

**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) 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 for a Variance from Section 409.2b to permit 691 parking spaces in lieu of the required 1,070.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
- (1) 691 spaces already provided and sufficient to meet the needs of the commercial establishment;
  - (2) Unreasonable hardship and practical difficulty.

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

I, or we, agree to pay expenses of above Variance 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract ~~Parties~~ Lessee: Stewart & Co.  
(Type or Print Name)  
BY: *John W. Hession, III*  
Signature: *John W. Hession, III*  
6790 Reisterstown Road  
Address  
Baltimore, MD. 21215  
City and State

Legal Owner(s): Richard Talbott Walker, et al  
(Type or Print Name)  
BY: *John W. Hession, III*  
Signature: *John W. Hession, III*  
6305 York Road  
Address  
Baltimore, MD. 21212  
City and State

Attorney for Petitioner: S. Eric DiNenna  
(Type or Print Name)  
Signature: *S. Eric DiNenna*  
102 W. Pennsylvania Avenue  
Address  
Towson, Maryland 21204  
City and State

Attorney's Telephone No.: 825-1630  
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 1981, 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 10th day of September, 1981, at 10:30 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NE corner of York Rd. and  
Baltimore County/Baltimore  
City Line, 9th District : OF BALTIMORE COUNTY

RICHARD TALBOTT WALKER, : Case No. 82-60-A  
et al, Petitioners

**ORDER TO ENTER APPEARANCE**

Mr. Commissioners:

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

Peter Max Zimmerman : John W. Hession, III  
Deputy People's Counsel : People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 19th day of August, 1981, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners; and Stewart & Company, 6790 Reisterstown Road, Baltimore, Maryland 21215, Contract Lessee.

*[Signature]*  
John W. Hession, III

**BALTIMORE COUNTY**  
**ZONING PLANS**  
**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**  
**EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

September 2, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21286

Chairman  
Nicholas B. Commodari

MEMBERS

- Bureau of Engineering
- Department of Traffic Engineering
- State Acad Commission
- Bureau of Fire Protection
- Health Department
- Project Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

S. Eric DiNenna, Esquire  
Suite 205  
Alex Brown Building  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item #3  
Richard Talbott Walker, et al  
Variance Petition

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

Because of your client's proposal to convert the former Silber's bakery to a restaurant, this hearing is required. While there is no parking provided in the city portion of this site, this area was not included in your request.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NEC:mch  
Enclosures



HARRY J. PISTEL P.E.  
DIRECTOR

July 30, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #3 (1981-1982)  
Property Owner: Richard Talbott Walker, et al  
1/3 York Rd. 430' N. of centerline of Walker Ave.  
Acres: 7.20 District: 9th

Dear Mr. Hammond:  
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:**  
Baltimore County highway and utility improvements are not directly involved.  
York Road (M.L. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 3 (1981-1982).

Very truly yours,  
*[Signature]*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss  
N-SW Key Sheet  
27 & 28 NE 2 Pos. Sheets  
NE 7 A Topo  
80 Tax Map



Maryland Department of Transportation  
State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Callender  
Administrator

July 7, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Att: Mr. N. Commodari

Re: Z.A.C. Meeting of July 7, 1981  
ITEM: #3  
Property Owner: Richard Talbott Walker, et al  
Location: E/S York Road  
Route 45, 430' N. of centerline of Walker Avenue  
Existing Zoning: BL-CCC  
Proposed Zoning: Variance to permit 691 parking spaces in lieu of the required 1,066  
Acres: 7.20  
District: 9th

Dear Mr. Hammond:

On review of the plan of June 18, 1981 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*[Signature]*  
By: George Wittman

C:GW:maw

cc: Mr. J. Wimbley



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

August 3, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #3, Zoning Advisory Committee Meeting, July 7, 1981, are as follows:

Property Owner: Richard Talbott Walker, et al  
Location: E/S York Road 430' N. of centerline of Walker Avenue  
Acres: 7.20  
District: 9th

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

*[Signature]*  
John L. Wimbley  
Planner III  
Current Planning and Development



Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHENE COLLINS  
DIRECTOR

August 10, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland

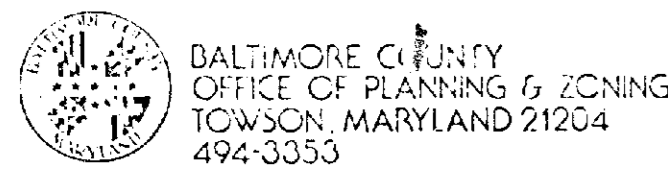
Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 248, 1, 2, 3, 4, 5.

MSF/jem







WILLIAM E. HAMMOND  
ZONING COMMISSIONER

October 6, 1981

S. Eric DiNenna, Esquire  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
NE/corner of York Rd. & Baltimore  
County/Baltimore City Line  
9th Election District  
Richard Talbot Walker, et al -  
Petitioners  
NO. 82-60-A (Item No. 3)

Dear Mr. DiNenna:

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

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

KIDDE CONSULTANTS, INC.  
Subsidiary of Kidde, Inc.

TRAFFIC ENGINEERING REPORT  
TO ACCOMPANY PETITION FOR  
ZONING VARIANCE

STEWART'S YORK ROAD  
SHOPPING CENTER

September 9, 1981

KIDDE CONSULTANTS, INC.  
Subsidiary of Kidde, Inc.

This report will document the results of an investigation of the impacts of permitting a zoning variance for the Stewart's York Road Shopping Center located on the East side of York Road North of Walker Avenue.

These investigations included an evaluation of the parking utilization at this shopping center, the effect of increased trip generation as a result of the change in use of a portion of this parcel, and the effects of this shopping center upon the arterial road system in the area.

PARKING UTILIZATION

Data regarding parking utilization was collected at this site during:

- Morning shopping hour.
- Noon hour.
- Afternoon shopping hour.
- Afternoon peak traffic hour.
- Evening shopping hour.

The results of this investigation are summarized in Table 1. The North half of the front parking lot is the most heavily used; during the afternoon shopping hour, 58% of the capacity of this lot is used. The second most heavily used portion of the parking lot is the South half of the front parking lot; 45% of this lot is used during the evening shopping hour. The South half of the front parking lot is the area which will be most heavily impacted by the change in use caused by the establishment of Robby's Restaurant in the center. This area appears able to easily accommodate the additional trips which will be attracted by this restaurant. These additional trips are described in the following section of this report.

The garage and rear lot of this shopping center are virtually unused. At the peak period of utilization, only 8% of the garage and 11% of the rear lot were occupied by parked vehicles. Apparently these less desirable parking spaces are used only by employees. The South lot is filled to approximately 1/3 of its capacity during the afternoon shopping hour. This lot is most heavily used during the daytime hours with substantially fewer cars parked on this lot during the afternoon

TABLE 1  
PARKING UTILIZATION  
STEWART'S YORK ROAD

LOT	DESCRIPTION	CAPACITY	10:30 A	11:45 A	2 P	4:45 P	7:30 P
A	South half of front lot	179	57 (32%)	37 (21%)	70 (39%)	75 (42%)	80 (45%)
B	North half of front lot	130	66 (51%)	2 (5%)	75 (58%)	68 (52%)	49 (38%)
C	Garage	323	16 (5%)	21 (7%)	22 (7%)	25 (8%)	5 (2%)
D	Rear lot	128	7 (5%)	14 (11%)	12 (9%)	7 (5%)	11 (9%)
E	South lot	103	33 (32%)	30 (29%)	34 (33%)	16 (16%)	12 (12%)
	TOTAL	863	179 (21%)	174 (20%)	213 (25%)	192 (22%)	158 (18%)

KIDDE CONSULTANTS, INC.  
Subsidiary of Kidde, Inc.

peak traffic hour and evening shopping hour. Observation indicates that older persons choose to park in this area because of the ease of maneuvering and parking associated with this parking lot.

During the peak shopping period observed, only 25% of the total available parking capacity was utilized. The data reflected in these figures was collected on September 8, 1981 and represents an average shopping day. It was impossible to obtain data for the peak shopping period of the year, the Christmas shopping period. Observation of parking at this shopping center during prior Christmas shopping periods indicates that the available parking inventory is adequate to meet the needs of this shopping center during the Christmas season.

TRIP GENERATION

Trip generation factors from the Institute of Transportation Engineers informational report entitled "Trip Generation" have been used to estimate the effect of the change in use from the Silbers Bakery to Robby's Restaurant. The results of this investigation are shown in Table A-1 in the Appendix.

This analysis tends to be conservative since the trip generation rates used to represent the Silbers Bakery are for general retail use and therefore probably underestimate the number of trips generated by the Silbers Bakery. Even using these conservative figures, an increase of only 160 trips per day or 8 trips per hour in the evening peak hour of traffic will occur. The small increase in traffic volume will have virtually no effect on the traffic operations on the roadway system adjacent to the shopping center or the traffic circulation within the center's parking lot.

CAPACITY ANALYSIS

The capacity of the York Road/Walker Avenue intersection and the York Road/Stewart's Shopping Center driveway were analyzed during the morning peak hour, the noon hour, and the evening peak hour. These three

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periods were selected as representing those hours during which capacity problems would most likely be experienced.

The results of this analysis are shown in the Appendix Tables A-2 through A-7.

As a result of this analysis, the intersections of York Road and Walker Avenue and York Road and Stewart's Shopping Center function at a level of service "A" during all periods of the day. Furthermore, the critical lane volumes are substantially below the limit of level of service "A"; therefore, substantial additional traffic can be accommodated at each location during all periods of the day without substantially altering the level of service at these locations. Table A-8 summarizes the limits of critical lane volumes for each level of service and describes the conditions to be expected under each level of service.

CONCLUSIONS

As a result of this analysis it can be stated that the existing parking inventory at the Stewart's York Road Shopping Center is currently substantially under-utilized and that the existing inventory can accommodate the minor increase in traffic caused by the change of use of the 1,402 square foot store previously used by Silbers Bakery to the use proposed by Robby's Restaurant.

The additional traffic to be generated by this change of use under conservative assumptions will be 160 trips per day or 8 trips in the evening peak hour. Neither the parking related to this increase nor the additional trips using the road system in the vicinity of the shopping center will be adversely effected by this increase in traffic.

The intersection of York Road and Walker Avenue and the intersection of York Road and the Stewart's shopping center currently operate at level of service "A"; a slight increase in traffic will not change this level of service so that these intersections will continue to operate at level of service "A".

APPENDIX

KIDDE CONSULTANTS, INC.  
Subsidiary of Kidde, Inc.

TABLE A-1

Trip Generation

Original Use

Retail - Silbers

Area	1,402 sq. ft.
Trip Rate* (Daily)	49.9/1000 sq. ft.
Trip Rate* (Peak Hour)	4.8/1000 sq. ft.
Trips (Daily)	70
Trips (Peak Hour)	7

Proposed Use

Carry-Out restaurant - Robby's

Area	1,402 sq. ft.
Trip Rate* (Daily)	164.4/1000 sq. ft.
Trip Rate* (Peak Hour)	10.5/1000 sq. ft.
Trips (Daily)	230
Trips (Peak Hour)	15

\* ITE Trip Generation for land use code 823.  
\*\* ITE Trip Generation for land use code 832.

COMPARISONS OF TRIP GENERATION  
CAUSED BY CHANGE OF USE

Use	Trips	
	Daily	Peak Hour
Retail*	70	7
Robby's	230	15
Increase	160	8

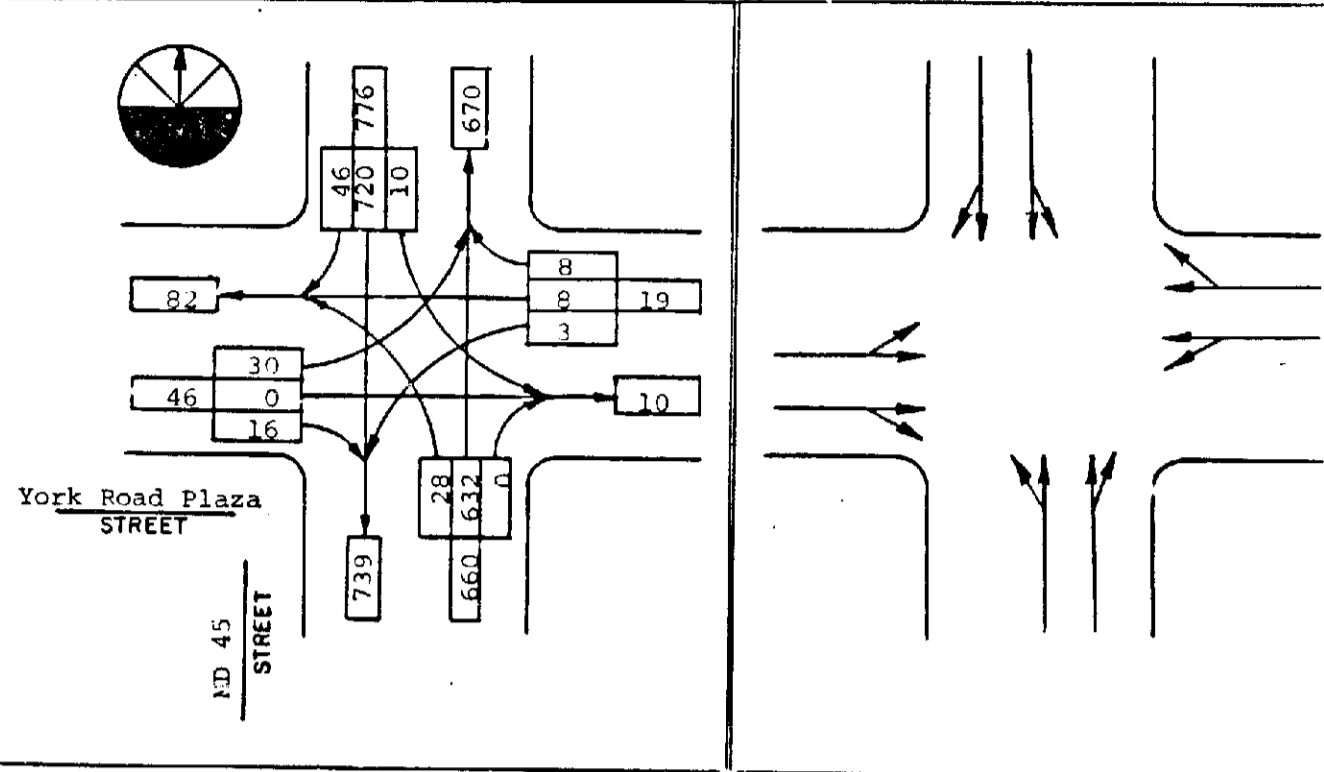
\* Under estimates trips to Silbers

A-1 (a)

CRITICAL LANE ANALYSIS

LOCATION: MD 45 and Stewart's/York Road Plaza  
COUNT DATE: 4-8-81 HOURS: A.M. Peak Hour  
CONDITIONS: Existing

TURNING MOVEMENT SUMMARY LANE CONFIGURATION



MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME (1) x (2)	OPPOSING LEFTS	CRITICAL LANE VOLUME
NB	660	.55	363	10	373
SB	776	.55	427	28	455*
EB	30	1.00	30	3	33
WB	19	.55	10	30	40*
TOTAL					495

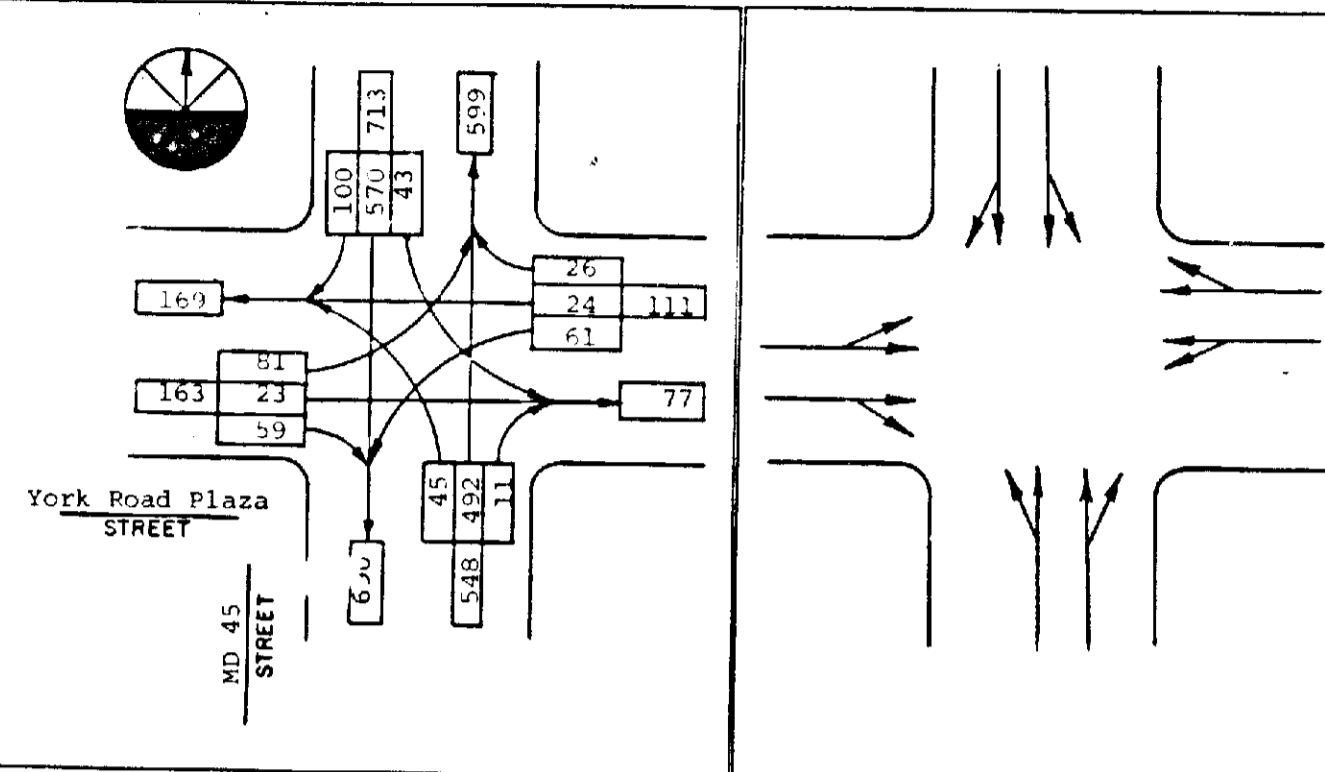
NOTES: \* DENOTES CRITICAL VOLUME LEVEL OF SERVICE A

A-2

CRITICAL LANE ANALYSIS

LOCATION: MD 45 and Stewart's/York Road Plaza  
COUNT DATE: 4-8-81 HOURS: Mid-day  
CONDITIONS: Existing

TURNING MOVEMENT SUMMARY LANE CONFIGURATION



MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME (1) x (2)	OPPOSING LEFTS	CRITICAL LANE VOLUME
NB	518	.55	285	43	344
SB	713	.55	392	45	437*
EB	163	.55	90	61	151*
WB	111	.55	61	81	142
TOTAL					588

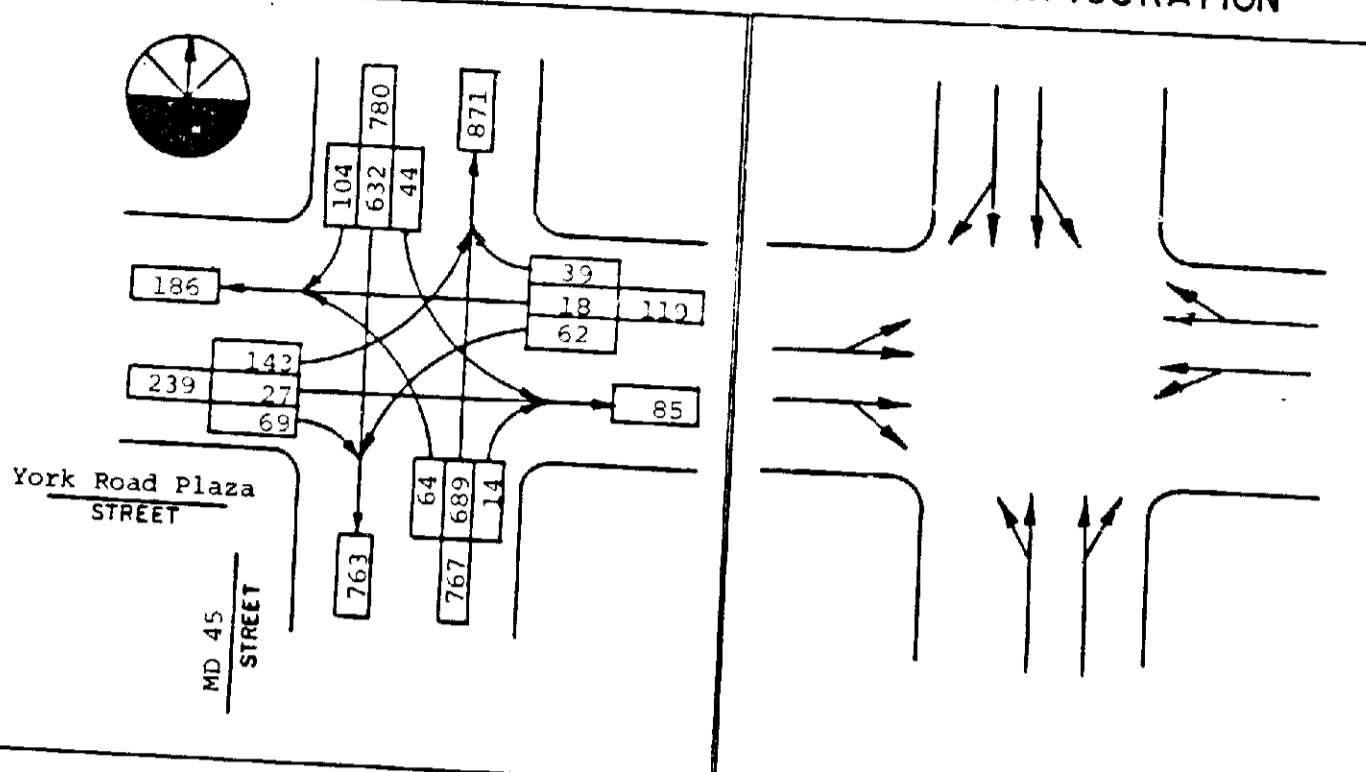
NOTES: \* DENOTES CRITICAL VOLUME LEVEL OF SERVICE A

A-3

CRITICAL LANE ANALYSIS

LOCATION: MD 45 and Stewart's/York Road Plaza  
COUNT DATE: 4-8-81 HOURS: P.M. Peak Hour  
CONDITIONS: Existing

TURNING MOVEMENT SUMMARY LANE CONFIGURATION



MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME (1) x (2)	OPPOSING LEFTS	CRITICAL LANE VOLUME
NB	767	.55	422	44	466
SB	780	.55	429	64	493*
EB	239	.55	131	62	193
WB	119	.55	65	143	208*
TOTAL					701

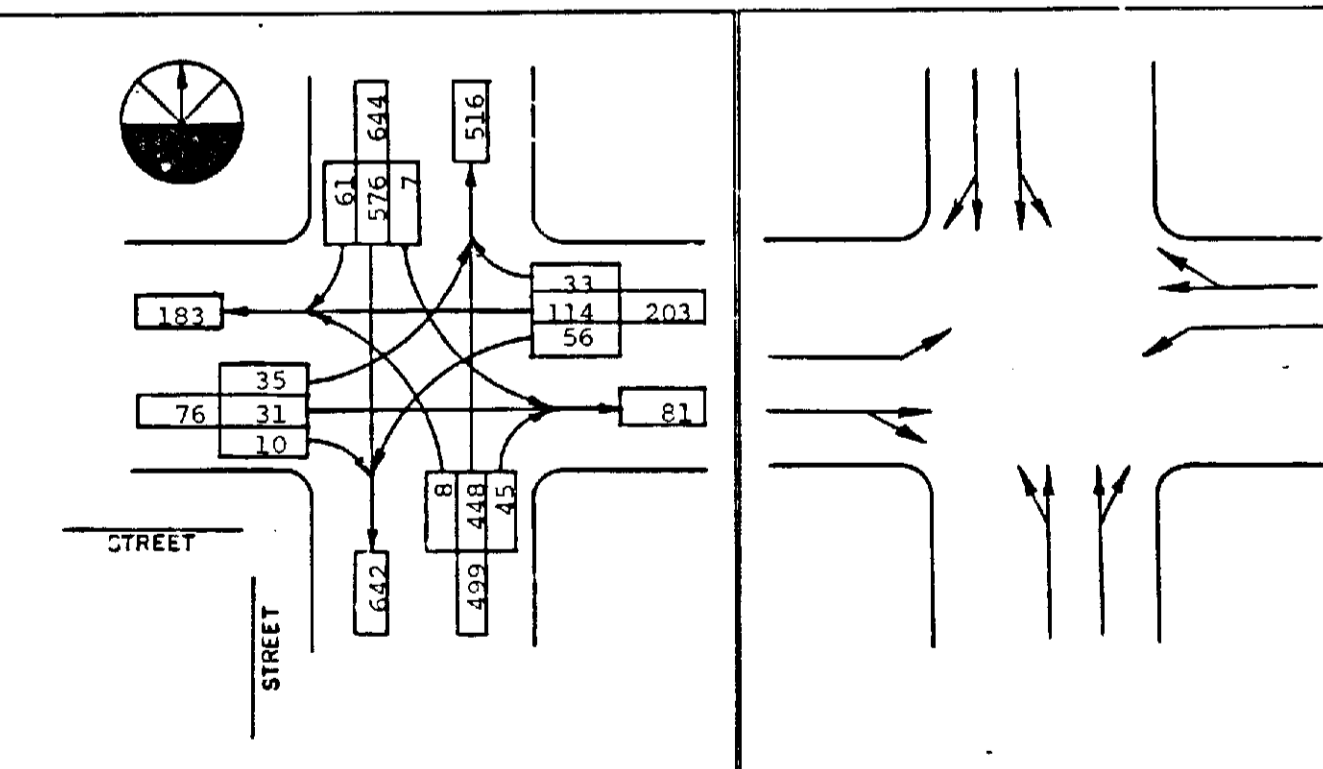
NOTES: \* DENOTES CRITICAL VOLUME LEVEL OF SERVICE A

A-4

CRITICAL LANE ANALYSIS

LOCATION: MD 45 and Walker Avenue  
COUNT DATE: 9/9/81 HOURS: A.M. Peak Hour  
CONDITIONS: Existing

TURNING MOVEMENT SUMMARY LANE CONFIGURATION



MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME (1) x (2)	OPPOSING LEFTS	CRITICAL LANE VOLUME
NB	499	.55	274	7	281
SB	644	.55	354	8	362*
EB	41	1.00	41	56	97
WB	147	1.00	147	35	182*
TOTAL					544

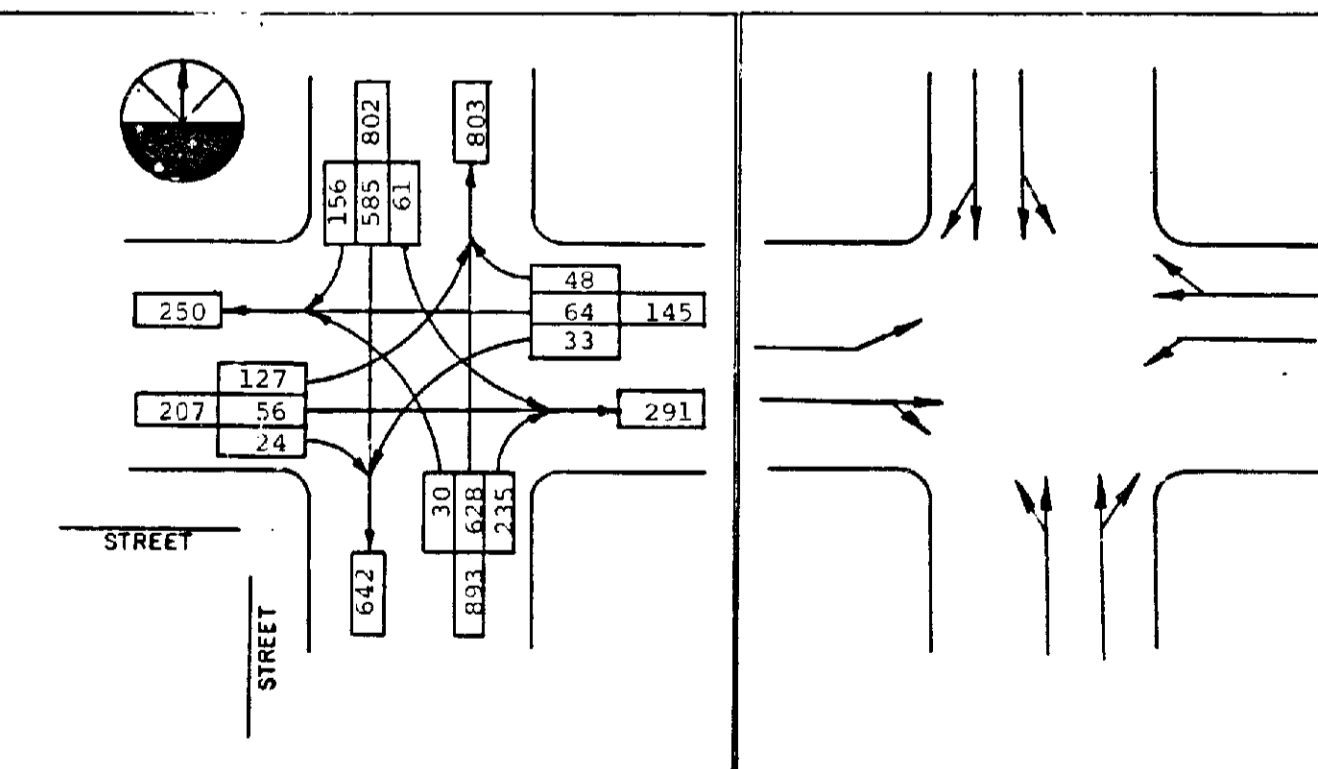
NOTES: \* DENOTES CRITICAL VOLUME LEVEL OF SERVICE A

A-5

CRITICAL LANE ANALYSIS

LOCATION: MD 45 and Walker Avenue  
COUNT DATE: 9-8-81 HOURS: Mid-day  
CONDITIONS: Existing

TURNING MOVEMENT SUMMARY LANE CONFIGURATION



MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME (1) x (2)	OPPOSING LEFTS	CRITICAL LANE VOLUME
NB	893	.55	491	61	552*
SB	802	.55	441	30	471
EB	80	1.00	80	33	113
WB	112	1.00	112	127	139*
TOTAL					691

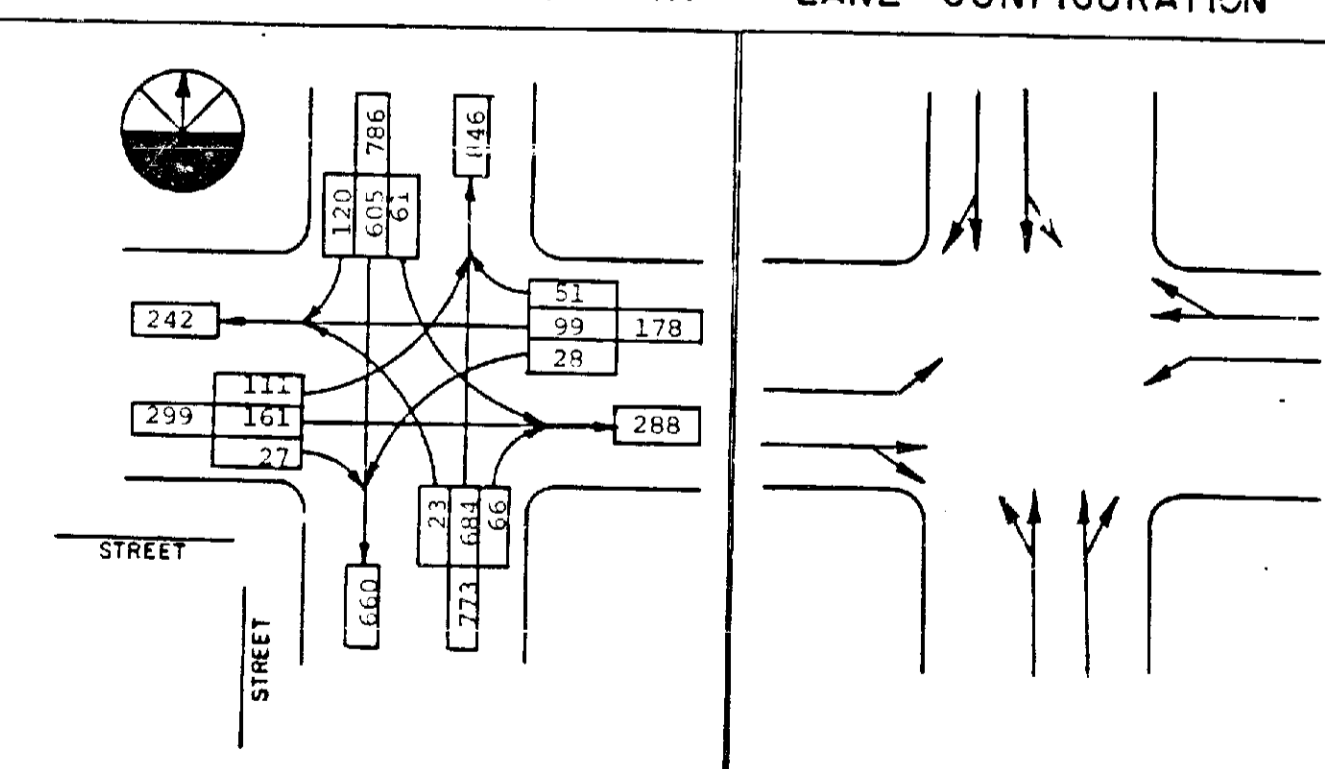
NOTES: \* DENOTES CRITICAL VOLUME LEVEL OF SERVICE A

A-6

CRITICAL LANE ANALYSIS

LOCATION: MD 45 and Walker Avenue  
COUNT DATE: 9-8-81 HOURS: P.M. Peak Hour  
CONDITIONS: Existing

TURNING MOVEMENT SUMMARY LANE CONFIGURATION



MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME (1) x (2)	OPPOSING LEFTS	CRITICAL LANE VOLUME
NB	773	.55	425	61	486*
SB	706	.55	388	23	411
EB	188	1.00	188	28	216
WB	150	1.00	150	111	261*
TOTAL					747

NOTES: \* DENOTES CRITICAL VOLUME LEVEL OF SERVICE A

A-7

TABLE A-8

CRITICAL LANE VOLUME (vehicles/hour)	LEVEL OF SERVICE	DESCRIPTION
0-977	A	Conditions of free, unobstructed flow, no delays and all signal phases sufficient in duration to clear all approaching vehicles.
978 - 1022	A/B	Conditions of stable flow, very little delay, a few phases are unable to handle all approaching vehicles.
1023 - 1127	B	
1128 - 1172	B/C	Conditions of stable flow, delays are low to moderate, full use of peak direction signal phase(s) is experienced.
1173 - 1277	C	
1278 - 1322	C/D	Conditions approaching unstable flow, delays are moderate to heavy, significant signal time deficiencies are experienced for short durations during the peak traffic period.
1323 - 1427	D	
1428 - 1472	D/E	Conditions of unstable flow, delays are significant, signal phase timing is generally insufficient, congestion exists for extended duration throughout the peak period.
1473 - 1577	E	
1578 - 1622	E/F	Conditions are jammed, full utilization of the intersection approach is prevented due to back-ups from locations downstream.
1623 - 1800	F	

A-8

JOHN W. ERDMAN

EDUCATION BES - Civil Engineering - 1959 Johns Hopkins University Traffic Engineering Short Courses - 1964 Northwestern University Professional Program in Urban Transportation - 1971 Carnegie-Mellon University

REGISTRATION Professional Engineer - MD - 1966

PROFESSIONAL AFFILIATIONS Institute of Transportation Engineers National Society of Professional Engineers American Society of Civil Engineers Maryland Society of Professional Engineers

EXPERIENCE Mr. Erdman has responsibility for all Transportation Planning and Traffic Engineering Services. The Anne Arundel Hazardous Location Study, the short range element of the Frederick County Transportation Study and the Ansonville Marine Terminal Master Plan, have been supervised by Mr. Erdman since he joined KCI.

For 11 years, Mr. Erdman served with the Department of Transit and Traffic, City of Baltimore as an Assistant Commissioner. He was responsible for transportation planning and expressway operations within the City of Baltimore. He served as the Chief of the Bureau of Traffic of the Interstate Division for Baltimore City and as project manager on the Federally funded computer controlled Freeway Surveillance and Control System installed within the City.

Prior to 1968 Mr. Erdman was employed by Edwards and Kelcey, Consulting Engineers as a Project Engineer. He undertook assignments in the Minneapolis office and Newark headquarters office. These projects included a study of alternate crossings of the Mississippi River in downtown Minneapolis; pedestrian safety study for City of Burnsville, Minnesota; access study for Union Oil Company; material movement study for Ford Motor Company at Rouge Plant in Dearborn, Michigan; TOPICS Study for State of Maine; Manhattan Convention Center access study for City of New York; parking study for Town of Westfield, New Jersey.

Prior to his employment by Edwards and Kelcey work performed by Mr. Erdman included the design of highway and intersection improvements, design of interstate guide signs and supervision of their installation. Mr. Erdman served on the technical staff of the Baltimore Metropolitan Area Transportation Study; engaged in design of street improvements, origin and destination studies, and traffic data collection; supervised counting program, parking studies, accident studies, and signal progression studies; served on the Baltimore County Zoning Advisory Board and Technical Committee of Baltimore Metropolitan Area Transportation Study.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner TO: Norman E. Gerber, Director Office of Planning and Zoning FROM: SUBJECT: Petition No. 82-60-A Item 3 Date: August 4, 1981

Petition for Variance E/S York Road 430' N. from centerline of Walker Avenue Petitioner- Richard Talbott Walker, et al

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance LOCATION: Northeast corner of York Rd. and Baltimore County/ Baltimore City Line DATE & TIME: Thursday, September 10, 1981, at 10:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 691 parking spaces in lieu of the required, 1,670.

The Zoning Regulation to be excepted as follows:

Section 409.2b - Minimum required off street parking

All that parcel of land in the Ninth District of Baltimore County

Being the property of Richard Talbott Walker, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, September 10, 1981 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

PROPERTY OF STEWARTS SHOPPING CENTER

BEGINNING for the same at the point of intersection of the easterly side of York Road sixty-six feet wide with the boundary line between Baltimore City and Baltimore County thence binding along the easterly side of York Road as now surveyed N 01° 02' 32" E 678.30 feet to intersect the southerly or S 76° 20' 00" E 1234 foot 2 inch line of the "Map of Anneslie" thence binding thereon as now surveyed S 83° 07' 19" E 484.13 feet to an iron pipe found, said iron pipe also being the corner of the last line of a deed from Drumcastle, Inc. et al to Drumcastle Apartment Corporation dated August 27, 1948 and recorded among the Land Records of Baltimore City in Liber M.L.P. No. 7556 folio 243 and the Land Records of Baltimore County in Liber T.B.S. No. 1682 folio 318 thence binding on said last line as now surveyed S 00° 44' 26" W 620.59 feet to intersect the boundary line between Baltimore City and Baltimore County thence binding thereon as now surveyed N 89° 57' 39" W 484.93 feet to intersect the easterly side of York Road - 80-foot wide thence continuing along the boundary line between Baltimore City and Baltimore County as now surveyed N 89° 57' 39" W 9.89 feet to the place of beginning.

Containing 7.20 \* acres.

THE above described tract of land being part of the land conveyed by deed from Drumcastle Inc. to Amelia H. Walker, M.Cooper Walker, Talbott H. Walker and Kathleen W.W. Sanger dated December 9, 1952 and recorded among the Land Records of Baltimore County in Liber No. 9030 folio 514.

HVO/jk 5/28/81



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, HELEN HIMES PIERCE, do hereby appoint M. COOPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Penniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1962, by and between DRUMCASTLE, INC. and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc.,

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and as effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of August, 1975.

Witness: Helen Himis Pierce (SEAL)

STATE OF OHIO: COUNTY OF

I HEREBY CERTIFY that on this 21st day of August, 1975, before me, a Notary Public of the State of Ohio, in and for Cuyahoga County aforesaid, personally appeared HELEN HIMES PIERCE, known to be the person whose name is subscribed to the foregoing instrument, and she acknowledged that she executed the same for the purpose therein contained, and further acknowledged said instrument to be her act.

AS WITNESS my hand and Notarial Seal My Commission Expires August 16, 1978 Notary Public

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, HASKELL W. SINCOCK, do hereby appoint M. COOPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Penniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1962, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc.,

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of Sept, 1975.

Witness: Haskell W. Sincock

STATE OF Washington COUNTY OF Skagit SS:

I HEREBY CERTIFY that on this 10th day of Sept, 1975, before me, a Notary Public of the State of Washington, and for the County of Skagit, personally appeared HASKELL W. SINCOCK, known to be the person whose name is subscribed to the foregoing instrument, and he acknowledged that he executed the same for the purpose therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal Notary Public My Commission Expires 9/22/78

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That FRANK HAMILTON SANGER, do hereby appoint M. COOPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Fenniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc.,

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and as effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of July, 1975.

WITNESS:

Frank Hamilton Sanger (SEAL) Notary Public

STATE OF MARYLAND: ss: CITY OF BALTIMORE:

I HEREBY CERTIFY that on this 8th day of July, 1975, before me, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared FRANK HAMILTON SANGER, known to be the person whose name is subscribed to the foregoing instrument, and he acknowledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

L. Roy E. Sipe Notary Public My Commission expires 11/1/77

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That we, NICHOLAS G. FENNIMAN, III, and the FIRST NATIONAL BANK OF MARYLAND, Trustees under the Last Will and Testament of Talbott H. Walker, do hereby appoint M. COOPER WALKER our true, sufficient and lawful Attorney, to act in and manage certain of our affairs, undertakings and business and for that purpose we authorize and empower our said Attorney, in our name and on our behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on our behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Fenniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instrument, that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of our said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the

collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC. and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc. to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of our said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and as effectually to all intents and purposes as we ourselves might do.

I HEREBY RATIFY AND CONFIRM every act and thing which our said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25th day of August, 1975.

WITNESS:

Charles E. Stiles (SEAL) Nicholas G. Fenniman, III (SEAL)

ATTEST: FIRST NATIONAL BANK OF MARYLAND

Walter R. Fenniman, III (SEAL) Senior Vice President and Trust Officer

Trustee under the Last Will and Testament of Talbott H. Walker

STATE OF MARYLAND: ss: CITY OF BALTIMORE:

I HEREBY CERTIFY that on this 20th day of August, 1975, before me, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared NICHOLAS G. FENNIMAN, III, one of the Trustees under the Last Will and Testament of Talbott H. Walker, known to be the person whose name is subscribed to the foregoing instrument, and he acknowledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

Charles E. Stiles Notary Public My Commission expires July 1, 1977

STATE OF MARYLAND: ss: CITY OF BALTIMORE:

I HEREBY CERTIFY that on this 20th day of August, 1975, before me, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared NICHOLAS G. FENNIMAN, III, one of the Trustees under the Last Will and Testament of Talbott H. Walker, known to be the person whose name is subscribed to the foregoing instrument, and he acknowledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

Charles E. Stiles Notary Public My Commission expires July 1, 1977

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, R. HUNT WALKER, do hereby appoint M. COOPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Fenniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc.,

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of Sept., 1975.

WITNESS:

Charles E. Stiles (SEAL) R. Hunt Walker

STATE OF COLORADO: ss: COUNTY OF

I HEREBY CERTIFY that on this 22nd day of September, 1975, before me, a Notary Public of the State of Colorado, in and for the County of Denver aforesaid, personally appeared R. HUNT WALKER, known to be the person whose name is subscribed to the foregoing instrument, and he acknowledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

Mary Lou G. Smith Notary Public My Commission expires 7-22-77

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, CHARLES E. WOLFE WRIGHT, do hereby appoint M. COOPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Fenniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc.,

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and as effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of August, 1975.

WITNESS:  
*A. J. [Signature]*  
*Charlotte de Wolfe Wright*  
Charlotte de Wolfe Wright

NOVA SCOTIA, CANADA: ss:  
COUNTY OF LUNenburg:

I HEREBY CERTIFY that on this 25 day of August, 1975, before me, a Notary Public of Nova Scotia, Canada, in and for Lunenburg County aforesaid, personally appeared CHARLOTTE DE WOLFE WRIGHT, known to be the person whose name is subscribed to the foregoing instrument, and she acknowledged that she executed the same for the purposes therein contained, and further acknowledged said instrument to be her act.

AS WITNESS my hand and Notarial Seal  
*[Signature]*  
Notary Public  
My Commission expires *indist*

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Jo, NICHOLAS G. PENNINGMAN, III, and THE EQUITABLE TRUST COMPANY, Trustees under the Last Will and Testament of Katharine W. W. Sanger, do hereby appoint M. COOPER WALKER our true, sufficient and lawful Attorney, to act in and manage certain of our affairs, undertakings and business and for that purpose we authorize and empower our said Attorney, in our name and on our behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on our behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Penningman, III, and The First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of our said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of August, 1975.

WITNESS:  
*[Signature]*  
*Amelia H. Walker*  
Amelia H. Walker (SEAL)

STATE OF MARYLAND: ss:  
COUNTY OF BALTIMORE:

I HEREBY CERTIFY that on this 25th day of August, 1975, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared MARGA W. WALKER, known to be the person whose name is subscribed to the foregoing instrument, and she acknowledged that she executed the same for the purposes therein contained, and further acknowledged said instrument to be her act.

AS WITNESS my hand and Notarial Seal

*[Signature]*  
Notary Public  
My Commission expires *7-1-78*

collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC. and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc. to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of our said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and as effectually to all intents and purposes as we ourselves might do.

WE HEREBY RATIFY AND CONFIRM every act and thing which our said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 1975.

WITNESS:  
*Nicholas G. Penningman, III* (SEAL)

ATTEST: THE EQUITABLE TRUST COMPANY

By \_\_\_\_\_  
Trustees under the Last Will and Testament of Katharine W. W. Sanger

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, SUSAN WALKER, PENNINGMAN, do hereby appoint M. COOPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Penningman, III, and The First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc.,

STATE OF MARYLAND: ss:  
CITY OF BALTIMORE:

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 1975, before me, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared NICHOLAS G. PENNINGMAN, III, one of the Trustees under the Last Will and Testament of Katharine W. W. Sanger, known to be the person whose name is subscribed to the foregoing instrument, and he acknowledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

*[Signature]*  
Notary Public  
My Commission expires \_\_\_\_\_

STATE OF MARYLAND: ss:  
CITY OF BALTIMORE:

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 1975, before me, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared \_\_\_\_\_, President of The Equitable Trust Company, and he acknowledged the same to be the act and deed of said Corporation as one of the Trustees under the Last Will and Testament of Katharine W. W. Sanger, and at the same time also personally appeared \_\_\_\_\_, Secretary of said Corporation, and duly attested and affixed the seal of said Corporation hereto.

AS WITNESS my hand and Notarial Seal.

*[Signature]*  
Notary Public  
My Commission expires \_\_\_\_\_

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, MARGA W. WALKER, do hereby appoint M. COOPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Penningman, III, and The First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc.,

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of August, 1975.

WITNESS:  
*[Signature]*  
*Marga W. Walker*  
Marga W. Walker (SEAL)

STATE OF MARYLAND: ss:  
COUNTY OF BALTIMORE:

I HEREBY CERTIFY that on this 25th day of August, 1975, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared MARGA W. WALKER, known to be the person whose name is subscribed to the foregoing instrument, and she acknowledged that she executed the same for the purposes therein contained, and further acknowledged said instrument to be her act.

AS WITNESS my hand and Notarial Seal

*[Signature]*  
Notary Public  
My Commission expires *7-1-78*

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of August, 1975.

WITNESS:  
*[Signature]*  
*Susan Walker*  
Susan Walker (SEAL)

STATE OF MARYLAND: ss:  
COUNTY OF BALTIMORE:

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 1975, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared \_\_\_\_\_, known to be the person whose name is subscribed to the foregoing instrument, and she acknowledged that she executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

*[Signature]*  
Notary Public  
My Commission expires \_\_\_\_\_



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, CHARD TALBOTT WALKER, do hereby appoint M. C. COOPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas C. Penningman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbot H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc.,

to Amelia H. Walker, Talbot H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of October, 1975.

WITNESS: Richard Talbot Walker (Seal) Notary Public

STATE OF COLORADO: COUNTY OF PITKIN I HEREBY CERTIFY that on this 2nd day of October, 1975, before me, a Notary Public of the State of Colorado, in and for the County of PITKIN, aforesaid, personally appeared Richard Talbot Walker, known to be the person whose name is subscribed to the foregoing instrument, and he acknowledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal. Notary Public, My Commission Expires 6/19/78.

Max Brown Building 167 W. Pennsylvania Avenue Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 31st day of July, 1981.

Signature of William E. Hammond, Zoning Commissioner

Petitioner Richard Talbot Walker, et al Petitioner's Attorney S. Eric Dinenna Revisited by Nicholas M. Comnodari, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 25 day of June, 1981. Filing Fee \$ 75.00 Received: [checked] Cash [checked] Other [checked]

Item # 3

Petitioner Richard Talbot Walker Submitted by S. Eric Dinenna Petitioner's Attorney S. Eric Dinenna Revisited by ucn

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 1 Date of Posting 7/22/81 Posted for 14 days by Richard Talbot Walker, et al Petitioner: Richard Talbot Walker, et al Location of property: 111 W. Chesapeake Ave. Location of Signs: 111 W. Chesapeake Ave. Remarks: None Posted by [Signature] Date of return: 7/31/81

PETITION MAPPING PROGRESS SHEET

Table with columns: FUNCTION, Well Map, Original, Duplicate, Tracing, 200 Sheet. Rows include: Descriptions checked and outline plotted on map, Petition number added to outline, Denied, Granted by ZC, BA, GC, CA, Reviewed by: ucn, Revised Plans: Change in outline or description Yes/No, Previous case: 62-222A, Map # 3C.

Item # 3

PETITION FOR VARIANCE 9th DISTRICT

ZONING: Petition for Variance LOCATION: Northeast corner of York Rd and Baltimore County Baltimore City Line DATE & TIME: Thursday, September 10, 1981 at 10:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following: Petition for Variance to permit 691 parking spaces in lieu of the required 1,070. The Zoning Regulation to be excepted as follows: Section 409-2b - Minimum required off street parking. All that parcel of land in the Ninth District of Baltimore County bounded by the same at the point of intersection of the easterly side of York Road, 60 feet wide with the southerly line between Baltimore City and Baltimore County thence binding along the easterly side of York Road as now surveyed N 01° 02' 32" E 678.30 feet to intersect the southerly or S 76° 20' 00" E 1234 foot 6 inch line of the "Map of Annapolis" thence binding thereon as now surveyed S 89° 57' 39" W 484.13 feet to an iron pipe found, and from pipe also being the corner of the last line of a deed from Drumcastle, Inc. to Drumcastle Apartments Corporation dated August 27, 1948 and recorded among the Land Records of Baltimore County in Liber M.P. No. 7556 folio 243 and the Land Records of Baltimore County in Liber T.B.S. No. 1682 folio 318 thence binding on said last line as now surveyed S 62° 44' 58" W 620.59 feet to intersect the southerly side of York Road - 80 feet wide thence continuing along the boundary line between Baltimore City and Baltimore County as now surveyed N 89° 57' 39" W 484.13 feet to intersect the southerly side of York Road - 80 feet wide thence continuing along the boundary line between Baltimore City and Baltimore County as now surveyed N 89° 57' 39" W 484.13 feet to the place of beginning. Containing 7.20 acres.

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., August 20, 1981. THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 21286, on each of the 14 successive weeks before the 19th day of September, 1981, the first publication appearing on the 5th day of August, 1981.

THE JEFFERSONIAN, Manager. Cost of Advertisement, \$ 31.00

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

No. 100442 DATE: 8/11/81 ACCOUNT: 01-662 AMOUNT: \$25.00 RECEIVED FROM: S. Eric Dinenna FOR: Filing Fee for Case #62-10-A

REGISTERSTOWN COMMUNITY TIMES Office of The Carroll County Times

Westminster, Md., August 20, 1981

THIS IS TO CERTIFY that the annexed advertisement was published in the REGISTERSTOWN COMMUNITY TIMES, a daily newspaper published in Westminster, Carroll County, Maryland, on each of the 14 successive weeks previous to the 25th day of August, 1981, in The Carroll County Times a daily newspaper published in Westminster, Carroll County, Maryland.

PETITION FOR VARIANCE 9th DISTRICT

ZONING: Petition for Variance LOCATION: Northeast corner of York Rd and Baltimore County Baltimore City Line DATE & TIME: Thursday, September 10, 1981, at 10:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following: Petition for Variance to permit 691 parking spaces in lieu of the required 1,070.

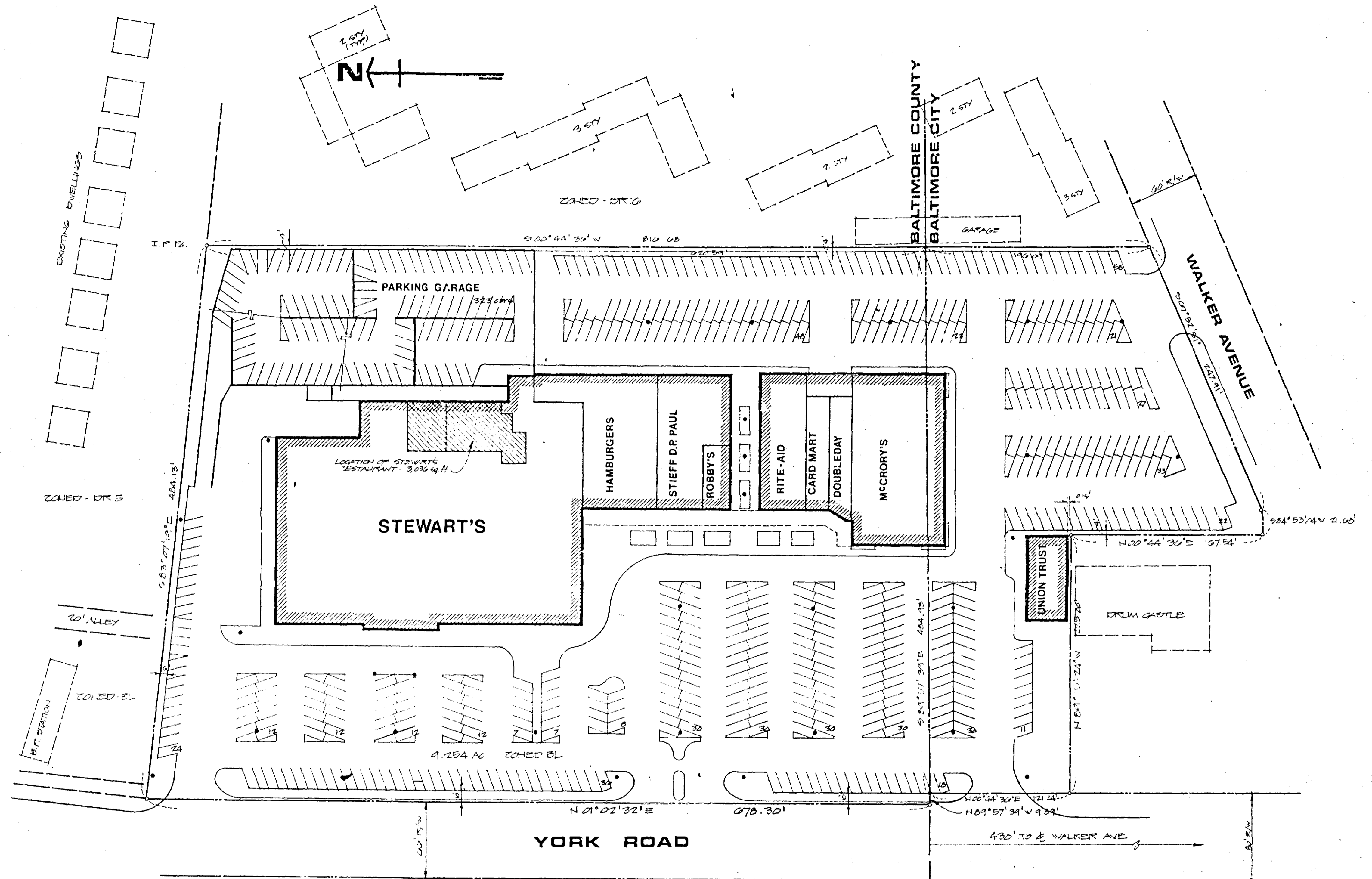
The Zoning Regulation to be excepted as follows: Section 409-2b - Minimum required off street parking. All that parcel of land in the Ninth District of Baltimore County bounded by the same at the point of intersection of the easterly side of York Road, 60 feet wide with the boundary line between Baltimore City and Baltimore County thence binding along the easterly side of York Road as now surveyed N 01° 02' 32" E 678.30 feet to intersect the southerly or S 76° 20' 00" E 1234 foot 6 inch line of the "Map of Annapolis" thence binding thereon as now surveyed S 89° 57' 39" W 484.13 feet to an iron pipe found, and from pipe also being the corner of the last line of a deed from Drumcastle, Inc. to Drumcastle Apartments Corporation dated August 27, 1948 and recorded among the Land Records of Baltimore County in Liber M.P. No. 7556 folio 243 and the Land Records of Baltimore County in Liber T.B.S. No. 1682 folio 318 thence binding on said last line as now surveyed S 62° 44' 58" W 620.59 feet to intersect the southerly side of York Road - 80 feet wide thence continuing along the boundary line between Baltimore City and Baltimore County as now surveyed N 89° 57' 39" W 484.13 feet to intersect the southerly side of York Road - 80 feet wide thence continuing along the boundary line between Baltimore City and Baltimore County as now surveyed N 89° 57' 39" W 484.13 feet to the place of beginning. Containing 7.20 acres.

THE above described tract of land being part of the land conveyed by deed from Drumcastle, Inc. to Amelia H. Walker, M. Cooper Walker, Talbot H. Walker and Katharine W. W. Sanger dated December 9, 1952 and recorded among the Land Records of Baltimore County in Liber M.P. No. 7556 folio 243. Being the property of Richard Talbot Walker, et al, as shown on plat plan filed with Zoning Department. Hearing Date: Thursday, September 10, 1981 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 101627 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE: September 22, 1981 ACCOUNT: 01-662 AMOUNT: \$77.10 RECEIVED FROM: S. Eric Dinenna FOR: Advertising and posting for Case #62-10-A

Handwritten notes and signatures. Includes a circular stamp with 'SEP 8 1981 AM' and 'BALTIMORE COUNTY'. Notes mention 'Richard Talbot Walker, et al', 'S. Eric Dinenna', and 'William E. Hammond'. There are several signatures and dates, including '8/20/81' and '8/21/81'.



**BALTIMORE COUNTY  
PARKING REQUIREMENTS**

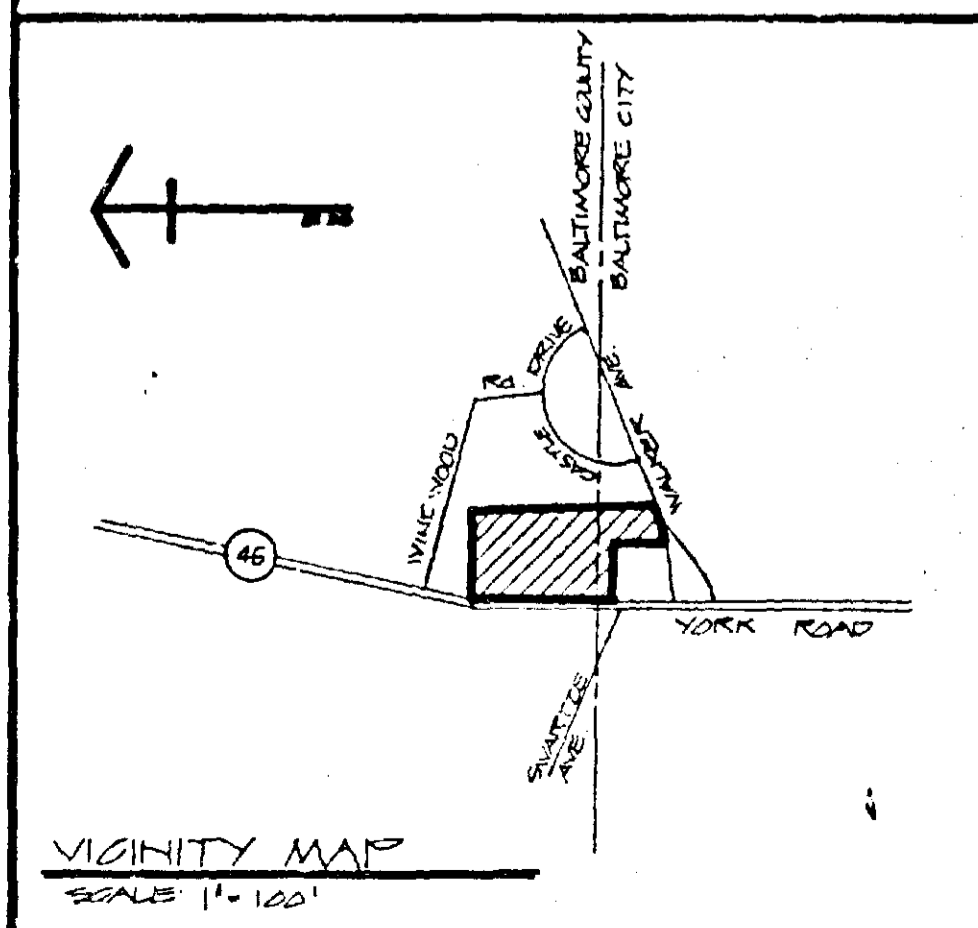
STEWART'S	103,179 SQ. FT.	815
STEWART'S RESTAURANT	3,030 SQ. FT.	61
HAMBURGERS	5,800 SQ. FT.	22
STIEFF/D.R. PAUL	4,351 SQ. FT.	22
ROBBY'S	1,402 SQ. FT.	20
RITE-AID	5,440 SQ. FT.	27
(BASEMENT - NOT INCLUDED)		
CARD MART	1,094 SQ. FT.	6
(BASEMENT - NOT INCLUDED)		
DOUBLEDAY	1,550 SQ. FT.	8
(BASEMENT - NOT INCLUDED)		
MCCRODY'S	10,500 SQ. FT.	70
(BASEMENT - NOT INCLUDED)		
		<b>1,060</b>

EXISTING PARKING SPACES AVAILABLE **691**

**TOTAL (BALTO. CITY AND COUNTY)  
PARKING REQUIREMENTS**

STEWART'S	103,179 SQ. FT.	815
STEWART'S RESTAURANT	3,030 SQ. FT.	61
HAMBURGERS	5,800 SQ. FT.	22
STIEFF/D.R. PAUL	4,351 SQ. FT.	22
ROBBY'S	1,402 SQ. FT.	20
RITE-AID	5,440 SQ. FT.	27
(BASEMENT - 5,440 S.F. NOT INCLUDED)		
CARD MART	1,094 SQ. FT.	6
(BASEMENT - 1,094 S.F. NOT INCLUDED)		
DOUBLEDAY	1,550 SQ. FT.	8
(BASEMENT - 1,550 S.F. NOT INCLUDED)		
MCCRODY'S	10,500 SQ. FT.	70
(BASEMENT - 10,500 S.F. NOT INCLUDED)		
UNION TRUST	3,700 SQ. FT.	12
		<b>1,091</b>

EXISTING PARKING SPACES AVAILABLE **693**



REFERENCE: CASE NO. 00222A  
VARIANCE NO.

REVISED JUNE 14, 1981  
REVISED JUNE 6, 1981

John B. Jaocklein, Jr.  
Designer Draughtsman  
Tel: 301 254-5106  
4516 Weitzel Avenue, Baltimore, Maryland 21214

DATE: MAY, 1981  
SCALE: 1" = 50'  
DRAWN BY: JAOCKLEIN

CLIENT: NINTH ELECTION DISTRICT  
**STEWART'S SHOPPING AREA**  
YORK ROAD AND WALKER AVE. BALTIMORE, MD  
AREA:  
**EXISTING PARKING PLAN**

SHEET # **P 1**