

ORDER RECEIVED FOR FILING

DATE November 1978
BY John L. Boyd

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 259.2B, of the Baltimore County Zoning Regulations having been met, the Districting should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 19 78, that the herein Petition for Districting from Undistricted to a C.N.S. District, for the 2.567 acre parcel, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 19 78, that the above re-districting be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as is and/or the Special Exception for as is be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 19 78, that the above re-districting be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as is and/or the Special Exception for as is be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE November 1978
BY John L. Boyd

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 259.2B, of the Baltimore County Zoning Regulations having been met, the Districting should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 19 78, that the herein Petition for Reclassification from a B.M. Zone-C.N.S. District to a D.R.5.5 Zone, for the 1.098 acre parcel, and from a D.R.5.5 Zone to a B.L. Zone, for the 2.567 acre parcel, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 19 78, 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 to remain as is and/or the Special Exception for as is be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



White Marsh Joint Venture
102 West Pennsylvania Avenue
Suite 204
Towson, Maryland 21204
301/825-0545

COPY

PETITIONER'S
EXHIBIT #1

October 27, 1978

MR. WILLIAM FROMM, DIRECTOR
OFFICE OF PLANNING
Jefferson Building
Towson, Maryland 21204

RE: Baltimore County Planning Board's 1976 Comprehensive Zoning Map Recommendation #46

Dear Mr. Fromm:

We are pleased to see and support the Baltimore County Planning Staff's recommendation of 2.4 acres of BL-CMS zoning located on our 430 acre residential tract at White Marsh. At present this zoning is proposed for location on the south side of Silver Spring Road across from the Joppa View Elementary School site. This is the location we furnished Mr. Joppa View Elementary School site. This is the location we furnished Mr. Joppa View Elementary School site. This is the location we furnished Mr. Joppa View Elementary School site.

As a result of this planning effort, various factors, such as overall traffic circulation, retention of natural flood plain - open space and continuity of residential development, have indicated that a small shift in the location of this BL-CMS zoning, a westerly 800' westerly of the present proposed site, would be more beneficial to the overall plan.

The actual site we would like to recommend would still be on the south side of Silver Spring Road between the existing intersection of Silver Spring Road and the Silver Spring Spur Road connection to White Marsh Boulevard and the intersection of Silver Spring Road with proposed Perry Hall Boulevard. This shift in location is shown on the attached site plan.

Perry Hall Boulevard (renamed Unacapp Boulevard)

White Marsh Joint Venture, a general partnership of Washington Village Inc., Towson, Md. and Essex House/Johnson, Cal. is developing a residential community at White Marsh

MR. WILLIAM FROMM
October 27, 1978
Page 2

We would appreciate your review of this request for the above mentioned location shift in the BL-CMS zoning and hope you can act on it favorably in view of our attached Masterplan for this project. Naturally, we are available to discuss this matter in detail with you and your staff at your convenience.

Very truly yours,

BRUCE S. CAMPBELL, III

CC: Mr. Arnold Fleischmann, Chairman-Baltimore County Planning Board
Mr. David Flowers, Northeast Sector Planner, Baltimore County
Mr. P. Douglas Soltenberg



White Marsh Joint Venture
102 West Pennsylvania Avenue
Suite 204
Towson, Maryland 21204
301/825-0545

COPY
PETITIONER'S
EXHIBIT #2

December 4, 1978

Mr. Arnold Fleischmann, Chairman
BALTIMORE COUNTY PLANNING BOARD
Baltimore County Office Building
Towson, Maryland 21204

Re: Item V-40, Staff Recommended Change from Existing DR 5.5 to BL-CMS

Dear Mr. Fleischmann:

With regard to the above issue, a plan submitted for your review is a copy of the letter dated October 27, 1978 from the White Marsh Joint Venture to Mr. William D. Fromm supporting in concept the staff recommendation for the above item, but urging a change in the location of the BL-CMS zone recommended by the staff. The enclosed copy details such recommendation and the reasons therefor.

The Joint Venture attended at Tuesday Evening's Public Hearing in the 5th District and notes what comment was made on V-40, a proposed Community Convenience Center. Mr. Kenneth Crooks, President of Perry Hall Community Association, Inc., made the point that the location shown on the proposed map was opposite the site for the proposed Joppa View Elementary School. Joint Venture's recommendation that the site for the Community Convenience Center be shifted 800' to the west responds to the potential problem of traffic congestion suggested by Mr. Crooks. The shift would relocate the Center so as not to put it opposite the school and so as to orient traffic to and from the Center to the project's internal system of traffic circulation.

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

Very truly yours,

Richard R. Jones
Manager of Marketing

Enclosure, Baltimore County Department of Planning

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Richard A. Reid, Esquire
108 West Pennsylvania Avenue
Suite 204
Towson, Maryland 21204
301/825-0545

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

Your Petition has been received and accepted for filing this 1st day of Nov, 1978

Eric DiNenna
Zoning Commissioner

Petitioner: The White Marsh Joint Venture
Petitioner's Attorney: Richard A. Reid, Esquire

cc: Whitman, Packard & Associates
Engineers
1111 North Charles Street
Baltimore, Maryland 21205

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 84-3211

LESLIE H. GRAFF
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 #18, Zoning Cycle III, April, 1978, are as follows

Property Owner: White Marsh Joint Venture
Location: S/S Silver Spring Road 200' W. Honeygo Blvd
Existing Zoning: D.R.5.5 and B.L.-C.N.S.
Proposed Zoning: B.L.-C.N.S. and D.R.5.5
Acre: 1.098
District: 11th

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.

Dense screening should be provided along Honeygo Blvd.

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

Very truly yours,

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

1

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 24, 1978

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

Z.A.C. Meeting of: Cycle III

RE: Item No: 18
Property Owner: White Marsh Joint Venture
Location: S/S Silver Spring Rd. 230' W Honeygo Blvd.
Present Zoning: D.R. 5.5 & B.L.-C.N.S.
Proposed Zoning: B.L.-C.N.S. & D.R. 5.5

District: 11th
No. Acres: 1.098

Dear Mr. DiNenna:
No adverse effect on student population.

Very truly yours,

W. Nick Petrowski
W. Nick Petrowski
Field Representative

NJP/op

JOSEPH H. HUGHES, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCOU H. ESTERLINE

THOMAS H. ROYER
MRS. LORRAINE F. FORD
ROBERT A. HAYDEN

ALVIN LOVICK
MR. SILVIO R. BUILO, JR.
NICHOLAS W. TRACY, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Comoderi, Zoning Date: April 18, 1978
FROM: Rosellen J. Plant, Industrial Development Commission
SUBJECT: Mr. J.B. Property Owner: White Marsh Joint Venture
Location: S/S Silver Spring Road 230' W Honeygo Blvd.
Existing Zoning: D.R. 5.5 & B.L.-C.N.S.
Proposed Zoning: B.L.-C.N.S. & 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 maps.

Rosellen J. Plant
ROSELLEN J. PLANT

RJP:pk

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 September 7 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR RECLASSIFICATION AND REDISTRICTING of White Marsh Joint Venture was inserted in the following:

- | | |
|--|--|
| ☐ Cincinnati Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for 212 successive weeks before the 11th day of September 1978, that is to say, the same was inserted in the issues of September 7, 1978

STROMBERG PUBLICATIONS, INC.
BY: *Edith Bunge*

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 7, 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. on one time before the 25th day of September 1978, the 18th publication appearing on the 7th day of September 1978.

THE JEFFERSONIAN
L. S. Smith
L. S. Smith
Cost of Advertisement, \$

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, BA, CC, CA										
Reviewed by <i>JP</i>										
Change in outline or description										
Previous case: <i>None</i>										
Revised Plans:										
Map: <i>NE8H</i>										

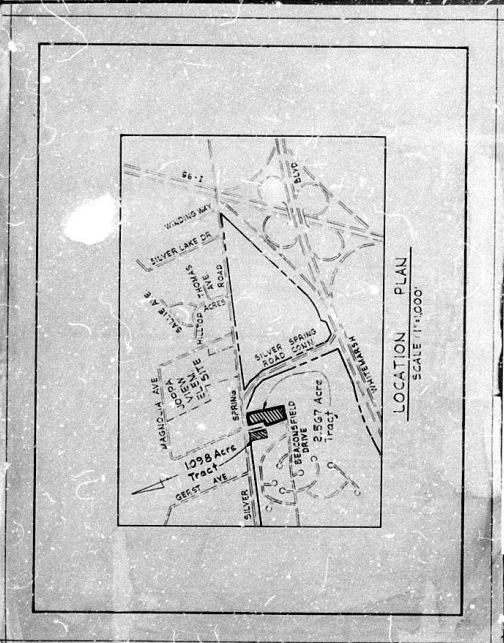
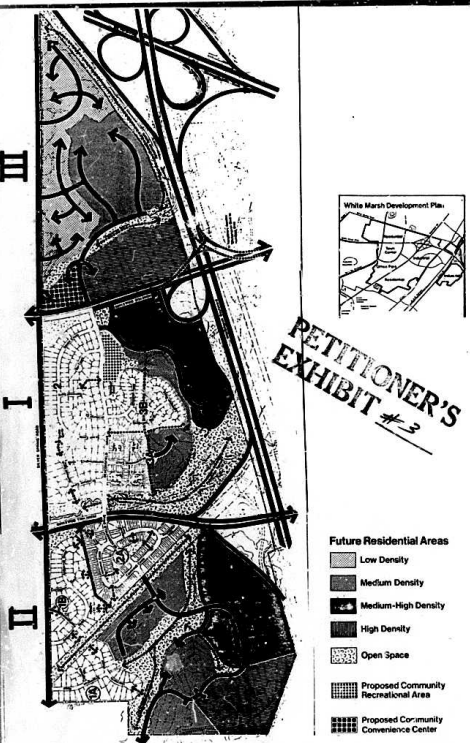
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 51st day of *March* 1978. Filing Fee \$ *50.00*. Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: *White Marsh Joint Venture* Submitted by *JP*
Petitioner's Attorney: *Richard Faid* Reviewed by *JP*

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



Cash # 79-66-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *11th* Date of Posting: *Sept. 3, 1978*
Posted for: *White Marsh Joint Venture*
Petitioner: *White Marsh Joint Venture*
Location of property: *S/S Silver Spring Rd., 230' W. of Honeygo Blvd.*
Location of Signs: *4 on Silver Spring Rd., 4 on Honeygo Blvd.*
Remarks: *None*
Posted by: *None* Date of return: *8 signs*

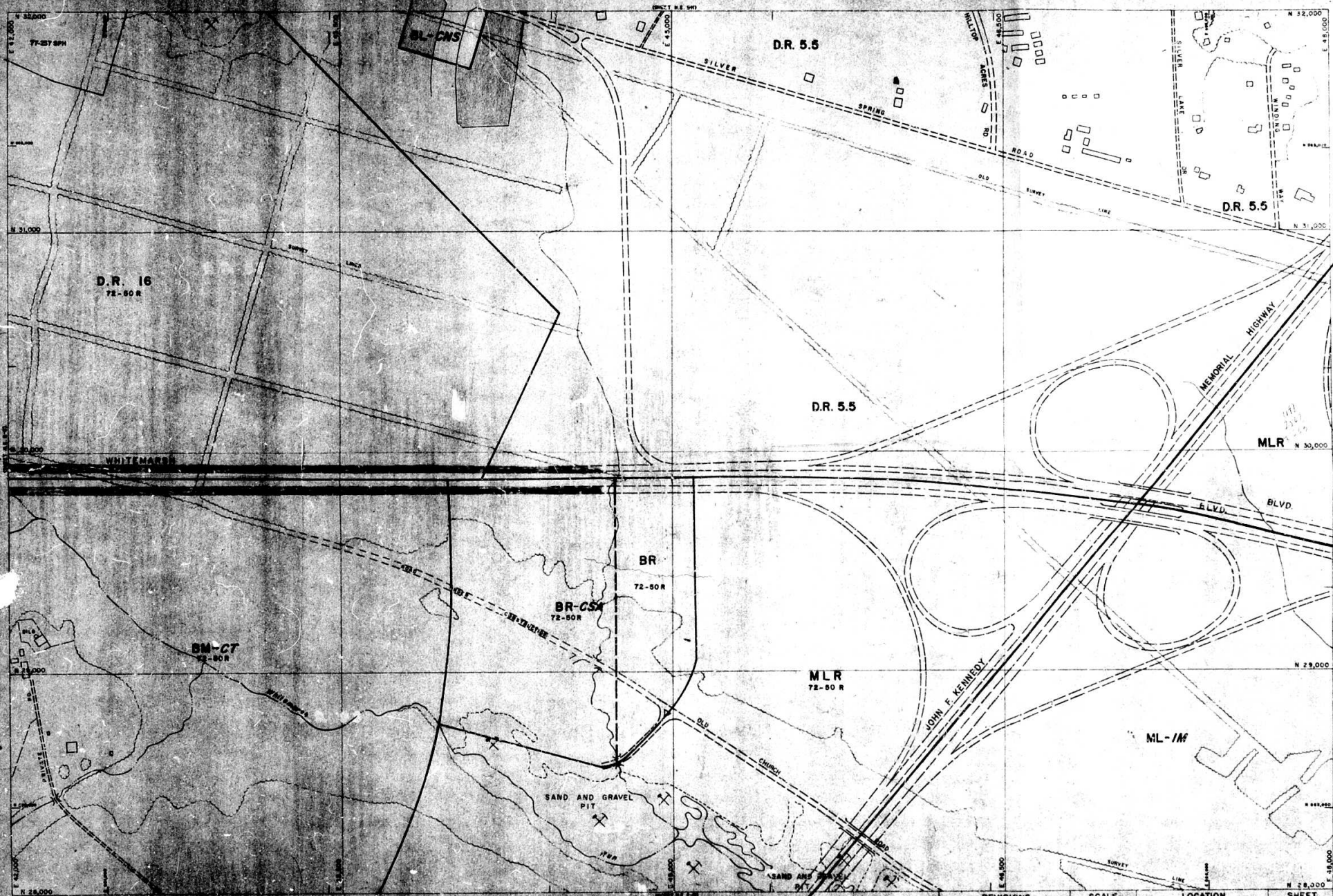
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 73458
DATE: August 15, 1978 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED: *White Marsh Joint Venture*
FOR: *Filing Fee for Case No. 79-66-R*
VALIDATION OR SIGNATURE OF CLERK: *50.00*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 73526
DATE: September 21, 1978 ACCOUNT: 01-662
AMOUNT: \$280.52
RECEIVED: *White Marsh Joint Venture*
FOR: *Cost of Advertising and Posting for Case No. 79-66-R*
VALIDATION OR SIGNATURE OF CLERK: *280.52*





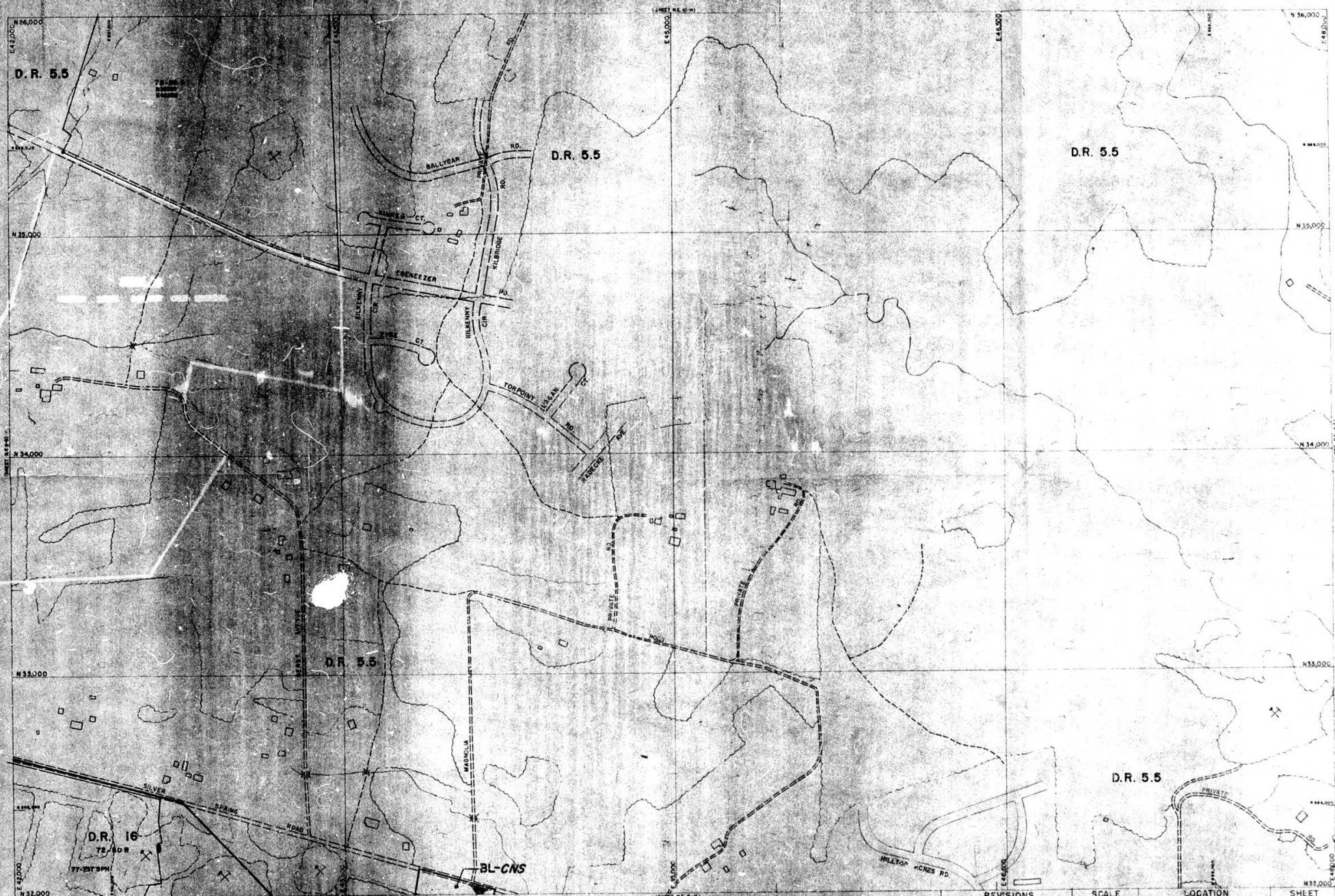
M-SW M-SE
M-NW M-NE

BALTIMORE COUNTY COUNCIL
OFFICIAL ZONING MAP
CT-2, 1978 & CT-3, 1976
LINDS 109-76, 109-78, 110-76, 111-7;
112-76, 113-76, and 114-76

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE		LOCATION		SHEET	
BY	DATE	1" = 200'		FULLERTON WHITE MARSH VICINITY			
		DATE OF PHOTOGRAPHY JUNE 1983					
						N. E. B-H	





M - NW M - NE

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
LITCHFIELD COUNTY COUNCIL
JULY 1976 & OCT. 8, 1976
L.N.S. 102-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

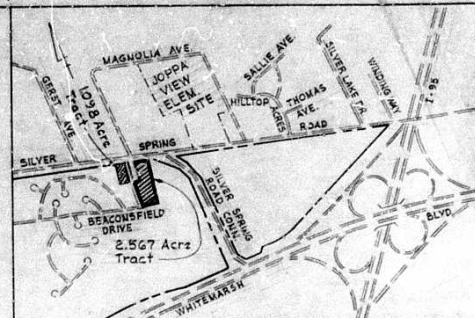
REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	WHITE MARSH PERRY HALL VICINITY	N.E.
		DATE OF PHOTOGRAPHY APRIL 1953		9-H
DRAWN BY PHOTOGRAPHIC ENGINEER AERO SPACE CORPORATION, INC. ADELPHI, PA.				

0001	0005	5000	1334
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ZONE 5.5

ZONE 5.5



LOCATION PLAN

SCALE 1"=1,000'

Notes

1. Roadway and parking areas shall be 10" thick and consist of an 8" crushed run base course and 2" bituminous concrete surface course.
2. Curbs shall be Baltimore County Type 'A' standard medium curb.
3. Lighting shall conform to Baltimore County Standards - 30 foot pole with an 8 foot arm and 250 watt mercury vapor roadway luminaire.
4. Dense screening shall consist of evergreen plants 4 feet in height.
5. Existing Drainage and Utility Easement improvements shall be relocated or piped under proposed improvements.
6. For existing 12" water line see Drawing No. 74-0283. For existing 10" sanitary sewer see Drawing No. 74-0783.

**WHITE MARSH SECTION III
PHASES IA & IB**

Convenience Center Data

Building Area = 25,000 S.F.
Building Height = 40 Ft. (max.)
Parking Spaces Required = 25,000 / 200 = 125
Parking Spaces Provided = 125
Parking Space Size = 9' x 15' (min.)

CURVE DATA						
No.	Radius	Δ	Arc	Tan	Long Chord	Bearing
A	945.00	106°57'34"	114.78	57.46	147.11	N 02°00'18" E
B	1055.00	107°14'19"	170.09	85.25	169.90	S 11°17'23" W

Kenneth A. McCord
KENNETH A. MCCORD
Registered Engineer No. 1974
WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
1111 North Charles Street
Baltimore, Maryland 21202

FLAT TO ACCOMPANY
RECLASSIFICATION OF ZONING
FOR
CONVENIENCE CENTER
AT
WHITE MARSH

ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND

SCALE 1"=50'

MARCH 1978