

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Golden Ring Joint Venture
I, or we, John M. Everling, Jr., legal owners, of the property situated 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 M-1M zone to an RM zone; for the following reasons:

Error in the zoning map
Change in the character of the neighborhood

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for SHOPS/RES. CONVEN.

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

Development/Realty Co.
Golden Ring Joint Venture
Lee V. Koehler
905 Mercantile Bldg. Towson, Md.
Contract purchaser
John M. Everling, Jr.
600 Beltsouthtown Rd.
Baltimore, Md. 21208
Mark Dopkin, Atty.
Petitioner's Attorney
Kaplan, Heyman, Greenberg, et al
Sun Life Bldg, Balto., Md. 21202
Address 239-6767

ORDERED By the Zoning Commissioner of Baltimore County, this 15 day of NOV, 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 the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23 day of NOV, 1978, at 2:00 o'clock P.M.

Deputy Zoning Commissioner of Baltimore County.

(2907)

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 481-2353

S. ERIC DONENIA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

Mr. Lee N. Koehler
Golden Ring Joint Venture
905 Mercantile-Towson Building
Towson, Maryland 21204
and
Mr. John W. Everling, Jr.
277-G Ridge Road
Baltimore, Maryland 21237

RE: Petition for Reclassification
N/5 of Golden Ring Road, 409' W
of Pulaski Highway - 15th Election
District
Golden Ring Joint Venture, et al
Petitioners
NO. 79-68-R (Item No. 20)

Dear Messrs. Koehler and Everling:

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

Very truly yours,

George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM:ir

Attachment

cc: Mark Dopkin, Esquire
Sun Life Building, 10th Floor
Baltimore, Maryland 21202

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

RE: PETITION FOR
ZONING RECLASSIFICATION
FROM M-1M TO RM
NORTHSIDE OF GOLDEN RING ROAD
WEST OF PULASKI HIGHWAY
FIFTEENTH ELECTION DISTRICT
DEVELOPMENT REALTY COMPANY,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MEMORANDUM TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION OF PROPERTY

Now comes the Petitioner, Development Realty Company, by its attorneys, Mark D. Dopkin and Kaplan, Heyman, Greenberg, Engelman & Bulgrad, P.A., and says:

- That the Baltimore County Council committed error in classifying the subject property M-1M because it did not consider that:
 - The area to the north was changed from M to RM on the 1975 revision of the Zoning Maps.
 - The property to the east is zoned RM.
 - Many other properties in the area have been developed for commercial uses.
 - The property cannot be utilized or developed as M within the reasonably foreseeable future, with the result that the M zoning has the effect of precluding any developmental use of the property.
 - Increases and trends in population as outlined in the Population Report prepared by the Baltimore County Office of Planning and Zoning reflecting residential development for which commercial services are needed.
 - The commercial potential of the subject site is great because of its immediate proximity to one of the largest regional shopping centers within Baltimore County.
 - The property is not needed as an industrial use to be utilized at some distant and future date.
 - For such other and further reasons as may be disclosed upon minute study throughout this case.

2. That there has been substantial change in the neighborhood since the County Council studied the subject property and last classified it; namely:

- The rezoning of the adjoining Golden Ring Mall property from M to RM.
- The rezoning of the property immediately to the north of Golden Ring Mall as RM.
- Many other properties in the area have been developed for commercial uses.
- For such other and further reasons as may be disclosed upon minute study throughout this case.

Mark D. Dopkin
MARK D. DOPKIN
KAPLAN, HEYMAN, GREENBERG, ENGELMAN
& BULGRAD, P.A.
10TH Floor - Sun Life Building
Baltimore, Maryland 21201
539-6967
Attorneys for Petitioner

RE: PETITION FOR RECLASSIFICATION
N/5 of Golden Ring Rd., 409'
W of Pulaski Hwy., 15th District
OF BALTIMORE COUNTY
GOLDEN RING JOINT VENTURE, et al.
Petitioners
Case No. 79-68-R

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 324.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or date which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2185

I HEREBY CERTIFY that on this 22nd day of August, 1978, a copy of the foregoing Order was mailed to Mark Dopkin, Esquire, Kaplan, Heyman, Greenberg, et al, Sun Life Building, Baltimore, Maryland 21202, Attorney for Petitioners.

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

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
803 BELAIR RD / BALTIMORE, MD 21206 (301) 688-1501

March 27, 1978

DESCRIPTION TO ACCOMPANY REZONING PETITION GOLDEN RING ROAD AT THE BALTIMORE BELTWAY ELECTION DISTRICT NO. 15, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the northernmost side of Golden Ring Road at a point distant 400 feet more or less measured westerly along said Golden Ring Road from its intersection with Pulaski Highway. Thence leaving said place of beginning and running and binding on the northernmost side of said Golden Ring Road (1) North 65 degrees 30 minutes West 417.00 feet thence leaving said Golden Ring Road and running the 6 following courses and distances, viz: (2) South 21 degrees 38 minutes 30 seconds West 190.64 feet, thence (3) South 68 degrees 21 minutes 39 seconds East 434.97 feet, thence (4) North 53 degrees 00 minutes East 326.68 feet, thence (5) North 37 degrees 29 minutes 16 seconds West 378.58 feet, thence (6) North 49 degrees 12 minutes 37 seconds East 104.40 feet & thence (7) North 37 degrees 29 minutes 16 seconds East 300.00 feet in the Southeasternmost side of Philadelphia Road 66 feet wide, thence leaving the Southeasternmost side of Philadelphia Road and running and binding on the Baltimore County Beltway Ramp, the Baltimore County Beltway and another Baltimore County Beltway Ramp, respectively, the 10 following courses and distances, viz: (8) North 74 degrees 08 minutes 17 seconds East 85.67 feet, thence (9) North 64 degrees 33 minutes 16 seconds East 210.31 feet, thence (10) North 89 degrees 00 minutes 07 seconds East 127.01 feet, thence (11) South 57 degrees 25 minutes 54 seconds East 258.11 feet, thence (12) North 53 degrees 54 minutes 26 seconds East 145.82 feet, thence (13) South 39 degrees 32 minutes 43 seconds East 345.81 feet, thence (14) South 07 degrees 43 minutes West 72.41 feet, thence (15) South 24 degrees 04 minutes West 45.33 feet, thence (16) South 24 degrees 30 minutes West 430.00 feet & thence (17) South 67 degrees 21 minutes West 30.88 feet to the place of beginning.

Containing 15.08 acres of land, more or less.
This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



Lois W. Holdefer

attachment

called 4/15/78
for request for
payment
copy of
bill mailed
4/15/78

GOLDEN RING JOINT VENTURE
277-G Ridge Road
Baltimore, Md. 21237
686 - 2275

August 25, 1978

Mr. George J. Martinak
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Md. 21204

Re: April - October, 1978 Zoning Cycle

Dear Mr. Martinak:

This letter is intended to be formal notification to withdraw our petition for re-classification on property no. 20 as shown on the attached copy, being owned by Golden Ring Joint Venture and John W. Everling, Jr., et al.

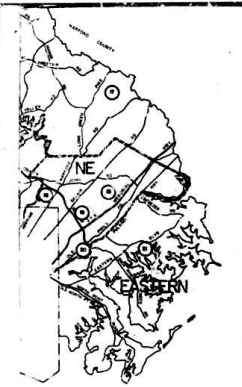
We understand that, by withdrawal at this time, we will not be prejudiced from re-applying at a later date.

Yours truly,

Golden Ring Joint Venture

by John W. Everling, Jr., Partner

John W. Everling, Jr. individually
and as custodian for Joy Marie
Everling, John W. Everling, III and
Michael L. Everling



OFFICE OF PLANNING & ZONING

Proposed Zoning: R-1
Current Zoning: RM
No. Acres: 8.78

RURAL SECTOR
17. Property Owner: Frederick B. Davis, Jr.
Location: Southwest corner of Park Road and
Sutton Road
Proposed Zoning: R-1
Current Zoning: R-1
Election District: 10B
No. Acres: 31

NORTHEASTERN SECTOR
18. Property Owner: William & Kathryn Kandy
Location: West side of Old Belvidere Road, 100
feet South of Transylvania Street
Proposed Zoning: D-1A, D-1B
Current Zoning: D-1A, D-1B
Election District: 10B
No. Acres: 6.20
19. Property Owner: White Church Joint Venture
Location: South side of White Church Road, 100
feet West of Morris Avenue
Proposed Zoning: D-1A, D-1B & R-1
Current Zoning: D-1A, D-1B & R-1
Election District: 10B
No. Acres: 1.00

20. Property Owner: Golden Ring Joint Venture, et al
Location: North side of Golden Ring Road, 409
feet South of Pulaski Highway
Proposed Zoning: M-1, M-2
Current Zoning: M-1, M-2
Election District: 15B
No. Acres: 15.08

EASTERN SECTOR
21. Property Owner: Clarence A. & Mary's G. Cox
Location: Southwest corner of Eastern Avenue
and Lyndbrook Road
Proposed Zoning: M-1, M-2
Current Zoning: M-1, M-2
Election District: 10B
No. Acres: 1.30

the listing are keyed to the map above.

Baltimore County
Office of Planning and Zoning

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
N/S of Golden Ring Road, 400' W of : DEPUTY ZONING
Pulaski Highway - 15th Election : COMMISSIONER
District :
Golden Ring Joint Venture, et al :
Petitioners :
NO. 79-68-R (Item No. 20) : OF
BALTIMORE COUNTY

The Petitioners have withdrawn their Petition; therefore, IT IS
ORDERED by the Deputy Zoning Commissioner of Baltimore County, this
3rd day of November, 1978, that said Petition be and the same is
hereby DISMISSED without prejudice.

Eric D. Dienna
Deputy Zoning Commissioner of
Baltimore County

Zoning Plans Advisory Committee
Baltimore County, Maryland
Baltimore County Office Building
Towson, Maryland

Re: Cycle III
Reclassification Petition
Item No. 20
Petitioners: Golden Ring Joint
Venture

Att. Mr. Nicholas B. Commodari (Chairman)

The changes that were made to the Zoning Petition Plat are as follows:

- I. Added note that the structure will conform to Baltimore County Building Code (BOCA) 1970 Edition and the 1971 Supplement, State of Maryland Code For The Handicapped And Aged and other Applicable codes.
- II. Added note that Storm Drain facilities will be provided in accordance with Baltimore County requirements.
- III. Added handicapped parking spaces.
- IV. Revised location of proposed retail store and parking.
- V. Added Future R/W and paving width of Golden Ring Road.
- VI. Added future turn-around on Golden Ring Road and future extension of Beltway ramp.
- VII. Added fire hydrants on site for fire protection.
- VIII. Included Mall area for parking calculations.

Eric D. Dienna

PLAN 79-68-R-1
ZONING MAP 79-68-R-1
RECLASSIFICATION
NOVEMBER 1978

Mark Dopkin, Esquire
Page 2
Item Number 20
May 1, 1978

not been done. These plans also reflect the comments from the State Highway Administration and the Office of Current Planning and Development concerning the termination of Golden Ring Road. Since the proposed right-of-way as indicated by Mr. John Meyers will affect the southeasterly corner of this tract, the proposed "retail store" will have to be relocated or a variance requested. The comments from the Bureau of Engineering were not available at the time of this writing, however, they will be included with the enclosed comments. If said Department requires revisions to the plan, these must also be reflected. In addition to the above and as indicated in the comments of the Department of Permits and Licenses, your engineer should contact Mr. Charles E. Burnham at 494-3987 in order to discuss his department's requirements concerning mail.

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 those 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

NEC:rf

cc: Evans, Hagan & Holdefer, Inc.
5013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON, M. MOURING, P.E.
DIRECTOR

April 27, 1978

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

Re: Item #20 (Cycle III April-October 1978)
Property Owner: Golden Ring Joint Venture, et al
N/S Golden Ring Rd. 400' W. Pulaski Hwy.
Existing Zoning: M.L.-1.M.
Proposed Zoning: R.R.
Acreage: 15.00; District: 15th

Dear Mr. Dienna:

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

Highways

Pulaski Highway (Md. 7) and Baltimore Beltway (I-695) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be a subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Golden Ring Road, formerly a State Road (Md. 588), is proposed to be improved in its future as a 40-foot closed section roadway on a 60-foot right-of-way with a standard 12' roadway termination west of the Beltway ramp to U.S. 40 West. The extension of this ramp and the proposed relocation of Golden Ring Road southeasterly of this site are State Highway Administration projects. Highway right-of-way widening for the present Golden Ring Road, 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 stripping, grading and stabilization could result in a significant pollution problem. Grading 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.

Mark Dopkin, Esquire
Kaplan, Moyman, Greenberg, et al
San Life Building
Baltimore County Office of Planning & Zoning

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

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

Eric D. Dienna
S. ERIC DIENNA
Zoning Commissioner

Petitioner: Golden Ring Joint Venture
Petitioner's Attorney: Mark Dopkin, Esquire

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Evans, Hagan & Holdefer, Inc.
5013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1978

Mark Dopkin, Esquire
Kaplan, Moyman, Greenberg, et al
San Life Building
Baltimore, Maryland 21202

RE: Cycle III
Reclassification Petition
Item Number 20
Petitioner - Golden Ring
Joint Venture

Dear Mr. Dopkin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the north side of Golden Ring Road between Pulaski Highway and Philadelphia Road, this 15.08 acre tract of ground is zoned M.L.-1.M. and consists of mostly vacant land with the exception of a few sheds and junk vehicles located throughout. Abutting the property to the west are individual dwellings zoned M.L. and D.R. 5.5, while vacant M.L. zoned land exists to the south across Golden Ring Road.

This Reclassification is required because of your client's proposal to construct a shopping mall, bank and retail store on this site. A review of the site plan fails to clearly indicate whether the enclosed mall area was included with the parking calculations. It should be stated on revised site plans whether this has or has

Item #20 (Cycle III April-October 1978)
Property Owner: Golden Ring Joint Venture, et al
Page 2
April 27, 1978

Storm Drainage

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

In accordance with the drainage policy, the Developer 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.

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

Future drainage and utility easements will be required through this property.

Water and Sanitary Sewer

There are public 8, 10 and 16-inch water mains in McDaniel Avenue, Golden Ring Road and Philadelphia Road, respectively. Additional fire hydrant protection is required in the vicinity.

There are public 8-inch sanitary sewers located on the northeasterly side of the Beltway within the Golden Ring Mall complex (Drawing 873-0232, File 1); and, along the westerly side of Pulaski Highway, at the approximate location of the proposed Golden Ring Road-Pulaski Highway intersection, approximately 1,000-1,500 feet from this site, (Drawing 866-1123, File 1). Offsite rights-of-way will be required.

Very truly yours,

William N. Dwyer, P.E.
WILLIAM N. DWYER, P.E.
Chief, Bureau of Engineering

END:ZAN:FW:iss

cc: J. Trimmer
J. Somers
C. Warfield

1-W Key Sheet
13 & 14 NE 24 Nov. Sheets
NE 4 P Top
88 & 90 Tax Maps



Maryland Department of Transportation

State Highway Administration

April 17, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Zoning Cycle III, April 1978
Item: 20
Property Owner: Golden Ring Joint
Location: N/S Golden Ring Road
400' West Pulaski Highway
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.R.
Acres: 15.08
District: 15th
Fatspace Freeway

Dear Mr. DiNenna:

The State Highway Administration proposes to extend the Beltway ramp across Golden Ring Road. This will cut off Golden Ring Road and require the construction of a turn around. The right of way for the turn around will affect the site as indicated on the attached plan.

This information was given to the developer's engineer in November of 1977. The plan must be revised prior to the hearing.

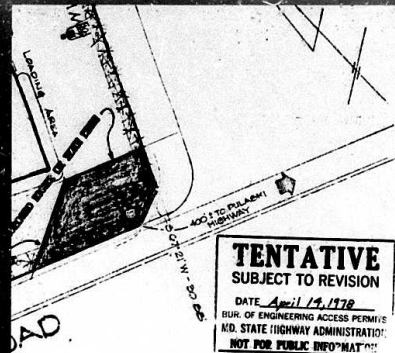
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

CL:JEM:dj
Enclosure

P.O. Box 717 / 300 West Prison Street, Baltimore, Maryland 21203

Maryland Department of Transportation
Secretary
M.S. Caltrider
Administrator



PLAT TO ACCOMPANY
REZONING PETITION
PROPOSED
SHOPPING MALL
AT GOLDEN RING ROAD
& THE BALTIMORE BELTWAY
ELECTION DIST. 15 BALTIMORE CO., MD
DEVELOPER:
Development Realty Co.
600 Reisterstown Road
Baltimore Md. 21208

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

LESLIE H. GRAPE
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 #20, Zoning Cycle III, April 1978, are as follows:

Property Owner: Golden Ring Joint Venture, et al
Location: N/S Golden Ring Road 400' W. Pulaski Highway
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.R.
Acres: 15.08
District: 15th

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

The site plan must be revised to show all road widening and closing.

Very truly yours,

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

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 484-3300

STEPHEN E. COLLINS
DIRECTOR

April 13, 1978

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

Re: Item #20 - ZAC Cycle 3 - April, 1978
Property Owner: Golden Ring Joint Venture, et al
Location: N/S Golden Ring Rd. 400' W. Pulaski Highway
Existing Zoning: M.L. - I.M.
Proposed Zoning: B.R.
Acres: 15.08
District: 15th

Dear Mr. DiNenna:

The subject petition is requesting a change from M. L. to B. R. of 15 acres. This should increase the trip density from 1500 to 7500 trips per day.

Golden Ring Road is not adequate to accommodate this type of traffic; particularly with its' intersection with the beltway and Pulaski Highway.

Very truly yours,

Charles E. Moore
Charles E. Moore
Assistant Traffic Engineer

CEM/bra



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 24, 1978

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

Dear Mr. DiNenna:

Comments on Item #20, Zoning Advisory Committee Meeting for Cycle III, are as follows:

Property Owner: Golden Ring Joint Venture, et al
Location: N/S Golden Ring Rd. 400' W. Pulaski Hwy.
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.R.
Acres: 15.08
District: 15th

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. Davis
Thomas H. Davis
BUREAU OF ENVIRONMENTAL SERVICES

TEH/ES/rhs

cc: J. J. Dieter



Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 485-7310

Paul H. Reinecke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Golden Ring Joint Venture, et al
Location: N/S Golden Ring Rd. 400' W. Pulaski Hwy.

Item No. 20

Zoning Agenda Cycle III

Gentlemen:

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

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

NOTE: Fire department connection shall be within 50 feet of an approved fire hydrant. Building noted and shall be completely sprinklered.

REVIEWED: Planning Group Special Inspection Division
Approved: Charles E. Moore
Fire Prevention Bureau



Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

JOHN L. WIMBLEY
DIRECTOR

April 6, 1978

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

Dear Mr. DiNenna:

Comments on Item #20, Zoning Advisory Committee Meeting, are as follows:

Property Owner: Golden Ring Joint Venture, et al
Location: Golden Ring Road and Baltimore Beltway - Shopping Mall
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.R.

Acres:
District:

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 Handicapped and Age and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional Miscellaneous Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Reported setback variances conflict with the Baltimore County Building Code. See Section _____
- I. No Comment.
- X J. Comment: Consult with Plans Review Department for requirements on malls, 194-3581 - Mr. Burnham

Charles E. Moore
Plans Review Chief

CEW/r

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: 20
Property Owner: Golden Ring Joint Venture, et al
Location: N/S Golden Ring Rd. 400' W. Pulaski Hwy.
Present Zoning: M.L.-I.M.
Proposed Zoning: B.R.

District: 15th
No. Acres: 15.08

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrich
W. Nick Petrich
Field Representative

NSP/lp

JOSEPH W. RICHMAN, PRESIDENT
T. BARBARO WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOSTMAN

THOMAS M. BRYER
MRS. LORNADE F. CONNOR
RODOLPH M. HATHEN

ROBERT V. DUGEL, REPRESENTATIVE

ALVIN LORRICK
WES. MELVIN M. SMITH, DVM
RICHARD W. TRACY, DVM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

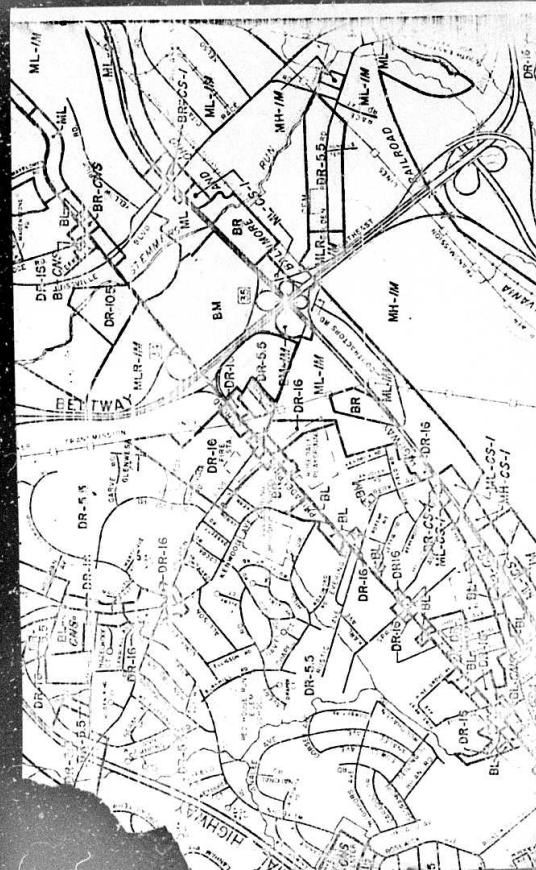
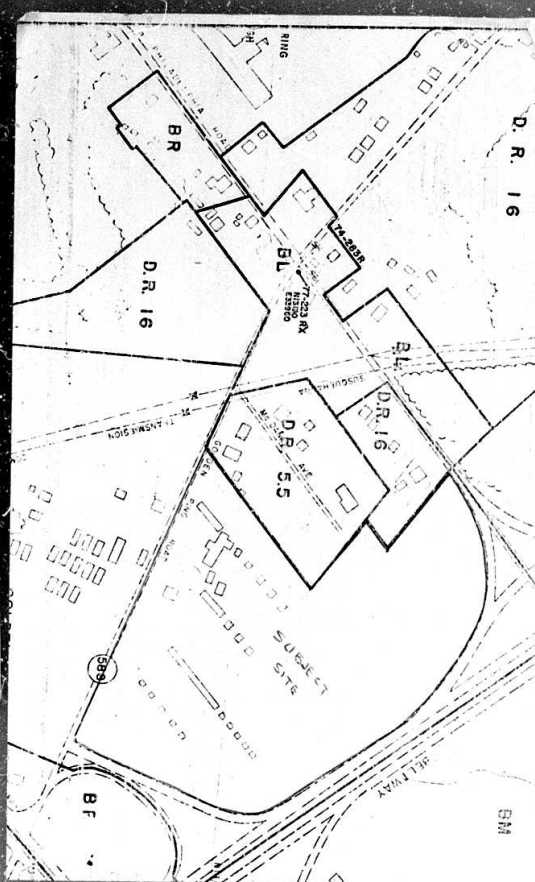
FROM: Rosellen J. Plant, Industrial Development Commission

SUBJECT: No. 20, Property Owners, Golden Ring Joint Venture, et al
Location: N/S Golden Ring Rd., 400' W Palaski Hwy.
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.R.

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



BALTIMORE COUNTY, MARYLAND No. 76155

OFFICE OF FINANCE, REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: Nov. 22, 1978 ACCOUNT: 01-662

AMOUNT: \$195.01

RECEIVED: Golden Ring Joint Venture

FROM: Cost of Advertising and Filing Case No. 79-68-2

DATE: 11/23/78

198.01

VALIDATION IN SIGNATURE OF CASHIER

79-68-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15-TH Date of Posting: Sept. 2, 1978

Posted for: Zoning

Petitioner: Golden Ring Joint Venture, et al

Location of property: N.S. of Golden Ring Rd. 400' W of Palaski Hwy.

Location of sign: 2 on Golden Ring Rd. 1 at end of 2nd intersection

Remarks: 1 on Phil Rd.

Posted by: Steven Cunningham Date of return: 4 signs

PETITION MAPPING PROGRESS SHEET

FUNCTION	Web 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>	Revised Plan: Change in outline or description Yes No									
Previous case: <i>NAC</i>	Map # <i>NE-44F</i>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30th day of MARCH 1978. Filing Fee \$ 50.00 Received ☒ Cash ☐ Other

Eric Dinella
S. Eric Dinella,
Zoning Commissioner

Petitioner: *Golden Ring Joint Venture* Submitted by: *Dev Realty Co. (a voluntary)*

Petitioner's Attorney: *Mark D. Smith* Reviewed by: *JP*

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

BALTIMORE COUNTY, MARYLAND No. 73460

OFFICE OF FINANCE, REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: August 15, 1978 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: Development Realty Co., 600 Eastern Ave.
Pikesville, Md., 21000, Petition for Reclassification
of 1/2 of Golden Ring Rd. 100' W of Palaski Highway
Case No. 79-68-2 Hearing - Sept. 26, 1978 at 7:00 P.M.

Filing Fee

AUG 31 7 17 AM '78 50.00

VALIDATION IN SIGNATURE OF CASHIER

PHILADELPHIA

ZONED: E.M.

BELTWAY

RAMP

LOCATION MAP SCALE 1"=1000'

BELTWAY RAMP

PROPOSED MALL SHOPPING MALL

TOTAL AREA: 144,000 SQ. FT. (MALL & RETAIL STORES AREA)

MALL AREA

Single Story Area

JOHN W. EVERING JR.
8310/64

PROPOSED RETAIL STORES
22,000 SQ. FT.

DENSITY CALCULATIONS

1. AREA OF PROPERTY	15.08 AC.
2. EX. ZONING	ML-1M
3. PROPOSED ZONING	B.C.
4. EX. USE	VACANT
5. PROPOSED USE	SHOPPING CENTER
6. AREA OF RETAIL STORES & MALL	106,000 SF
7. AREA OF BANK	8,000 SF
8. PARKING RETAIL	250 SPACES
9. PARKING BANK	10 SPACES
10. TOTAL PARKING REQUIRED	260 SPACES
11. TOTAL PARKING PROPOSED	260 SPACES
12. PAVING IN PARKING LOT IS TO BE MAGADAM	

NOTES

- Storm Water To Be Managed On Parking Areas, Roofs Of Proposed Buildings & Underground.
- Sanitary Sewer To Be Brought To Site From The North Side Of The Baltimore Beltway.
- Structure shall conform to Baltimore County Building Code (B.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and Aged and other applicable codes.
- Storm Drain Facilities Will Be Provided In Accordance With Baltimore County Requirements.

MCDANNELL AVE.

GOLDEN RING

ZONED: ML-1M

GOLDEN

ZONED: ML-1M

REVISED PLANS

PLAT TO ACCOMPANY
REMOVING PETITION
PROPOSED
SHOPPING MALL
ON GOLDEN RING ROAD
& THE BALTIMORE BELTWAY
SECTION DIST. 8 BALTIMORE CO. MD.
DEVELOPER:
De Hartman Realty Co.,
600 Reisterstown Road
Baltimore, Md. 21204



MAY 26, 1979
REMOVING PETITION
COMMITTEE COMMENTS

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8012 BELAIR ROAD BALTIMORE, MD 21234
(301) 648-1701

Boyd W. Hagan
DATE 3-28-79 SCALE 1"=50'

PHILADELPHIA

ZONED: B.M.

BELTWAY

RAMP

ROAD

RING

GOLDEN

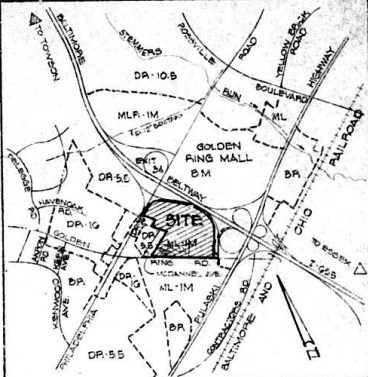
MCDANNEL AVE.

DENSITY CALCULATIONS

1. AREA OF PROPERTY	15.0 AC ±
2. ZONING	ML-1M
3. PROPOSED ZONING	B.M.
4. PROPOSED USE	VACANT
5. AREA OF RETAIL STORES	SHOPPING CENTER
6. AREA OF BANK	100,000 SF
7. PROPOSED RETAIL	2,000 SF
8. PROPOSED BANK	200,000 SF
9. TOTAL PARKING PROPOSED	10 SPACES
10. TOTAL PARKING PROPOSED	640 SPACES
11. PARKING IN PARKING LOT IS TO BE MAGADAM	680 SPACES

NOTES

- Storm Water To Be Managed On Parking Areas, Roads, Or Proposed Buildings & Underground.
- Sanitary Sewer To Be Brought To Site From The North Side Of The Baltimore Beltway.



LOCATION MAP SCALE: 1" = 1000'

PLAT TO ACCOMPANY
REZONING PETITION
PROPOSED
SHOPPING MALL
AT GOLDEN RING ROAD
& THE BALTIMORE BELTWAY
ELECTION DIST. 18 BALTIMORE CO., MD.

DEVELOPER:
Development Realty Co.
600 Reisterstown Road
Baltimore Md. 21208



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
2013 BELAIR ROAD / BALTIMORE, MD. 21226
DATE: 3-21-79 SCALE: 1" = 50'

