community interest and consistent with sound land use planning.

Very truly yours,

Richard R. Jones Manager of Earketing

REJifo Ecclosure Maitiffian County Deposition of Planning

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RE COUNTY OFFICE OF PLANNING & CONDING

Comments on Item # 18 , Zoning Cycle III, April, 1978, are as follows Property Owner: White Marsh Joint Venture
Location: 5/5 Silver Spring Road 23U W. Honeygo Blvd
Existing Zenicg: D.R.5.5 and B.L.-C.N.5
Proposed Zoning: B.L.-C.N.5 and D.R.5.5
Acres: 1.098

Mr. Eric S. DiNenno, Zoning Commission

Zoning Advisory Committee
Office of Plannin g and Zoning
Baltimere County Office Building
Towson, Maryland 21204

This office has reviewed the subject patition 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 ring on this petition

Dense screening should be provided along Honoygo Blvd.

All on-site free standing lights should be of the cut-off type and at a neight no greater than 12 feet.

Very truly yours,

April 21. 1978

John Zelm John L. Wimbley

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1978

Bureau of Engineering

Department of Traffic Engineering

Richard A. Reid, Esquire 102 West Pennsylvania Avenue Towson, Maryland 21204

> Cycle III Reclassification and Redistricting Petition Item Number 18 Petitioner - The White Marsh

Dear Mr. Reid:

Pureau of Health Department Project Planning Building Department Board of Education Ioning Administract Industrial Development

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition did 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 called the support 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 Bicector of Planning may file a written report with the zoning Committee of the support of the supp

Richard A. Reid, Esquire Item Number 18 May 1, 1978

Particular attention should be afforded the comments of the Bureau of Engineering and the Office of Current Planning and Development.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions control of the control of the

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:rf

cc: Whitman, Requardt & Associates Engineers 1111 North Charles Street Baltimore, Maryland 21202

TOWISON MARYLAND 21204

April 26, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

> No: Item #18 (Cycle III April-October 1976) Property Owner: White Marsh Joint Venture 8/8 Silver Spring #d. 230' W. Home/go Blvd. Existing Zoning: D.R. 5.5 & B.L.-(L.M.S. Proposed Zoning: B.L.-(C.M.S. & D.R. 5.5 res: 1.098 District: 11th

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.

These sites are portion of the overall property for which comments were previously supplied, i.e. Items 8212 and 8214 (1969-1970) 71-17801 and 71-1730; Item 816 Cycle I (April-october 1971) 72-508; and Item 822 (1976-1977) 77-23786119

The 1.098 acres site comprises Local Coun Space and a portion of Lot 67 Block "A", shown on Resubdivision Plat of NotLingham Words, Section I, Phase II (E.H.K., Jt. '9, Polio 34). Baltimore County highway and utility improvement exist or are secured by Tublic North Agreement 117405, executed in connection therewith.

The site consignous to the east side of Honoyop Boulevard has been excluded from the pealexistry plan "Minison" sh, Section III, Thame IA and IP, which was reviewed the Baltiance County Joint Bouldvision Flanning Committee, as stated into book buddwisson Planning Committee, Comments were also supplied for Project IDJ. No. 77-7192. Highways:

Honeygo Boulevard is being constructed as a divided closed section roadway on a

Silver Spring Road is proposed to be further improved in the future as a 40-foot closed section toachay on a 60-foot right-of-way. Highesy right-of-way idening, including any necessary revortible assessmits for slopes, will be required in connection with any

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

Property Owner: White Harsh Joint Venture Page 2 April 26, 1978 Development of this property through stripping, grading and stabilization could result in a sediment pollotion problem, demapling private and public holdings downstream of the property. A grading parmit is, therefore, necessary for all grading, including the stripping of top soil.

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

There are Beltimore County storm drains within drainage and utility elemental through these sites. The Nettlimore is continued are necessated by construction of countries of the state of

The Decitioner must provide necessary drainage facilities (temporary or permanent) to prever creating any maissances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which any results, due to improper grading or improper installation of drainage facilities, would be the Still responsibility of the Petitions.

There is a public 12-inch water main in Silver Spring Road (Drawing 874-0288, Pile 3), although the Baltimore County Water Plan W-17B, as amended, indicates "Planned Service" in the area in 3 to 5 years.

There is a public 10-inch scattery sever approximately 50 feat east of chis property at Silver Spring Rad, and southeasterly 50-wed as indicated on the subsitted plan (Creating FA-0733, File 11. A public sanitary never erransion is required therefore. The Baltiance County Sewer "Plan 5-17h, as emended, indicates "Existing Jervice" in the

Felowath P. Dim / 20 mow PLISHORTH N. DIVER, P.E.

END - FAN - PWR - SE

J. Somers C. Warfield

32 6 33 NE 29 6 30 Pos. Sheets NE 8 & 9 H Topo 72 Tax Map

Attachment

department of trains. TOWSON, MARYLAND 21204 (301) 494-3550 department of traffic engine STEPHEN E. COLLINS DIRECTOR

April 13, 1978

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

RE: Item \$15 - ZAC - Cycle 3 - April, 1978
Property Conner: White Marshs Joint Venture
Locations 45f 515tree Spring Ids. 230° w. Bensygo Boulevard
Bristing Zoning: 5.1. - C.B. 5. 5 5.1. - C.B. 5.
Proposed Zoning: 5.1. - C.B. 5. + S.B. 5.5
Acress 1.098
Statistic 11th

Dear Mr. Dillenne:

The subject petition is requesting a change from D.R. 5.5 to B.L. of 1.09 acres.

This should increase the trip density from 50 to 500 trips per day. This increased density can be expected to create problems until such time as White Mersh Boulevard is constructed to Belair Road.



April 2h 1978

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

Dear Mr. DiNennat

Comments on Item #18, Zoning Advisory Committee Meeting for Cycle III. are as follows:

White Marsh Joint Venture S/S Silver Spring Rd. 230' W Honeygo Blvd. D.R. 5.5 & B.L.-C.N.S. B.L.-C.N.S. & D.R. 5.5 1.098 Property Owners Existing Zoning: Proposed Zoning: Districts

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

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

Very truly yours,

Thouse H. Dovlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THID/KS/fthe

ons J. J. Meter



Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 2120h

Attention: N. Commodari, Chairman Zoning Adivery Committee

Re: Property Owner: White Marsh Joint Venture Location: S/S Silver Spring Rd. 230' W. Honeygo Blvd. Zoning Agenda Cycle III Item No. 18

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. Pire ignimate for the referenced property are required and shall be located at intermal or 300 feet close an approved road in accordance with history County Standards as published by the Department of Public Verke.

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

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCERDS the maximum allowed by the Fire Department,

h. The site shall be made to comply with all applicable parts of the Pive Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and abunchance existing or proposed on the site shall comply with all applicable requirements of the Battonal Pirce Pro-tection Association Summard No. 101 "Lafe Safety Code", 1970 Dutton prior to company.

( ) 6. Site plans are approved as Grawn.

( ) 7. The Pire Prevention Bureau has no comments, a. this time. 1) 7. The Fire Prevention Burem has no commonts, n. this time.

HOTE: Fire department connection shall be within 50 feet of an approved leaves to the prevention between the prevention of the property of the prevention between the property of the property



April 6, 1978

The items checked below are applicables

X A. Structure shall conform to Saltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Karyland Code for the Handicapped and aged and other applicable codes.

3 B. A building permit shall be required before commutation can begin.

X C. Additional <u>miscellaneous</u> Permits shall be required. D. Building shall be upgraded to new use - requires alteration permit.

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

X 7. Three nets of construction drawings with a registered Maryland irrhitect or Engineer's original seal will be required to file an application for a building permit.

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

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_\_\_

X J. Comment: Show handicapped parking, signs, curb cuts as i building access on plot plan.

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 24, 1978

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

Z.A.C. Meeting of: Cycle III

RE: Iten No: 13
Property Ouncr: White Marsh Joint Venture
Location: S/S Silver Spring 8d, 230' Willoneygo alvd.
Present Zoning: D.R. 5.5 & B.L.-C.N.5.
Proposed Zoning: B.L.-C.N.5. & D.R. 5.5

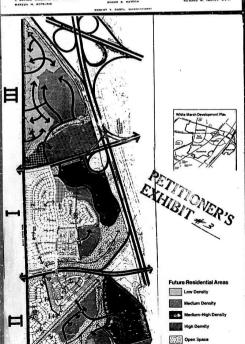
District: 11th No. Acres: 1.098

Dane Mr DiNenna:

No adverse effect on student population.

Very truly yours, 1. Til Feront w Nick Petrovich. Field Representative

Proposed Community



## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

PROM Rosellen J. Plant, industrial

Development Commission

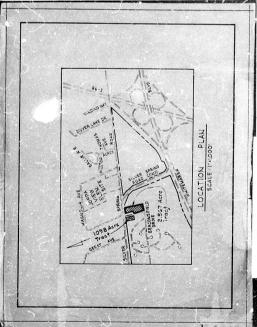
SUBJECT. No. 18. Proparty Omegr., White Marsh Joint Venture

Location: S/S Silver Spring Road 230' W Honeygo Blvd.

Existing Zoning: D. R. 5.5 b D. L. -C. N. 5.

Proposed Zoning: B. L. -C. N. 5. b D. R. 5.5

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 mans.





TOWSON MD 21204 September 7

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION AND REDISTRICY-Wis inserted in the following:

- ☐ Catonsville Times
  ☐ Dundalk Times
  ☐ Essex Times
- ☐ Towson Times
- ☐ Arbutus Times
  ☐ Community Times

was inserted in the issues of Santamber 7. 1978

> STROMBERG PUBLICATIONS, INC. By Esthe Burger

## CERTIFICATE OF PUBLICATION

TOWSON MD September 7 19.78 THIS IS TO CERTIFY, I've the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oneschausesh appearing on the .... 7th ... day of ... Sentember

L. Liank Shirt

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Grantec by ZC, BA, CC, CA Reviewed by: Revised Plans: Previous case: NGNE Map + NE8H

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapsake Avenue Yowson, Maryland 21204 Your Petition has been received \* this 3/57 day of MARCH 1978. Filing Fee \$ 50 00 . Received X Check

Petitioner Lare Mass Vent Vent. Submitted by

(R. Oneseen)

Petitioner's Attorney Richard Food Reviewed by

M. 73458

50.00mx

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

Call # 79-66-8

CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY

Dates of Princip or 200 may Beela garfication.

Portes for 200 may Beela garfication.

Portison Whate March Joseph Newstern.

Leater of property. S. S. of Silver Spring Bd., 232 W. of Starting and Location of Signe of an Silver Spring als. 4 or Workygo Block

Posted by Nomer Remainstar



VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION

283 1 78 MG 16





