

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

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 16 zone to an B1 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser: _____
(Type or Print Name)

Signature: _____
Signature: Joanne C. Hovernalle

Address: _____
(Type or Print Name)

City and State: _____
Signature

Attorney for Petitioner: _____

C. JOHN SERIO and S. ERIC DI NENNA &
(Type or Print Name) S. ERIC DI NENNA, P.A.

C. John Serio, Esq.
201 N. Charles St., Suite 337
Address
Baltimore, Md. 21201
City and State

Attorney's Telephone No. 752-1946
ATTORNEY: S. Eric DiNenna, Esq.
406 W. Pennsylvania Ave.
Towson, Md. 21204
Phone No. 825-1630

16 E. Lombard St. (301) 244-8200
Address
Baltimore, Maryland 21202
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. ERIC DI NENNA
Name

406 W. Pennsylvania Avenue 825-1630
Address
Towson, MD 21204
Phone No.



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR
October 8, 1982

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #2 Zoning Cycle IV (Oct. 1982 - Apr. 1983)
Property Owner: Fidelity Federal Savings and Loan Association
W/W corner Interstate Route 70 and Rolling Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 2.3
District: 1st

Dear Mr. Hackett:

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:

The comments supplied in conjunction with the Zoning Advisory Committee reviews for Item #4 (1971-1972) and Item #8 Zoning Cycle III (April-October 1972) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 2 of Zoning Cycle IV (October 1982-April 1983).

Very truly yours,

Robert A. Norton, P.E., Chief
Bureau of Public Services

RAM:RAM:FWR:SE

cc: Jack Wimbley

Attachments

L-SE Key Sheet
4 x 5 NW 27 Pos. Sheets
NW 1 & 2 O Topo
94 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

SUBJECT: Item #64 (1971-1972)
Property Owner: Robert N. and Elisabeth Butler
W/W Rolling Road, 1001 N. of I-70-W
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
District: 1st
No. Acres: 2

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:

The Tax Map indicates that this site is part of a larger tract. Highway and utility plans indicate this site as part of the State Highway Administration holdings in connection with the I-70-W crossing of Rolling Road.

It shall be the responsibility of the Petitioner's engineer to clarify all right-of-way within and/or adjacent to this property and to initiate such action as necessary to utilize, relocate, widen, extend, release, etc. such right-of-way, particularly in regard to the former Rolling Road right-of-way (indicated on the submitted plan as an 18-foot median access road).

It appears that a record plat may be required in connection with this property.

Highways:

Rolling Road, a County road in this vicinity is being reconstructed as a closed-type highway cross-section consisting of dual traffic lanes of varying width separated by a median within a right-of-way of varying width, see Drawings #70-0079 and 0080, File 5. No further highway improvements are required.

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

Interstate Route 70-W is a State Road; therefore, all improvements, inter-sections and entrances on this road will be subject to State Highway Administration requirements.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1982

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

RE: Item No. 2 - Cycle No. IV
Petitioner - Fidelity Federal Savings and Loan Association
Reclassification Petition

Dear Mr. DiNenna:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment to this office before Monday, November 29, 1982. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

The subject of this petition consists of vacant, partially wooded land, zoned D.R.16 and part of a larger tract of ground located at the northwest corner of I-70 and Rolling Road. A portion of the overall tract, located along Rolling Road, is presently zoned B.L. as a result of Case No. 73-45-R, while part of the subject property was granted a special exception for an office building as a result of Case No. 72-149-X.

In view of your client's proposal to have the entire tract classified as B.L., this hearing is required. I spoke to your engineer, Mr. Nick Smith, about revisions to the site plan and descriptions. By way of this letter, I

Item No. 2 - Cycle No. IV
Petitioner - Fidelity Federal Savings and Loan Association
Reclassification Petition

am requesting that he personally contact me before making the revisions that we discussed.

In view of the fact that the submitted site plan does not indicate a proposed development, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and the Committee (if a hearing is required) will be written when a proposed development is indicated.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-5391. Notice of the specific hearing date which will be between March 1 and June 30, 1983, will be forwarded to you in the future.

Very truly yours,

NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. Dick Smith
Kidd Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

Item #64 (1971-1972)
Property Owner: Robert N. and Elisabeth Butler
Page 2
November 5, 1971

Sediment Control:

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

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

Storm Drainage:

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

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.

Interstate Route 70-W is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by extension of a public sanitary sewer from the existing sanitary sewer mainline #282, see Drawing #70-0077, File 1.

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:RAM:SE

L-SE Key Sheet
5 NW 27 Position Sheet
NW 1 & 2 O Topo
94 Tax Map

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
April 26, 1972

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #18 (Cycle April - October 1972)
Property Owner: Alvin H. Reuter
W/S Rolling Rd., 900' S. of Fairbrook Rd.
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L.
District: 1st No. Acres: 1.33 acres

Dear Mr. Myers:

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:

Rolling Road is now under construction. No further improvements will be required at this time.

Entrance locations are subject to the approval of the Department of Traffic Engineering.

Storm Drainage:

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

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.

Sediment Control:

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

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 26, 1972

Re: Item #18 (Cycle April - October 1972)

Water

There is an existing 30-inch water main in Rolling Road. (See Drawing #66-1323, File 3)

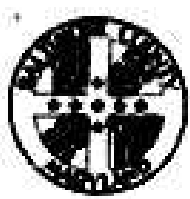
Permission to obtain a watered connection from this existing main may be obtained from the Department of Permits and Licenses.

Sanitary Sewer

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 185 feet in length, from the existing 8-inch public sanitary sewer in Rolling Road, shown on Drawing #70-0097 (1).

Very truly yours,
Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END/ENR/MS:sa
NW 2 0 Topc Sheet



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 1, 1982

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle IV - Meeting of September 14, 1982
Item No. - 2
Property Owner: Fidelity Federal Savings and Loan Association
Location: NW/Corner Interstate Route 70 and Rolling Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 2.6
District: 1st

Dear Mr. Hackett:

The existing D.R. 16 zoning for this site can be expected to generate approximately 310 trips per day and the proposed B.L. zoning can be expected to generate approximately 1300 trips per day.

Michael S. Flahigan
Michael S. Flahigan
Traffic Engineer II

MSF/cmm



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

September 27, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #2, Cycle IV Meeting, September 14, 1982, are as follows:

Property Owner: Fidelity Federal Savings and Loan Association
Location: NW/Corner Interstate Route 70 and Rolling Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 2.6
District: 1st

The site must be developed utilizing metropolitan water and sewer. Connection to sewer is subject to the Gwynn Falls Sewer Memorandum.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ala

FILED
BALTIMORE COUNTY
OCT 11 9 01 AM '82
CLERK OF COURTS
BY



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7300

PAUL H. RENCKE
CHIEF

September 29, 1982

Mr. William Hammond cc: William Hackett
Zoning Commissioner Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Fidelity Federal Savings and Loan Association

Location: NW/Corner Interstate Route 70 and Rolling Road

Item No.: 2

Zoning Agenda: Meeting of September 14, 1982

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 operation.

(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", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: *East* Planning Group Noted and approved: *George M. Hammond*
Special Inspection Division Fire Prevention Bureau

JK/mh/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari
Chairman, Baltimore County Board of Appeals
William T. Hackett
FROM: Charles E. Burnham, Plans Review Chief

Date: September 29, 1982

SUBJECT: Cycle Zoning IV, 1982

Item 2. Fidelity Federal Savings & Loan Assoc.

New structures, alterations, additions, changes of use, or other improvements to the property shall comply with the Baltimore County Building Code as adapted by Bill #8-82, this includes the 1981 B.O.C.A. Basic Building Code, the 1981 B.O.C.A. Basic Mechanical Code, the 1981 Basic Energy Code and the Maryland State Code for the Handicapped (Code of Maryland Regulations 05.01.07). No construction work shall be started until proper permits have been approved and released.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland 21204

Date: 9/17/82

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: 9/14/82

RE: Item No: 2
Property Owner: Fidelity Federal Savings & Loan Assoc.
Location: NW/Cor. Inter. Route 70 and Rolling Rd.
Present Zoning: D.R. 16
Proposed Zoning: B.L.

District: 1st
No. Acres: 2.6

Dear Mr. Hammond:

Would only result in a loss of 2 or 3 pupils.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

NGP/bp

RE: PETITION FOR RECLASSIFICATION: BEFORE THE COUNTY BOARD OF APPEALS
from D.R. 16 to B.L. Zone
NW Corner Interstate Route 70 and
Rolling Rd., 1st District
OF BALTIMORE COUNTY
Case No. R-83-188 (Item 2, Cycle IV, 1982)

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION, Petitioner

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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 therefor, 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 for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of January, 1983,

a copy of the foregoing Order was mailed to C. John Serio, Esquire, 201 N. Charles St., Suite 3C, Baltimore, Maryland 21201; and S. Eric DiNenna, Esquire and S. Eric DiNenna, P.A., 406 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorneys for Petitioner.

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

FILED
BALTIMORE COUNTY
JAN 27 1983
CLERK OF COURTS
BY



10780 Little Patuxent Place
Columbia, MD 21044

February 17 1983

THIS IS TO CERTIFY that the annexed advertisement of
Petition for Reclassification

was inserted in the following:

☒Caton Times
☐Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 20 day of February 1983, that is to say,
the same was inserted in the issues of
February 17, 1983

PATUXENT PUBLISHING CORP.
By *George M. Hammond*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN COUNTY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 17, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, before the day of March, 1982, the next publication appearing on the day of February, 1982.

THE JEFFERSONIAN

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION

1st Election District

ZONING: Petition for Reclassification
LOCATION: Northwest corner of Interstate Route 70 and Rolling Road
DATE & TIME: Tuesday, March 8, 1983 at 9:00 A.M.
PUBLIC HEARING: Room 219, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: D.R. 16
Proposed Zoning: B.L.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1982

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

RE: Item No. 2 - Cycle No. IV
Petitioner - Fidelity Federal Savings and Loan Association
Reclassification Petition

Dear Mr. DiNenna:

Enclosed please find addendum comments for the above referenced petition.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Mr. Dick Smith
Kidd Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

December 3, 1982

Mr. William T. Hackett, Chairman
Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #2, Zoning Advisory Committee Meeting, Zoning Cycle IV - 1982, September 14, 1982, are as follows:

Property Owner: Fidelity Federal Savings and Loan Association
Location: NW corner Interstate Route 70 and Rolling Road
Acres: 2.6
District: 1st

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.

The property is located in the Gwynns Falls Sewer Area and must meet the requirements of Section 4A of the Zoning Regulations.

If the petition is granted, the developer must comply with Bill 56-82, (Baltimore County Development Regulations).

Very truly yours,

John L. Wimbley
Planner III
Current Planning & Development

JLK:rh

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

P-83-188

District: 1st Date of Posting: 2-18-83
Posted for: Reclassification
Petitioner: Fidelity Federal Savings and Loan Association
Location of property: NW corner of Interstate 70 and Rolling Road
Location of Sign: NW corner of Interstate 70 and Rolling Road
Remarks: N.Y. Corner of Interstate 70 and Rolling Road
Posted by: J.D. Smith
Number of Signs: 1

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

No. 107989

DATE: 2/21/82 ACCOUNT: 01-662
AMOUNT: \$ 102.00
RECEIVED FROM: S. Eric DiNenna
FOR: Fidelity Federal Savings and Loan Association
VALIDATION OR SIGNATURE OF CASHIER

Fidelity Federal Savings and Loan Association, as shown on

M. Maryland

LOF
T. HACKETT, CHAIRMAN
BOARD OF APPEALS
BALTIMORE COUNTY

IN THE MATTER OF
PETITION FOR RECLASSIFICATION
N/E corner of Interstate 70
and Rolling Road
Baltimore County, Maryland
FIDELITY FEDERAL SAVINGS
AND LOAN ASSOCIATION
Petitioner

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

MEMORANDUM OF LAW

The Petitioner and owner, Fidelity Federal Savings and Loan Association, by its attorneys, S. Eric DiNenna and S. Eric DiNenna, P.A., respectfully request a reclassification from the existing DR16 Zone to a BL Zone for the property located at the N/E corner of Interstate 70 North and Rolling Road in Baltimore County, Maryland.

The subject property contains 2.6 acres of land, more or less, is sandwiched between the BL Zone existing to the east and Interstate 70 N, to the west, with apartments immediately to the north. To the south is Rolling Road. The Petitioner requests a reclassification of the subject property to the BL Zone based upon the fact that in its adoption of the Comprehensive Zoning Map of 1980, the property was erroneously classified in the DR16 Zone, containing only 2.6 acres of land and at the time the adoption of the subject property and at the present time cannot be developed economically and physically into the density equivalent to the DR16 Zone.

In its adoption of the RO Zone, the Baltimore County Council by legislation, struck from the DR16 Zone, the capability of requesting a special exception for offices in that zone. Besides, topography, location, etc. the property is not conducive to residential usage.

Though the Petitioner is submitting a Petition in blank, it is anticipated that further study will be made, and that

specific plans pursuant to Bill 46-77, will be submitted for Baltimore County's consideration.

For the above reasons, the Petitioner requests a reclassification from the DR16 Zone to the BL Zone.

Respectfully submitted,

S. ERIC DINENNA
S. ERIC DINENNA, P.A.
406 W. Pennsylvania Avenue
Towson, Maryland 21204
825-1630
Attorneys for Petitioners

KIDDE CONSULTANTS, INC.

Cable KIDCON/1
Telex 87769
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500
Direct Dial Number
321-5512

DESCRIPTION

2.6 ACRE PARCEL, NORTHWEST CORNER I-70 N AND ROLLING ROAD, BALTIMORE COUNTY, MARYLAND.

This description is for DR - 16 to BL Zoning.

Beginning at the northwest corner of Interstate Route 70 N and Rolling Road as widened, running thence binding on the north side of said Interstate Route 70 N, westerly with a curve to the left with a radius of 3969.72 feet, the arc distance of 428.64 feet, thence binding on part of the southeast outline of the land for "Rolling Road Apartments" (2) N 39° 19' 00" E 360.4 feet more or less, thence binding on the area zoned BL, two courses (1) S 55° 10' 00" E 228 feet, and (4) N 40° 43' 10" E 136.1 feet to the west side of said Rolling Road, thence binding thereon two courses (5) southerly by a curve to the right with a radius of 686.04 feet, the arc distance of 155.21 feet and (6) S 23° 13' 20" W 230.91 feet to the place of beginning.

Containing 2.6 acres of land.

ejm



J.O. 1-82104
W.O. 1187-C

July 7, 1982

ENGINEERS • PLANNERS • SURVEYORS

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

C. John Serio, Esquire
201 N. Charles Street
Suite 317
Baltimore, Maryland 21201

February 22, 1983

Re: Petition for Reclassification
NW corner of Interstate Route 70 and
Rolling Road
Fidelity Federal Savings and Loan
Association - Petitioner
Case No. E-83-188 Cycle IV - Item #2

Dear Mr. Serio:

This is to advise you that \$336.06 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

cc: S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

February, 9, 1983

C. John Serio, Esquire
201 North Charles Street - Suite 337
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petition for Reclassification
NW corner of Interstate Route 70 and
Rolling Road
Fidelity Federal Savings and Loan Association - Petitioner
Case No. R-83-188 Item No. 2 - Cycle IV

TIME: 9:00 A.M.
DATE: Tuesday, March 8, 1983

PLACE: Room 218, Courthouse, Towson, Maryland

cc: S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

People's Counsel

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

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

No. 15049

DATE: March 11, 1983 ACCOUNT: R-01-615-000

AMOUNT: \$336.06

RECEIVED FROM: Fidelity Federal Savings & Loan Assn.
c/o S. Eric DiNenna, Esquire
FOR: Advertising & Printing Case R-83-188

0 0070000336060 8112A

VALIDATION OR SIGNATURE OF CARRIER

Office of
PATUXENT
Publishing Corp.

17750 Little Patuxent Pkwy
Columbia, MD 21044

February 24 19 83

THIS IS TO CERTIFY that the annexed advertisement of

Petition for Reclassification
NW 170

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive week before
the 26 day of February 19 83, that is to say,
the same was inserted in the issues of

February 24, 1983

PATUXENT PUBLISHING CORP.
B: *[Signature]*

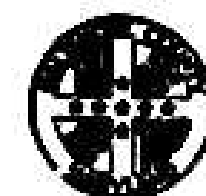
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

January 25, 1983

C. John Serio, Esquire
201 N. Charles Street
Suite 337
Baltimore, MD 21201

Re: Case No. R-83-188
Fidelity Federal Savings
and Loan Association

Dear Mr. Serio:

As the Petitioner, or representative thereof, in the
above referenced case, you are hereby advised that said case now pending
before the Board of Appeals is considered moot. This decision is based on
an opinion of the Baltimore County Attorney's office concluding that any
reclassification case pending before this Board on the date of the adoption
of new comprehensive zoning maps is moot.

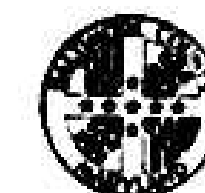
Therefore, unless you present written objection to the
Board within thirty (30) days from the date hereof, an Order of Dismissal
shall be executed by this Board.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

WTH:c

cc: S. Eric DiNenna, Esquire
Joanne C. Hovermale
Phyllis Cole Friedman
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Board of Education



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

March 18, 1983

C. John Serio, Esquire
201 N. Charles Street
Suite 337
Baltimore, MD 21201

and

S. Eric DiNenna, Esquire
406 W. Pennsylvania Ave.
Towson, MD 21204

Re: Case No. R-83-188
Fidelity Federal Savings
and Loan Association

Gentlemen:

Enclosed herewith is a copy of the Order of Dismissal passed today
by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: Joanne C. Hovermale
Phyllis Cole Friedman
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Board of Education

IN THE MATTER OF THE APPLICATION OF
FIDELITY FEDERAL SAVINGS
AND LOAN ASSOCIATION
FOR RECLASSIFICATION
OF
FROM D.R. 16 to B.L.
NW CORNER I-70 AND
ROLLING ROAD
1st DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. CR-83-188

ORDER OF DISMISSAL

Petition of Fidelity Federal Savings and Loan Association for reclassification
of property from D.R. 16 to B.L. located on the northwest corner of I-70 and
Rolling Road, in the First Election District of Baltimore County.

WHEREAS, by letter dated January 25, 1983, the Board of Appeals
notified the parties of record in the above entitled matter that the case is
considered moot; and

WHEREAS, this decision is based on an opinion of the Baltimore County
Attorney's office stating that any zoning case requesting reclassification of prop-
erty pending before the Board on the date the new zoning maps are adopted is
moot; and

WHEREAS, the Board has not received a reply from its letter of
January 25, 1983, within thirty (30) days as requested;

THEREFORE the Board will, on its own Motion, dismiss the within
petition.

IT IS HEREBY ORDERED, this 18th day of March, 1983, that said
petition be and the same is declared moot and the petition DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman
William B. Evans
William B. Evans
LeRoy B. Spangler
LeRoy B. Spangler

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Paul Solomon Date: June 27, 1983
FROM: Nick Commodari
SUBJECT: Environmental Impact Statement
Item No. 2 - Cycle No. IV

Attached is an environmental impact statement that
was submitted in conjunction with revised site plans on
the above property. Comments are needed by July 15, 1983
in order to proceed with the hearing.

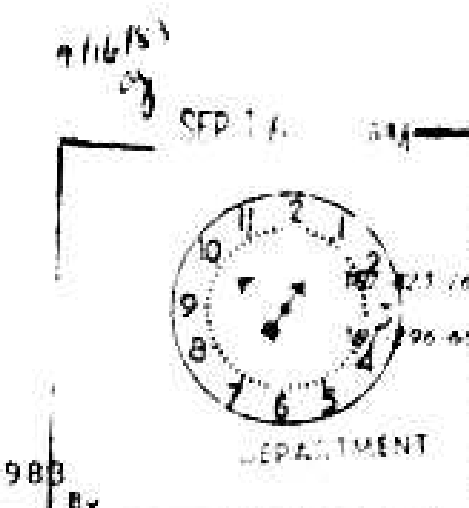
NBC:bsc

cc: John W. Hessian III
People's Counsel

James G. Hoswell
Planning Office

406 W. Pennsylvania Avenue
Towson, Maryland 21204

S. Eric DiNenna, P.A.
Attorney at Law



September 15, 1983

Mr. Nicholas Commodari
Baltimore County Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Fidelity Federal Savings & Loan Association
Security Boulevard
Your File No.: R83-188

Dear Nick:

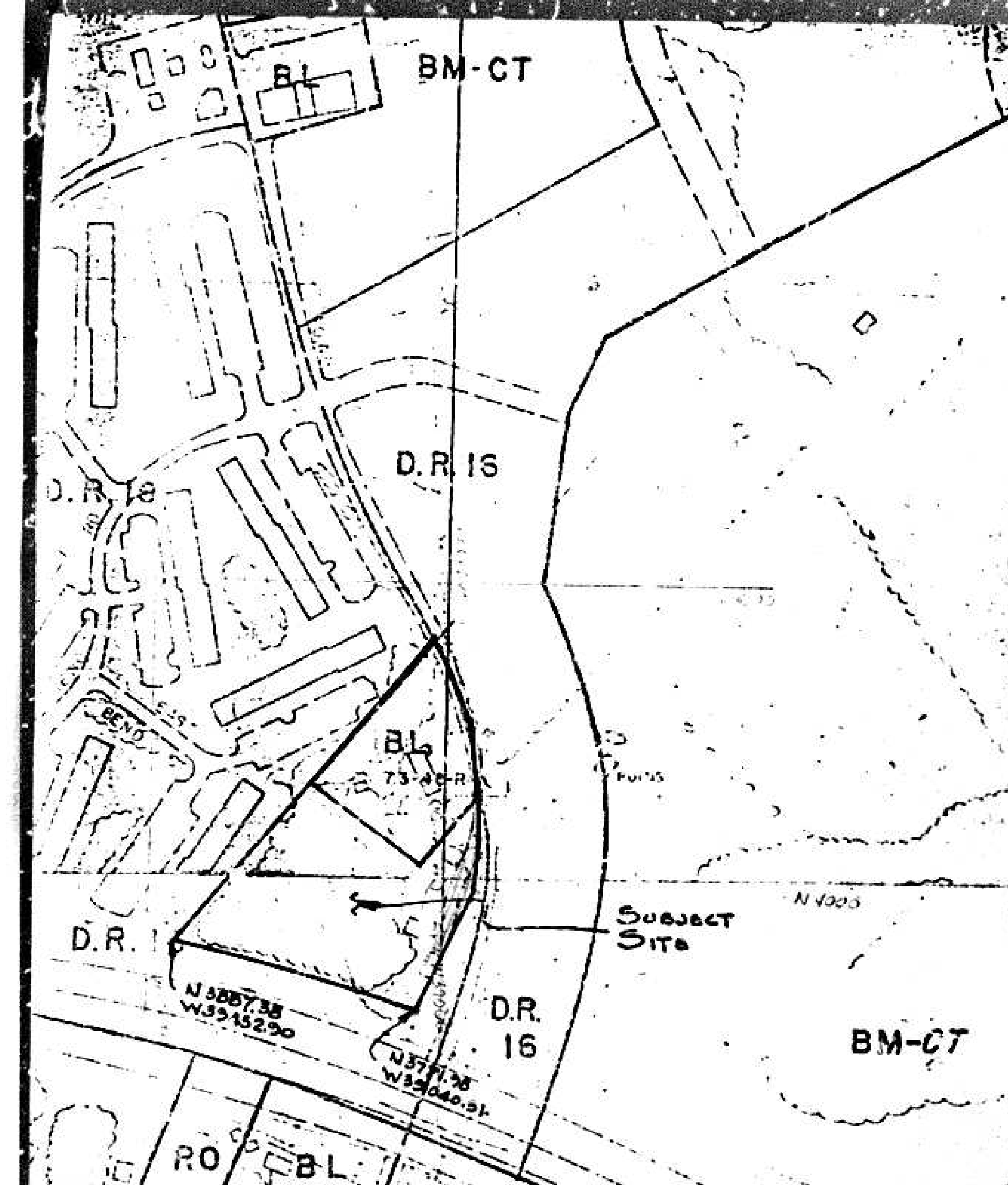
Would you be so kind as to advise me of the status
of the review of the plans by the Zoning Advisory Committee
concerning the above captioned matter.

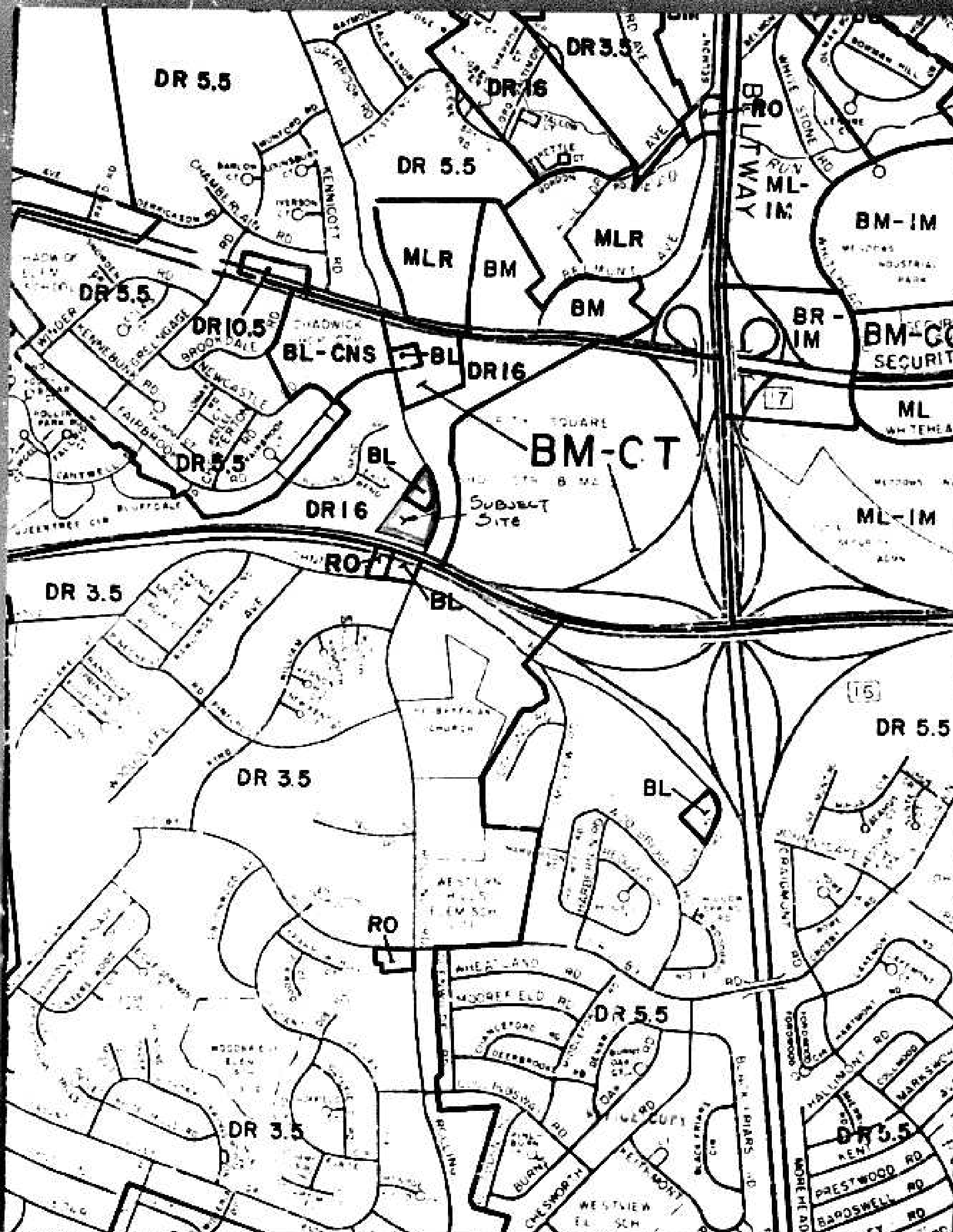
Very truly yours,

S. ERIC DINENNA

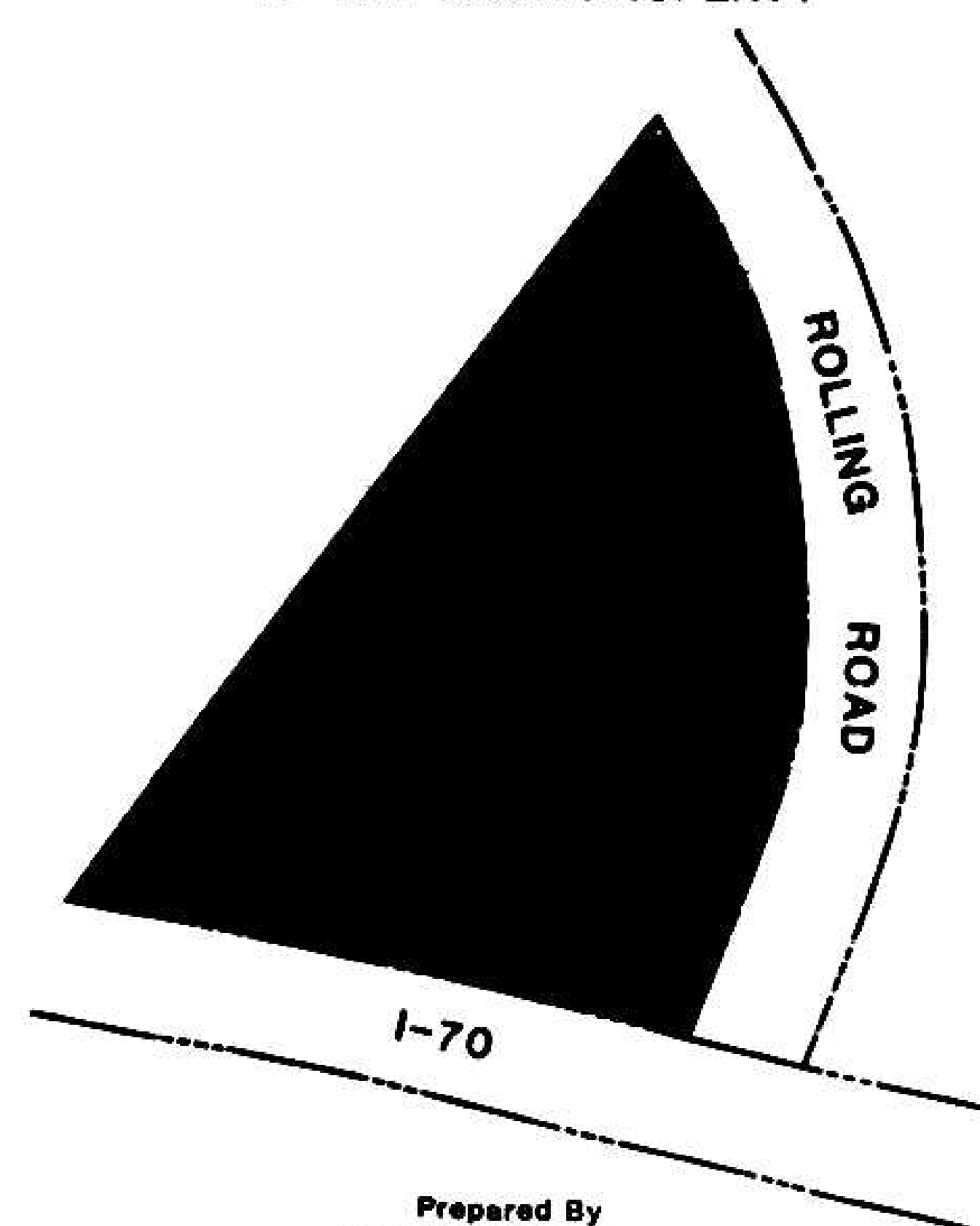
SED/neb

cc: Mr. Fred Klaus
Ms. JoAnn Hovermale
C. John Serio, Esquire
Stephen W. McLaughlin





ENVIRONMENTAL IMPACT STATEMENT TO ACCOMPANY THE ZONING RECLASSIFICATION OF THE COOK PROPERTY



Prepared By
KIDDE CONSULTANTS, INC.
TOWSON, MARYLAND
JUNE, 1983

ENVIRONMENTAL IMPACT STATEMENT TO ACCOMPANY THE ZONING RECLASSIFICATION OF THE COOK PROPERTY

June, 1983

Prepared By
KIDDE CONSULTANTS, INC.
TOWSON, MARYLAND

PURPOSE OF THE STUDY

The purpose of this study is to identify the potential environmental impacts occurring as a result of development due to the zoning reclassification of the Cook property from BL (Business Local) and DR-16 (High Density Dwelling) to BL (Business Local).

DESCRIPTION OF THE SITE

The site is located in Baltimore County Election District 1 and Councilmanic District 1 along the western edge of Rolling Road between Security Boulevard and I-70 (See Figure 1). The property is three sided with one side bordering Rolling Road; one side bordering I-70; and the final side bordering the Town and Country Garden Home Apartments.

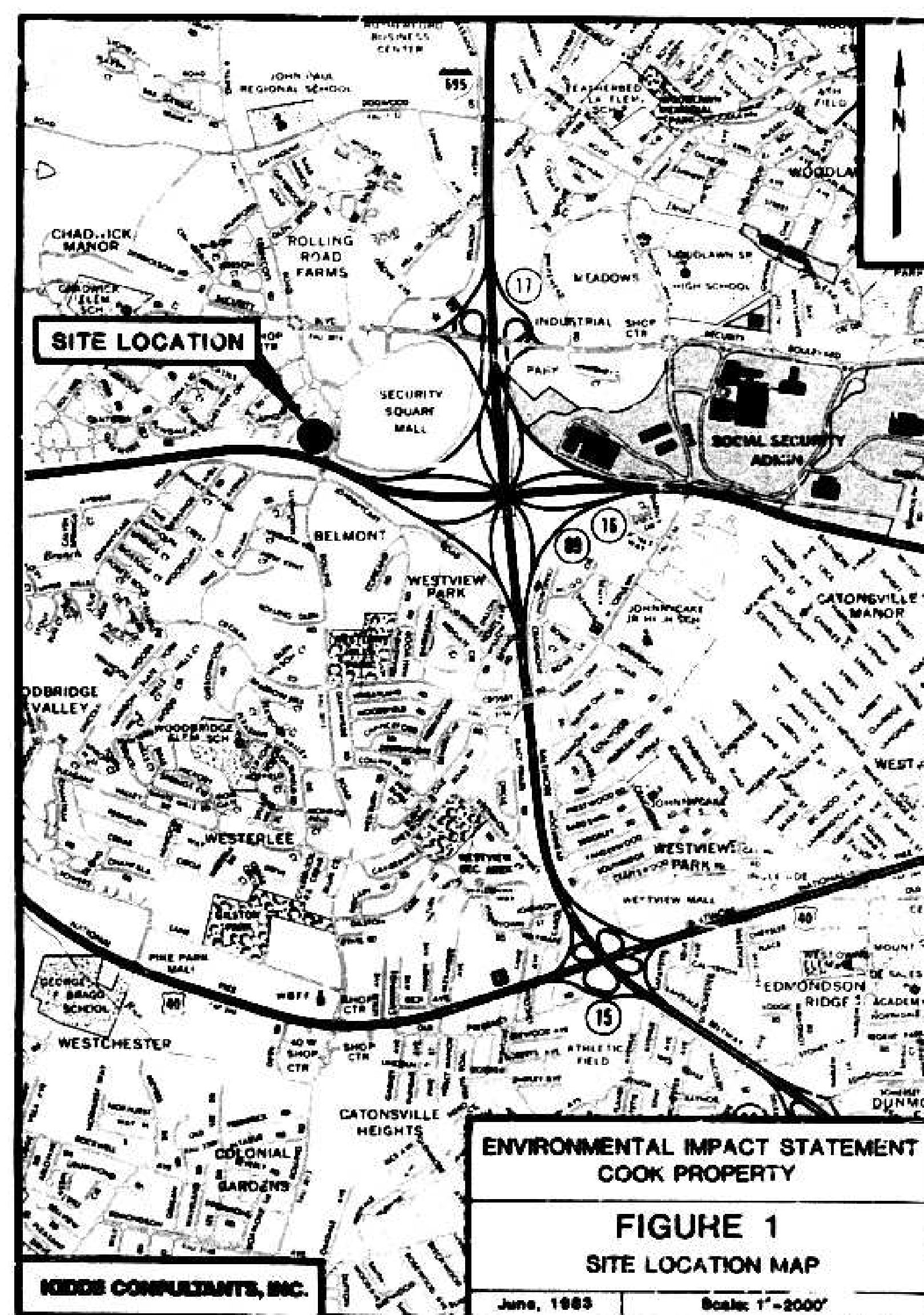
The total area of the site encompasses 3.86 acres with approximately one third of that area presently utilized. The Fidelity Federal Savings and Loan Association currently occupies the developed portion of the tract. The building itself is a one story commercial building with a drive-up window. Parking facilities are located at the rear of the building.

PROPOSED PROJECT

A six story office building has been proposed for the site. All existing buildings on the site will be removed. Fidelity Federal Savings and Loan Association (including the drive-up window) will relocate into the proposed office building.

The following are general notes concerning the proposed office building:

1. Approximately 150 persons will be employed at the office building (this number will vary depending on final leases).
2. Hours of operation will be from 7:00 a.m. to 6:00 p.m. on Monday through Friday and Saturday from 7:00 a.m. to 1:00 p.m.
3. Two hundred and fifty spaces of off street parking will be offered at the site.
4. The site will be lighted with low mast high pressure sodium lamps.



ENVIRONMENTAL IMPACT STATEMENT
COOK PROPERTY
FIGURE 1
SITE LOCATION MAP
KIDDE CONSULTANTS, INC.
June, 1983
Scale: 1"=2000'

SITE INVENTORY

1. Geotechnical

Maryland is divided into three geologic regions; the coastal plain, piedmont, and Appalachian provinces. The Cook property is composed primarily of a great variety of geologically ancient rocks of volcanic (igneous) and sedimentary origin which have been greatly contorted, sheared, and metamorphized into schists, gneisses, quartzites, marble, and serpentines. The old soils are underlain by gabbro. Gabbro is an igneous rock, characteristic of compact medium to coarse-grained textured rock, dark gray to black in color, and often includes several small areas of pyroxenite and serpentine igneous facies.

The soil type present on the site consists of aldino silt loam which is characterized by moderately well drained and moderate sloping, very silty soils. This soil type is suitable for most crops, but has moderate to severe limitations for many nonfarm uses due to the existence of a high water table.

2. Vegetation

There are currently three vegetation classifications which exist at the site. These classifications are as follows:

a. Maintained Vegetation Association

Describes that area of the site which is currently kept from natural succession by man's intervention. This area includes the Fidelity Federal Savings and Loan building, its parking facility and the lawn which surrounds the property.

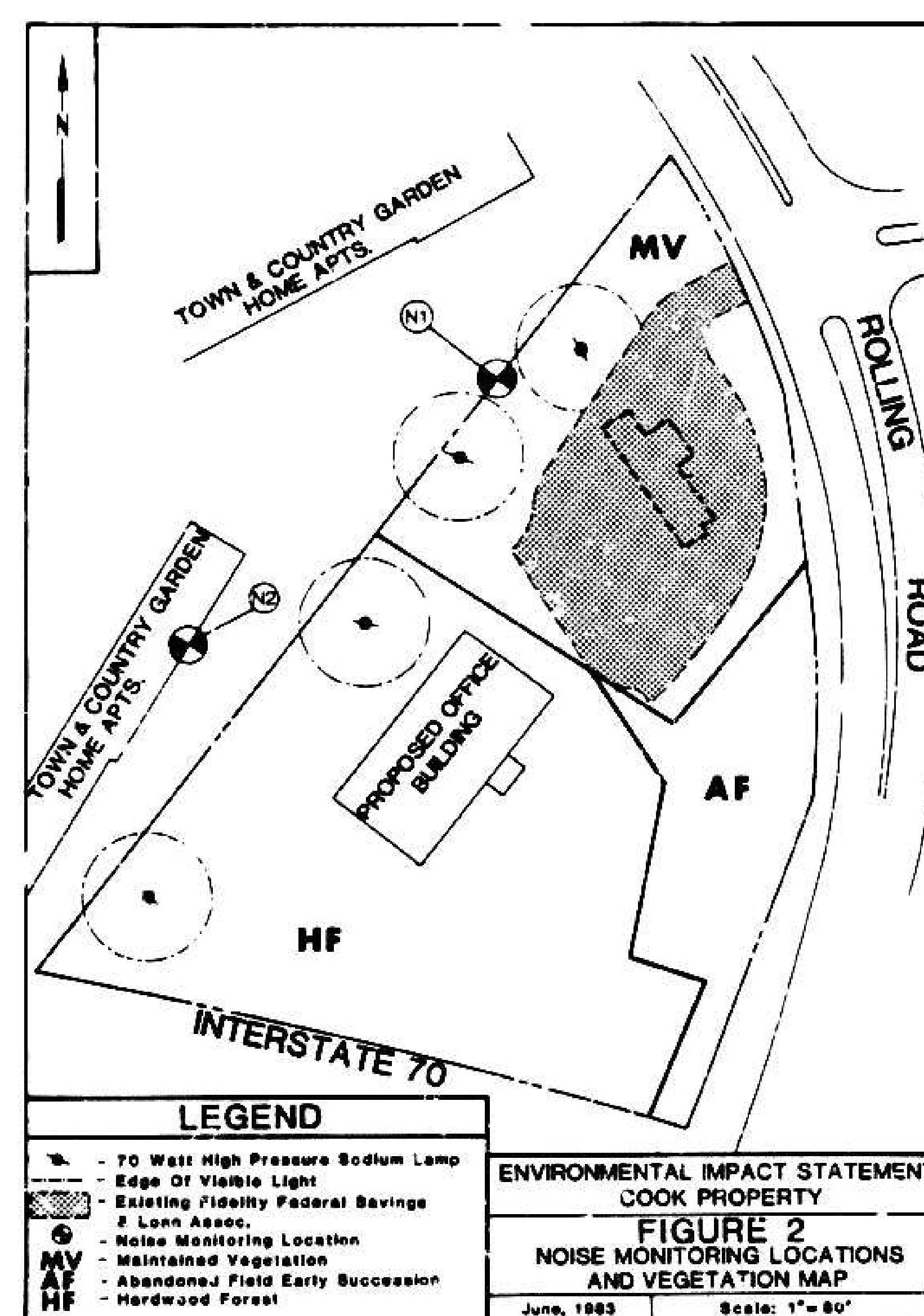
b. Abandoned Field-Early Succession Vegetation Association

Describes the unmaintained grass plot which borders Rolling Road and lies directly south of the existing Fidelity Federal Savings and Loan building.

c. Hardwood Forest Vegetation Association

Describes the wooded area which lies behind the Fidelity Federal Savings and Loan building and directly west of the unmaintained grass plot.

Figure 2 shows the location of the vegetation classification areas. There are currently 1.26 acres of maintained vegetation, .55 of abandoned field-early succession vegetation and 2.05 of hardwood forest vegetation existing on the site.



ENVIRONMENTAL IMPACT STATEMENT
COOK PROPERTY
FIGURE 2
NOISE MONITORING LOCATIONS
AND VEGETATION MAP
KIDDE CONSULTANTS, INC.
June, 1983
Scale: 1"=80'

3. Surrounding Land Use

The eastern boundary of the property is bordered by Rolling Road. Directly east of Rolling Road is the commercially zoned parking facility for the Security Square Shopping Mall. The southwestern boundary of the site is bordered by a chain link fence which separates the property from I-70. The northwest edge of the site is bordered by the Town and Country Garden Home Apartments. The site is bordered by high density residential (sixteen dwelling units/acre).

4. Historical Sites

Research into Maryland Historical Trust documentation and mapping identifies no structures of state or local historical importance existing on site or nearby. The "National Register of Historic Places", as well, shows no existing structures of national importance in the immediate area.

5. Climate

The proposed office building lies within an area of land - controlled climate; the temperate continental climate. Because the site lies in the eastern or leeward side of the continent, the ocean is relatively ineffective in modifying temperature conditions. West-to-east atmospheric circulation, the "prevailing westerlies", makes entrance of maritime air into the corridor difficult. Summers are very warm while winters are cold. Mean annual temperature is approximately 57 degrees while average annual precipitation is approximately 43 inches. July is usually the warmest month with an average temperature of approximately 76° F. January, usually the coldest month, has an average temperature of approximately 36° F. Precipitation is fairly well distributed throughout the year with any month of the year being the wettest or driest. The average length of the growing season in the Baltimore area is 200 days. The last killing frost is usually in mid April and the first is normally late in October.

6. Air Quality

The Environmental Protection Agency (EPA) has defined non-attainment areas for those areas failing to meet carbon monoxide (CO) concentration National Ambient Air Quality Standards (NAAQS). The closest non-attainment area to the site is located in the Central Business District of Baltimore City, approximately eight miles away. Research into 1981 CO monitoring data at the Garrison Air Monitoring Station (closest CO monitoring station to the site) shows CO concentration levels well below the NAAQS criteria.

7. Drainage and Topography

The site is located in the Dead Run - Gwynns Falls Drainage Area. Existing topography of the site, from the southeast and southwest corners of the site to the northern corner of the site, gently slopes upward to the existing Fidelity Federal Savings and Loan building. From the building facade to the building entrance on Rolling Road exists a 10% slope which facilitates stormwater runoff to stormdrains located along Rolling Road.

8. Noise

To determine the acoustical impact that site development may have on the surrounding environment, ambient noise levels were monitored at selected sensitive receivers. Ambient noise is the background noise which is emitted by existing noise sources within a defined area. Ambient noise levels were monitored using a General Radio 1982 Precision Sound Level Meter. Two monitoring locations were chosen to represent noise levels experienced at the Town and County Garden Home Apartments (See Figure 2).

Several different methods are used to analyze and measure noise levels. The decibel is the standard measurement unit. Different weighting scales exist to compare decibels (A, B and C). The A scale most accurately records sound levels as the human ear would. The symbol dB(A) represents a sound level which has been measured on the A weighted scale.

The primary noise generator associated with the development of the site will be automobiles. L_{10} is a statistical indicator used when describing noise emitted by mobile sources. It represents the noise level exceeded 10% of a given time span.

The A weighted L_{10} noise levels monitored at the two locations shown on Figure 2 are provided in Table 1.

Table 1
Ambient Noise Levels

Site No.	Site Description	L_{10} (dB(A)) Levels
1	Town and Country Garden Apartments Home Property Line	60
2	Town and Country Garden Home Apartments	62

IMPACT ASSESSMENTS

1. Geotechnical

The aldrino silt loams which exist at the site generally range in depths from three and a half to six feet. Soils existing in this particular geologic province are generally underlain by igneous (volcanic) rock. The compact molecular structure of igneous rock may require that blasting be performed in the event of subsurface excavation.

2. Vegetation

Development of the Cook property would require that .55 acres of abandoned field shrub and 2.05 acres of mixed hardwoods would be taken. The vegetation classification for the site resulting from development would be "maintained vegetation".

The site currently exists in a developing area. The biological habitat which now exists at the site is typical of urban dwelling wildlife. The chain link fence which separates the site from I-70, and the Rolling Road boundary isolates the site from harboring high order or endangered species of the biological community. Wildlife species which now inhabit the site include birds, squirrels, and rabbits. Since these animals are adept to an urban environment, displacement of these species due to development of the site would not incur a significant impact to this particular wildlife community.

3. Light Intrusion

The parking facilities for the proposed office building will be lighted with 70 watt high pressure sodium luminaires, mounted on 12' poles. The sodium lamps will be enclosed in an aluminum housing shielded by clear, flat tempered glass. Characteristics of these luminaires include:

1. Each luminaire shall provide sharp cutoff of direct glare.
2. Light patterns can be tailored to site geometry by a single adjustment while leaving luminaire leads informally oriented.
3. Luminaire provides wide distribution within a sharply defined cutoff pattern, allows maximum spacing without glare, and avoids excessive illumination directly below luminaire.

Sensitive receptors that could be affected by increased ambient light created by the site include residents of the Town and Country Garden Home Apartments. Looking at the luminaire which lies closest to the apartments, the distance from the luminaire to the "visible edge" of light emitted by that luminaire onto the surrounding area is 35 feet (See Figure 2). This area subtended by the luminaire does not intercept the Town and Country Garden Home Apartments. Light emitted by high pressure sodium luminaires is therefore not expected to directly impact nearby residents.

4. Air Quality

As pointed out in the site inventory, the property is located approximately eight miles away from the nearest EPA designated non-attainment area. It was also cited from Carbon Monoxide (CO) concentration monitoring data from the Garrison Air Monitoring Station in Baltimore County that CO levels near the site are well below the National Ambient Air Quality Standards (NAAQS).

When the number of trips generated by the site are compared to the totals of the region, they are insignificant. The proposed project, therefore will not have any effect on regional air quality.

5. Site Drainage

Introduction of additional vehicles onto the site coupled with expanded paved areas will result in increased levels of lead (Pb) and zinc (Zn) in the site's stormwater runoff. This additional amount, however, when compared to macroscale deposition of the metals (Pb and Zn) within the watershed, will be insignificant.

6. Noise

The primary contributor of ambient noise at the Town and Country Garden Home Apartments is traffic along I-70. This traffic includes heavy-duty diesel and heavy-duty gasoline vehicles (trucks and buses) and light-duty diesel and light-duty gasoline vehicles (cars, pick-up trucks, and motorcycles). Noise emitted from these vehicles averaging speeds above fifty mph dominates background noise in this area.

Federal Highway Noise Abatement Criteria is followed when studying noise impacts. This criteria is shown in the table below:

Table 2
FHWA Noise Abatement Criteria

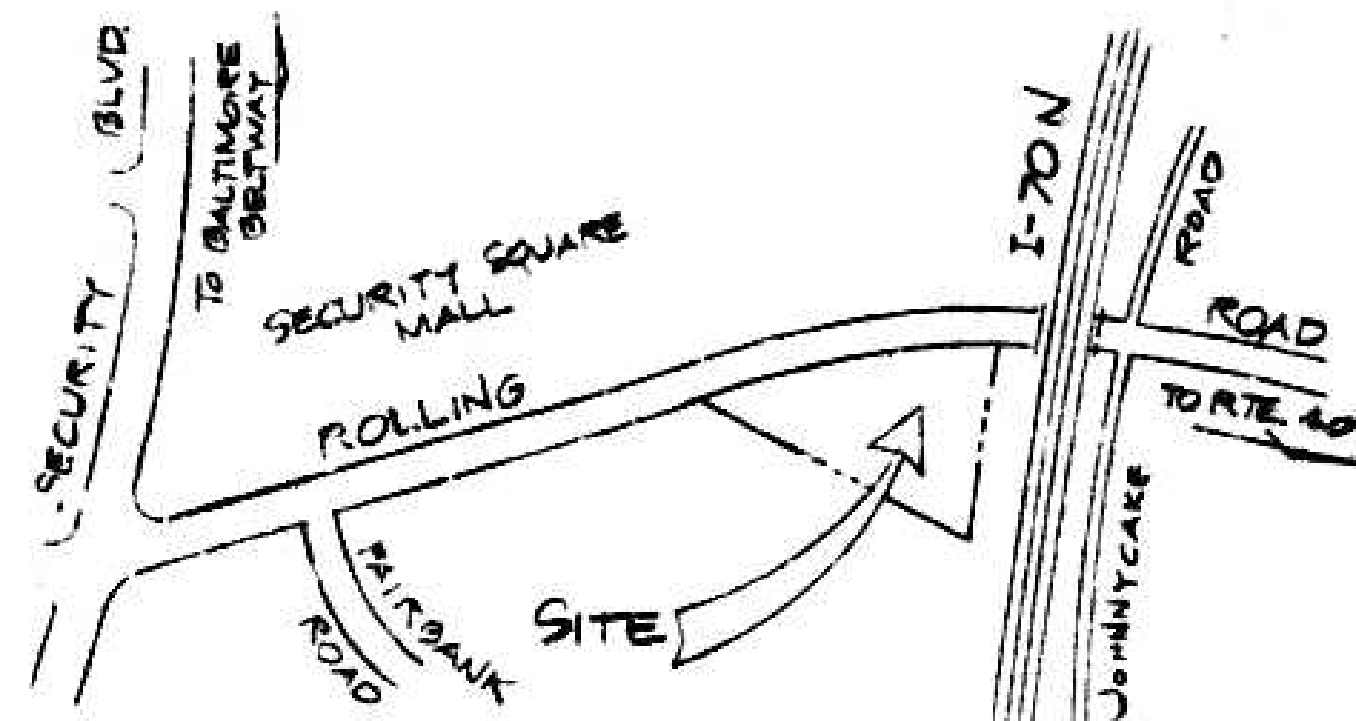
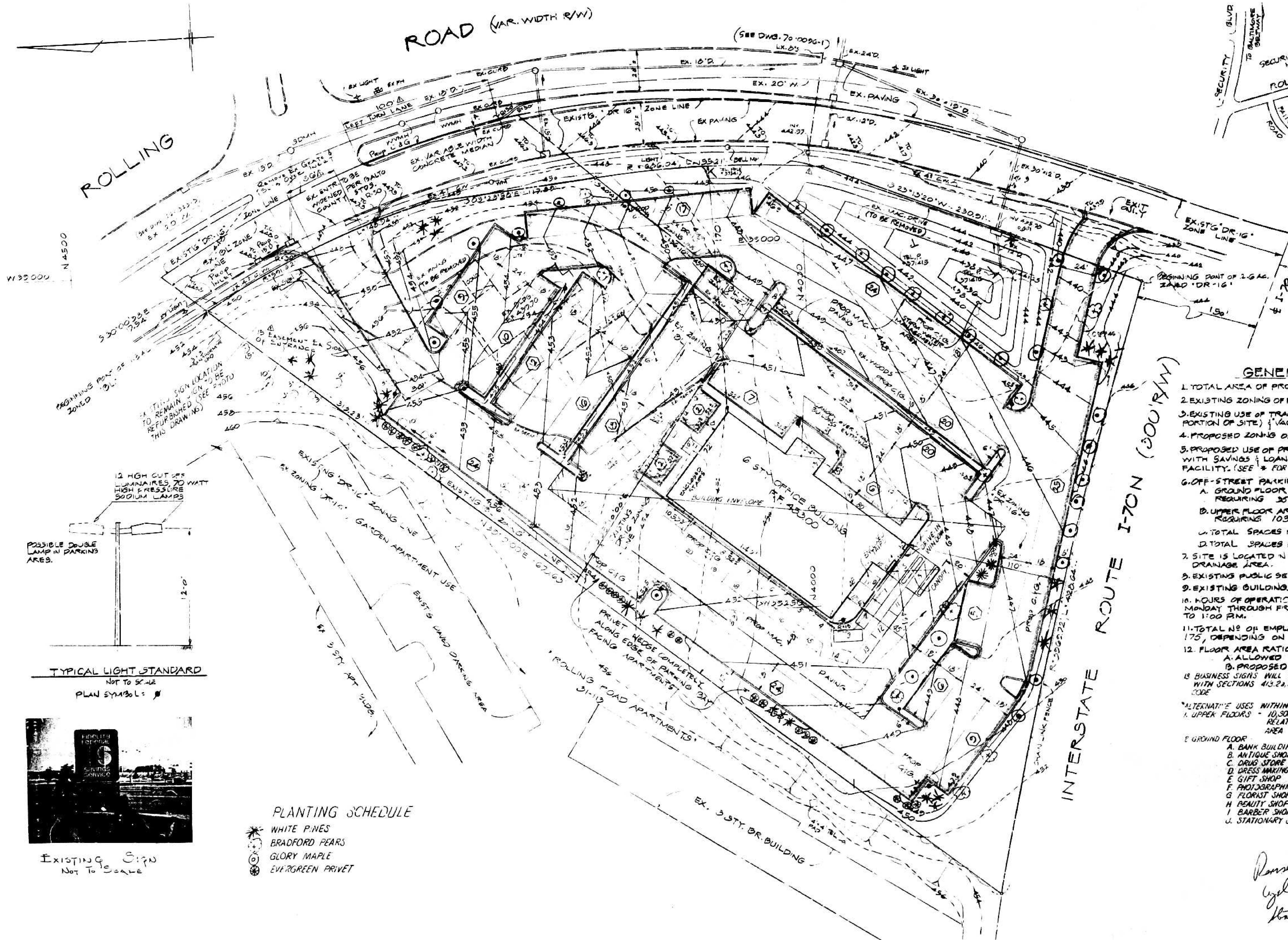
L_{10} Level	Activity Category	Description Activity Category
60 dB(A) Exterior	A	Lands on which serenity and quiet are of extraordinary significance and serve an important public need, and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose.
70 dB(A) Exterior	B	Residences, motels, hotels, schools, churches, libraries, hospitals, picnic areas, recreation areas, playgrounds, active sports areas and parks.
75 dB(A) Exterior	C	Developed lands, properties or activities not included in Categories A and B above.
-----	D	Undeveloped lands
55 dB(A) Interior	E	Residences, motels, hotels, public meeting rooms, schools, churches, libraries, hospitals and auditoriums.

Town and Country Garden Home Apartments require that an exterior noise level of 70 dB(A) not be exceeded. Table 1 in the site inventory section of this report shows that neither monitored receiver violates FHWA criteria.

Applying a trip generation factor of .57¹ to the proposed 150 employees working at the office building, 86 light-duty vehicle trips are expected to be generated by the site. Additional trips will be generated on-site by the Fidelity Federal Savings and Loan drive-up banking window. These trips will be dominated by light-duty vehicles at idle or low speed conditions.

When vehicle noise generated from the 86 employees trips and the drive-up window are added to ambient noise levels, the resulting noise levels are not expected to exceed FHWA criteria.

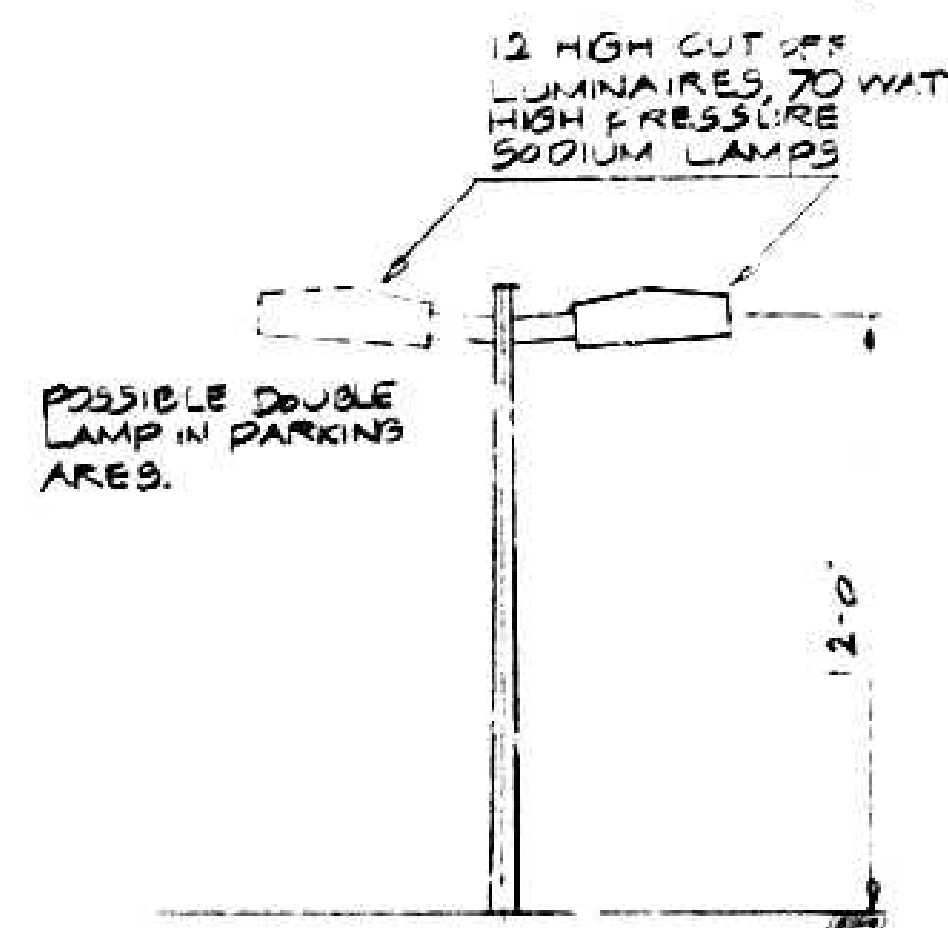
¹ITE Technical Committee 6a-6-Trip Generation Rates



LOCATION PLAN
SCALE 1"=300'

GENERAL NOTES

1. TOTAL AREA OF PROPERTY = 3.86 ACRES =
2. EXISTING ZONING OF PROPERTY = "D" (1.16 AC) DR-16 (2.6 AC)
3. EXISTING USE OF TRACT: SAVINGS & LOAN ASSOCIATION ("BL" PORTION OF SITE) & VACANT LAND ("BALANCE" OF SITE)
4. PROPOSED ZONING OF SITE = "BL"
5. PROPOSED USE OF PROPERTY: 6 STORY OFFICE BUILDING WITH SAVINGS & LOAN ASSOCIATION WITH DRIVE IN FACILITY. (SEE * FOR ALTERNATIVE USES WITHIN BUILDING)
6. OFF-STREET PARKING DATA:
 - A. GROUND FLOOR AREA = 10,500 SQ. FT. REQUIRING 35.2 SPA (1/3000)
 - B. UPPER FLOOR AREA = 51,500 SQ. FT. REQUIRING 103 SPA (1/3000)
 - C. TOTAL SPACES REQUIRED = 138.2 = 139
 - D. TOTAL SPACES PROVIDED = 256 (INCL G.H.C.)
7. SITE IS LOCATED IN THE DEAD RUN - GAYNOR FALLS DRAINAGE AREA.
8. EXISTING PUBLIC SEWER & WATER AVAILABLE AT THE SITE.
9. EXISTING BUILDINGS ON SITE TO BE REMOVED.
10. HOURS OF OPERATION WILL BE FROM 7:00 AM. TO 9:00 PM. MONDAY THROUGH FRIDAY, AND SATURDAY FROM 7:00 AM TO 1:00 PM.
11. TOTAL NO. OF EMPLOYEES WILL VARY (APPROXIMATELY 175, DEPENDING ON FINAL LEASES)
12. FLOOR AREA RATIO
 - A. ALLOWED = 504,424 SQ. FT. (3.0 X 160,141 SQ. FT.)
 - B. PROPOSED = 62,064 SQ. FT. (0.31 X 160,141 SQ. FT.)
13. BUSINESS SIGNS WILL BE PLACED ON THE ROOF IN ACCORDANCE WITH SECTIONS 413.2, 413.3, 413.4 OF THE BALTIMORE COUNTY ZONING CODE
- *ALTERNATIVE USES WITHIN THE BUILDING
 1. UPPER FLOORS - 10,300 SQ. FT. FOR MEDICAL, DENTAL AND MEDICAL RELATED OFFICES AND USES (20% OF UPPER FLOOR AREA)
 2. GROUND FLOOR
 - A. BANK BUILDING (SAVINGS & LOAN ASSOCIATION)
 - B. ANTIQUE SHOP
 - C. DRUG STORE
 - D. DRESS MAKING SHOP
 - E. GIFT SHOP
 - F. PHOTOGRAPHIC STUDIO
 - G. FLOWERS SHOP
 - H. BEAUTY SHOP
 - I. BARBER SHOP
 - J. STATIONARY STORE



TYPICAL LIGHT STANDARD
NOT TO SCALE
PLAN SYMBOL: *



EXISTING SIGN
NOT TO SCALE

PLANTING SCHEDULE

- * WHITE PINES
- * BRADFORD PEARS
- * GLORY MAPLE
- * EVERGREEN PRIVET

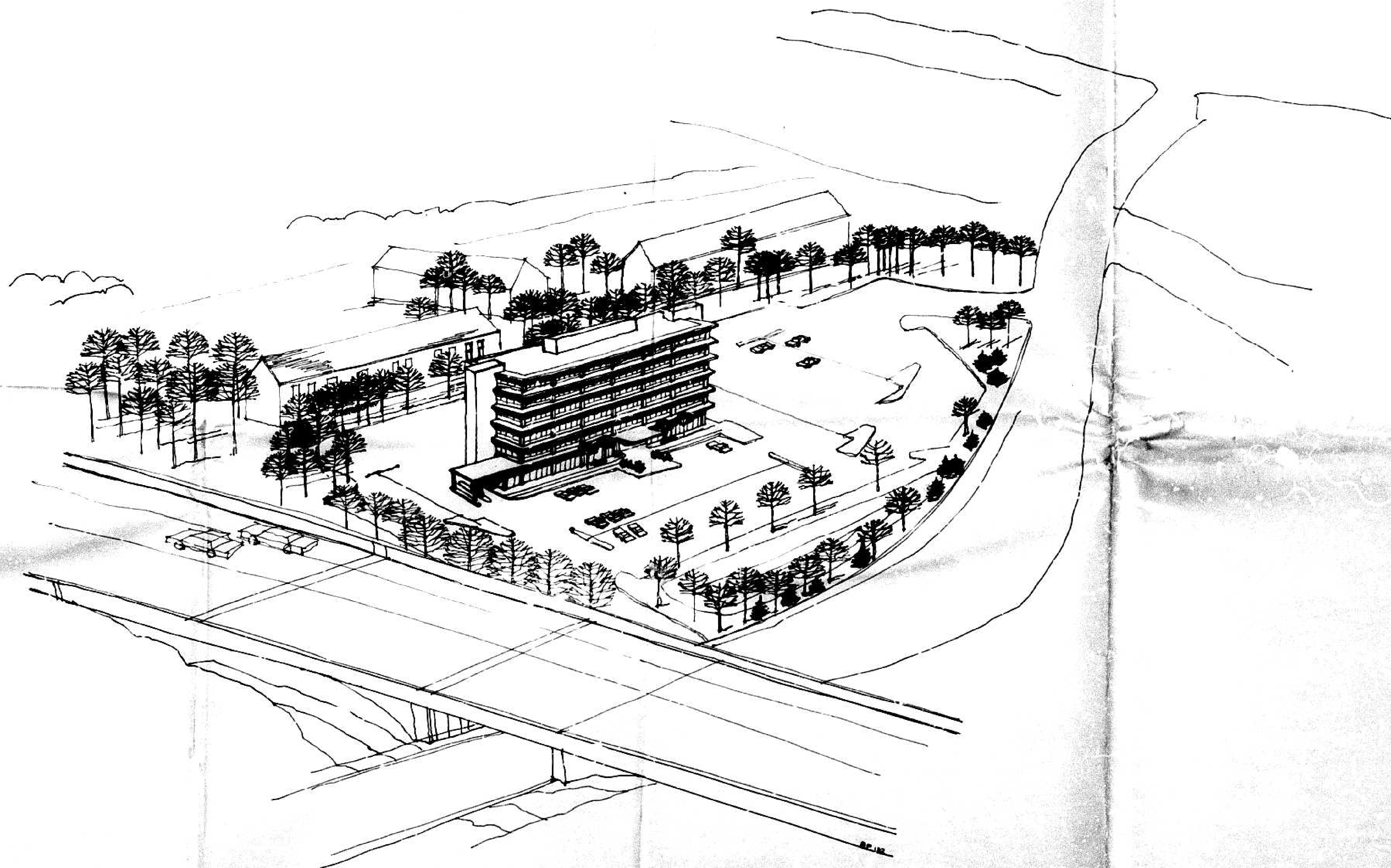
Revised by
J. B. B.
10/2



Drafting W.B.	DATE 7-28-85	REVISIONS	DEVELOPER: FIDELITY FEDERAL SAVINGS & LOAN ASSOC. 400 G. JOHN GERIO 337 CENTRAL SAVINGS BANK BLDG. 201 N. CHARLES ST. BALTO, MD 21201	ELECTION DISTRICT NO. 1 COUNCILMANIC DISTRICT NO. 1 BALTIMORE COUNTY, MD.	SITE PLAN TO ACCOMPANY REQUEST FOR RECLASSIFICATION OF PROPERTY AT ROLLING ROAD & I-70	SHEET 1 OF 1	DATE 10-10-85	SCALE 1"=30'	JOB NUMBER KCL 02104
Check R.L.S.		Revised by J. B. B.							
Design J.D.A.									
Check R.L.S.									

KIDDE CONSULTANTS, INC.

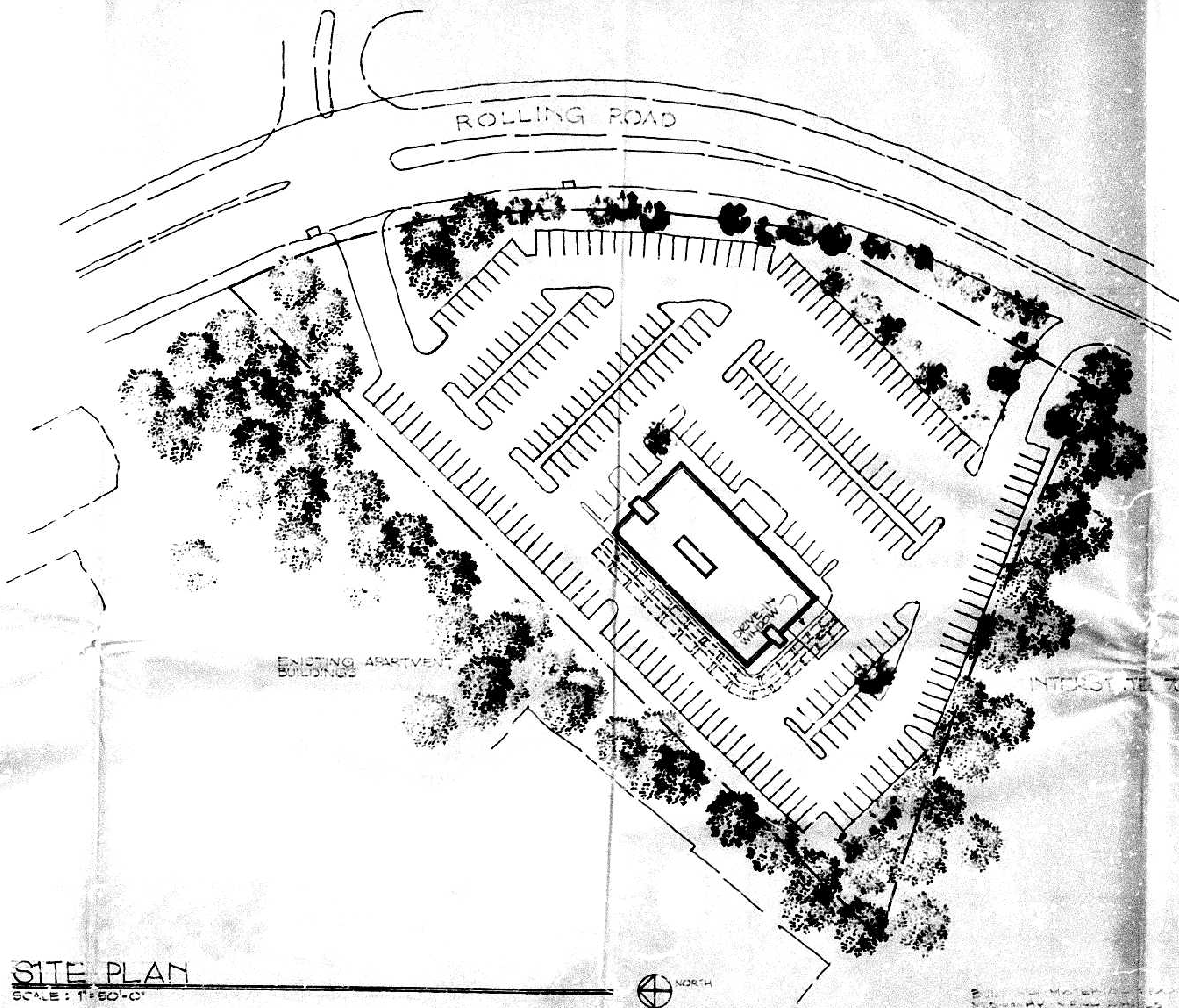
ENGINEERS • ARCHITECTS • PLANNERS
1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21204



FIDELITY FEDERAL BUILDING

MEYERS AND DALEO ARCHITECTS

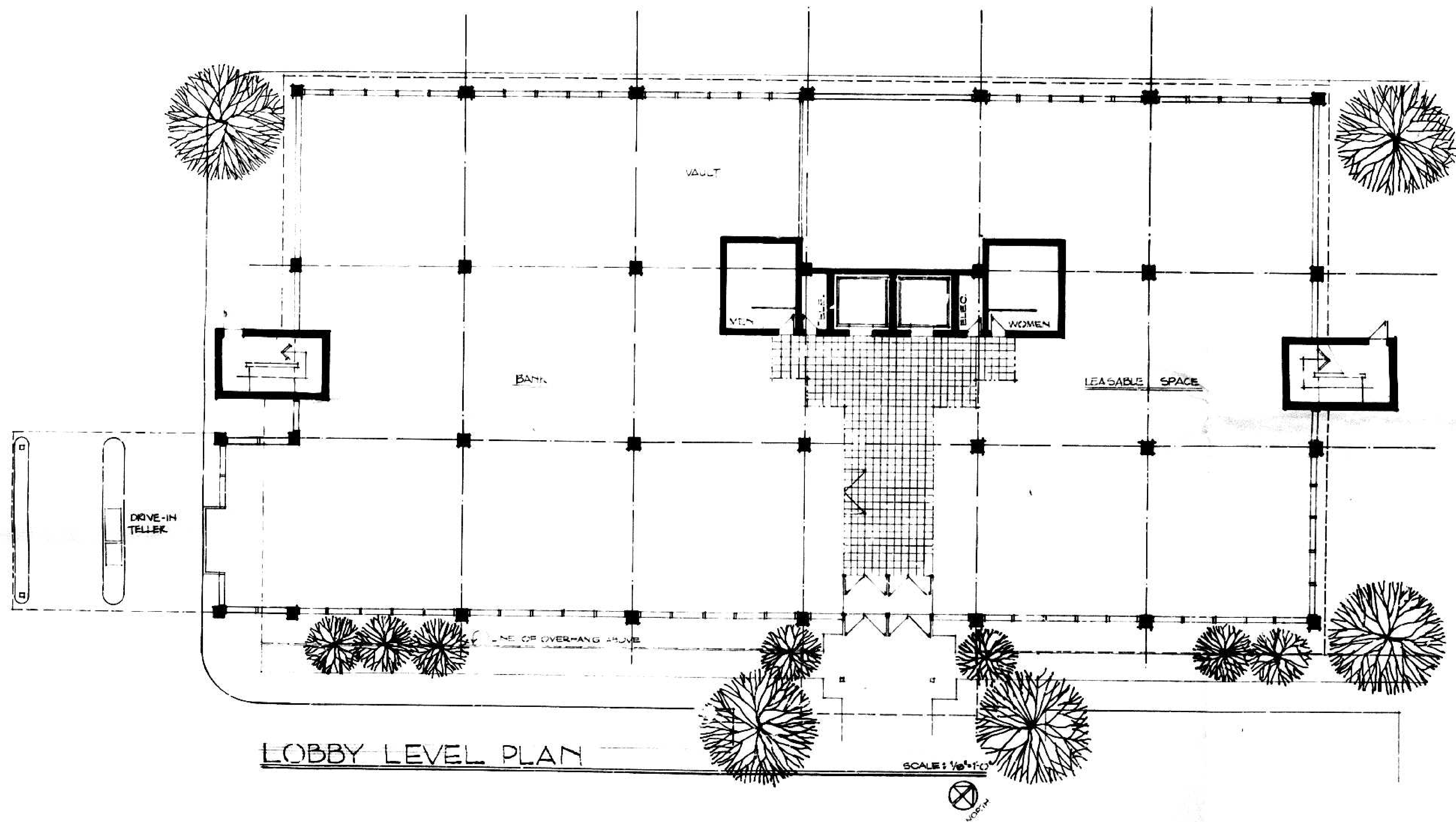
15 MARCH 1983
REV: 18 MAY 1983



FIDELITY FEDERAL BUILDING

MEYERS AND DALEO ARCHITECTS

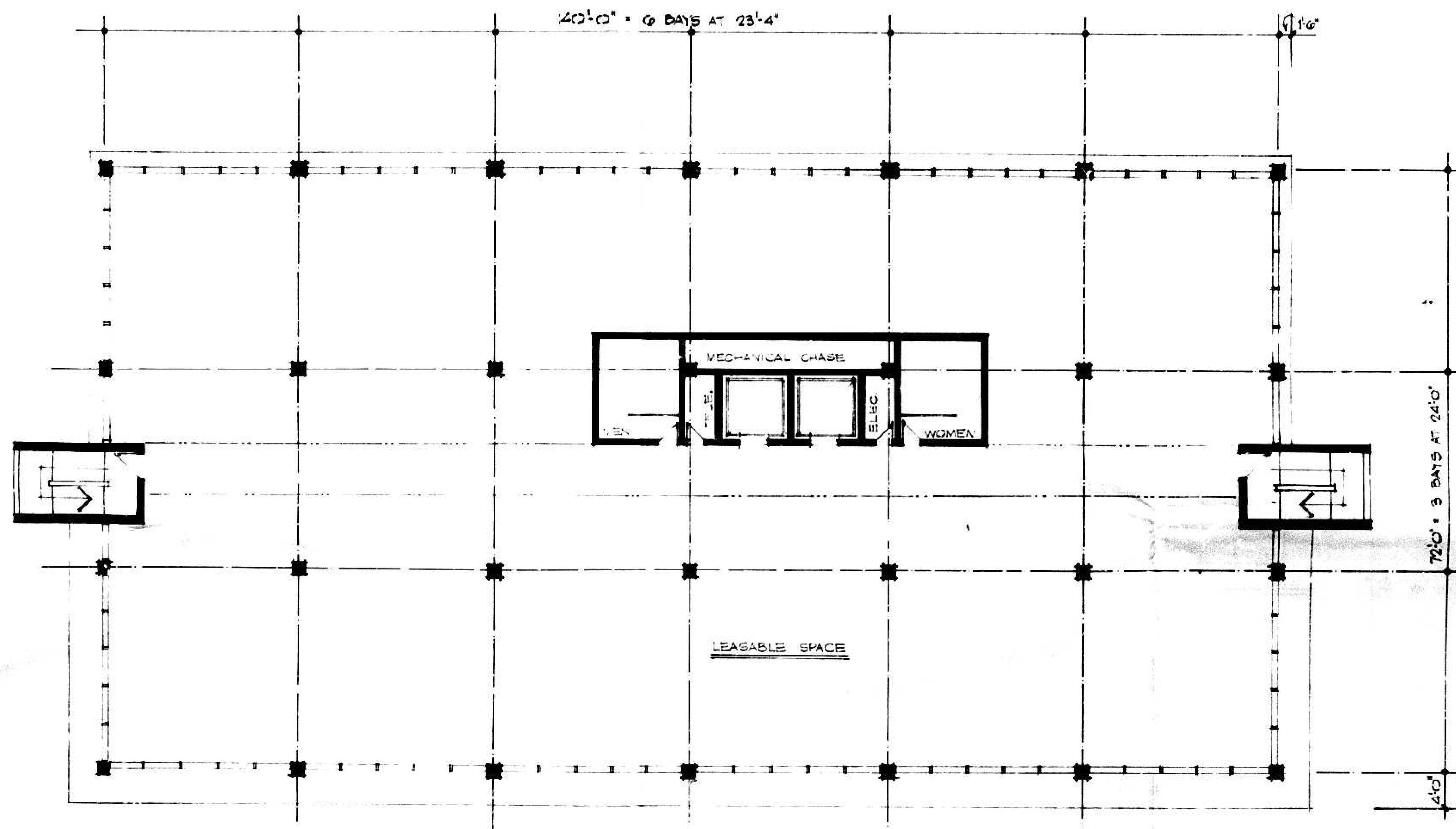
15 MARCH 1983
REV: 18 MAY 1983
REV: 15 OCT. 1983



FIDELITY FEDERAL BUILDING

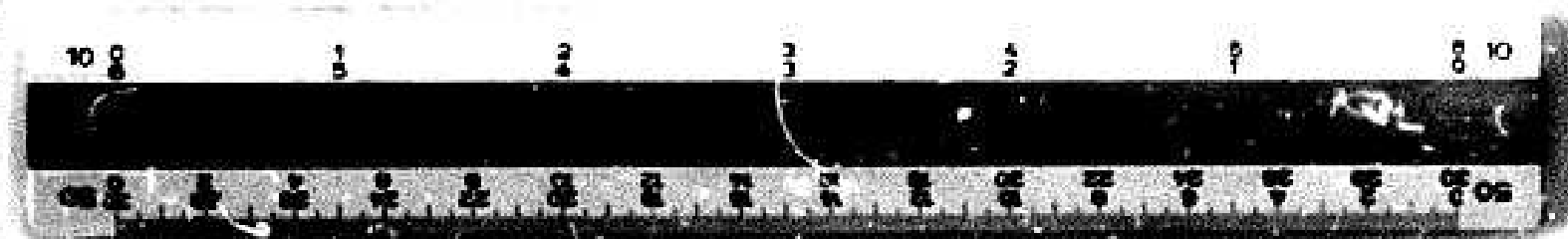
MEYERS AND DALEO ARCHITECTS

1 DECEMBER 1982
REV: 18 MAY 1983



TYPICAL OFFICE PLAN LEVELS TWO - SIX

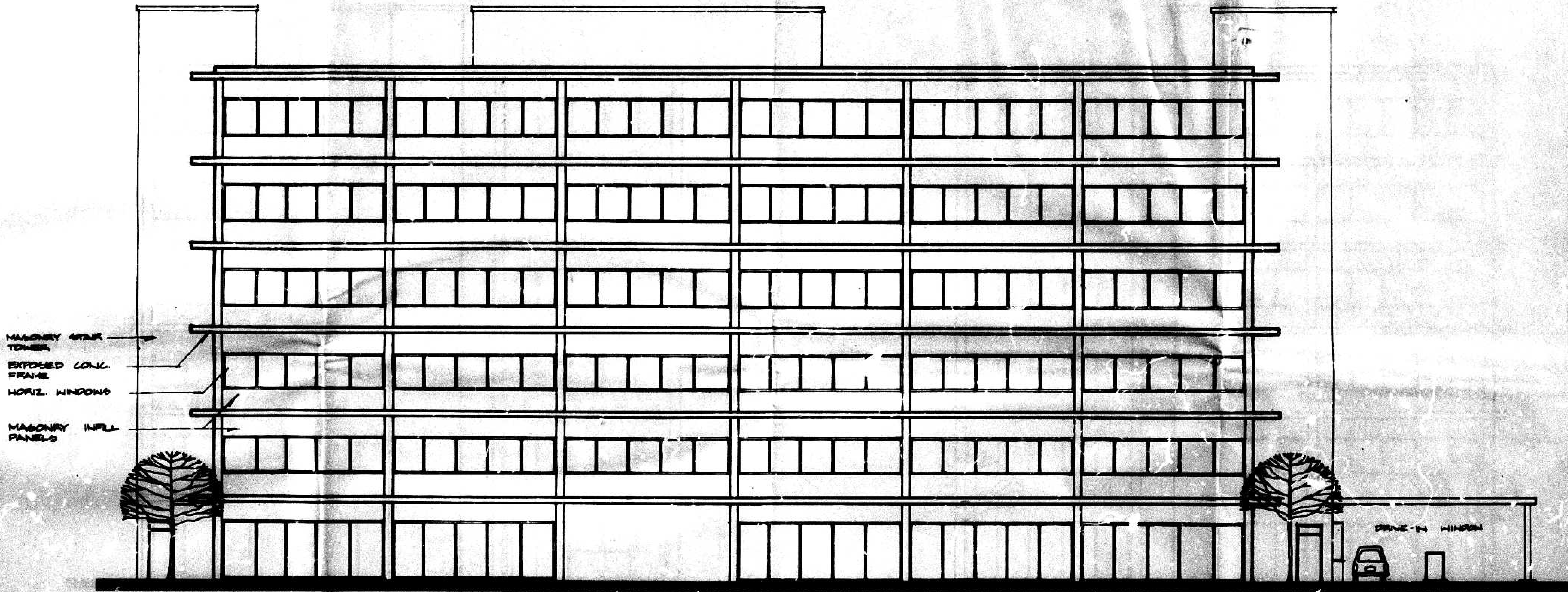
GROSS SQUARE FEET 10,300
NET LEASABLE SPACE 8,200



FIDELITY FEDERAL BUILDING

MEYERS AND D'ALEO ARCHITECTS

1 DECEMBER 1982
REV: 18 MAY 1983



NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"

FIDELITY FEDERAL BUILDING

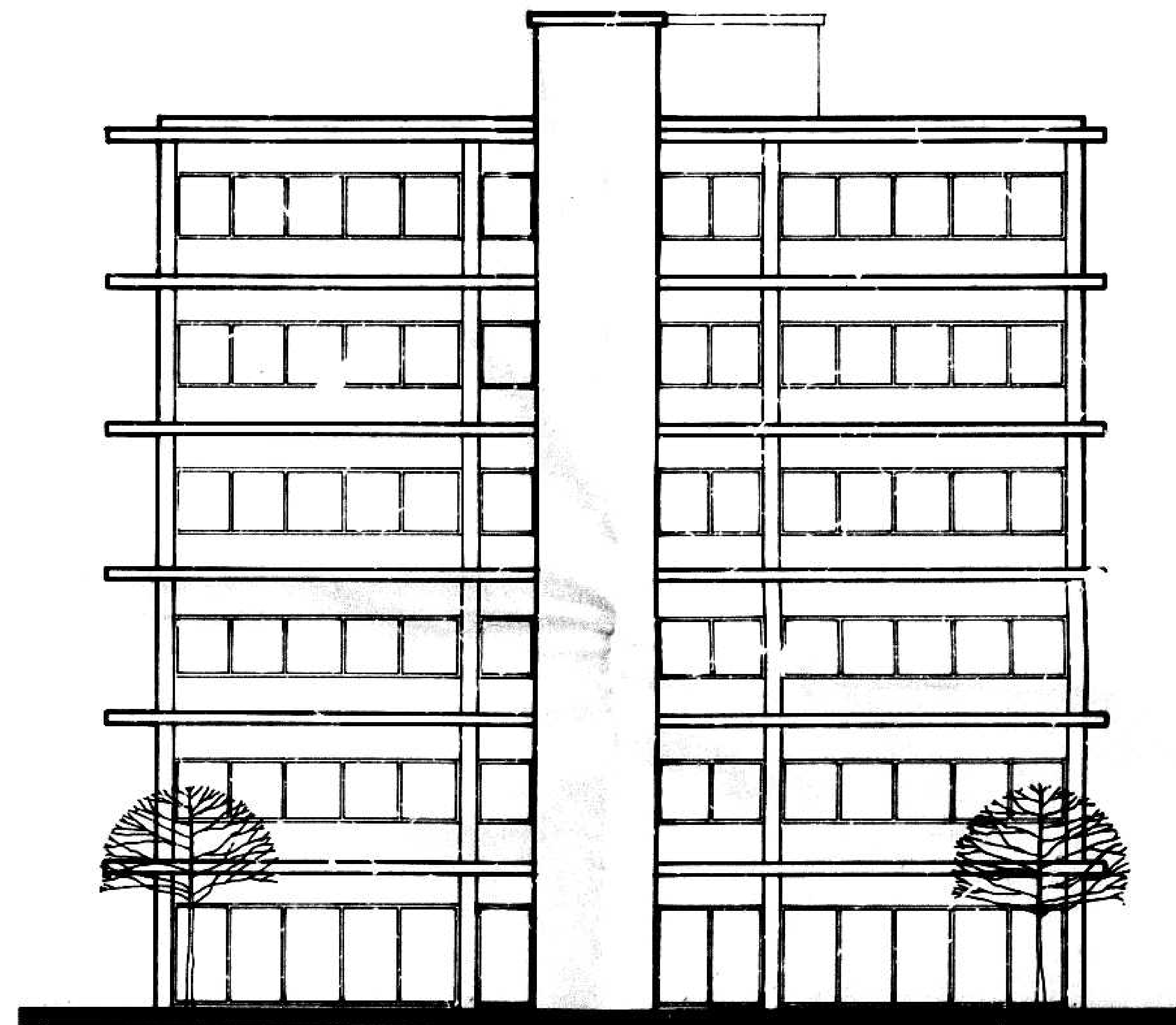
MEYERS AND D'ALEO ARCHITECTS

1 DECEMBER 1982
REV: 20 SEP 1983



SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION

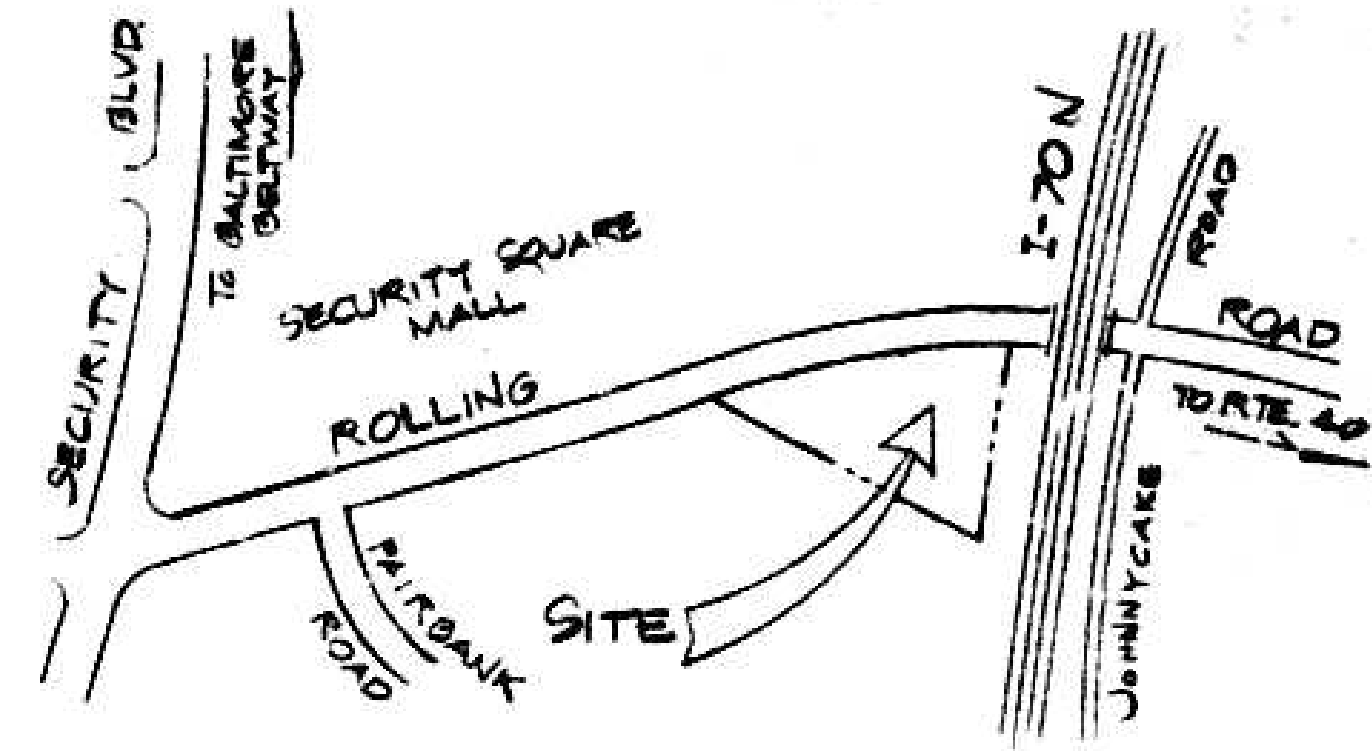
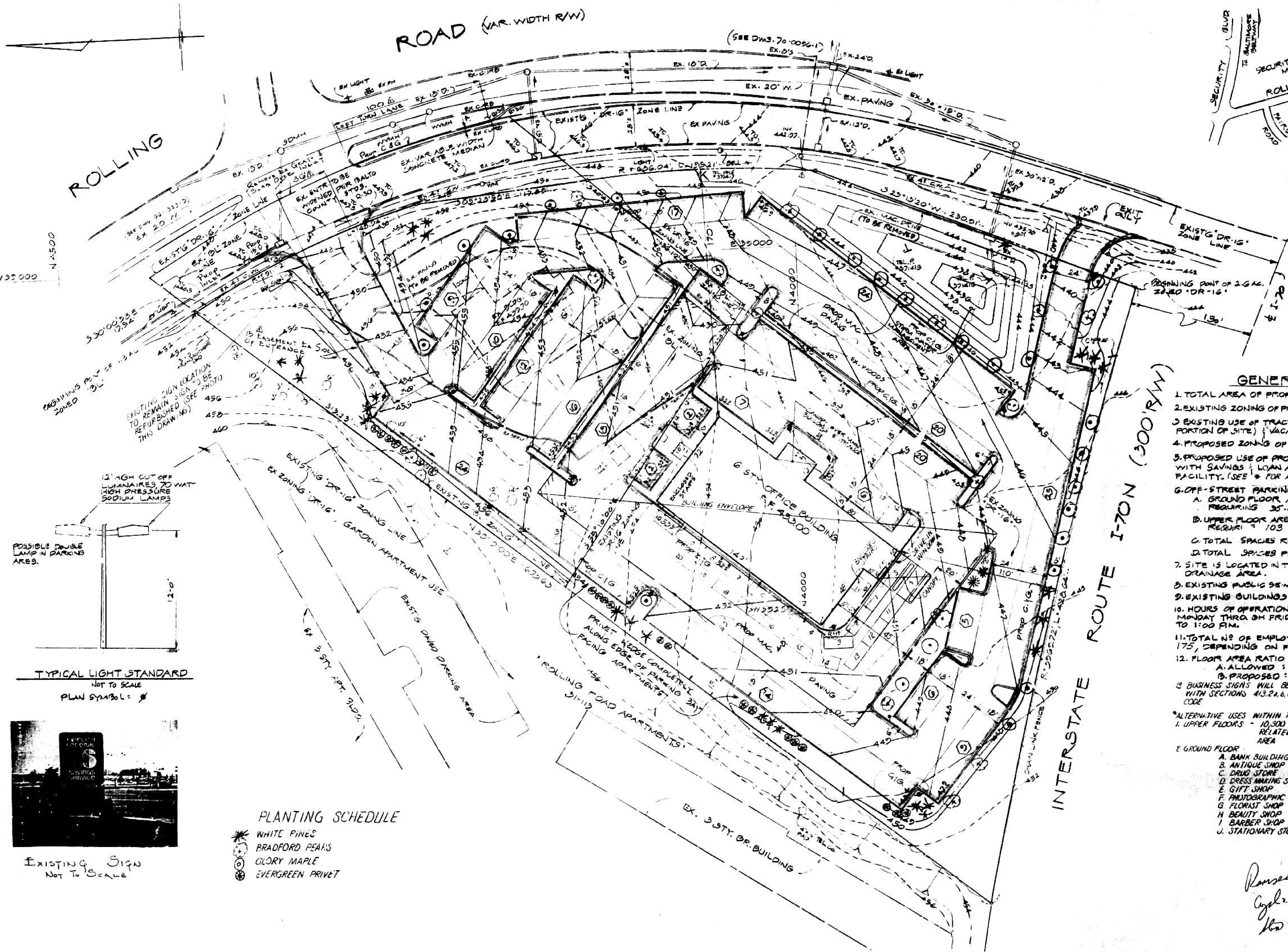
SCALE: 1/8" = 1'-0"



FIDELITY FEDERAL BUILDING

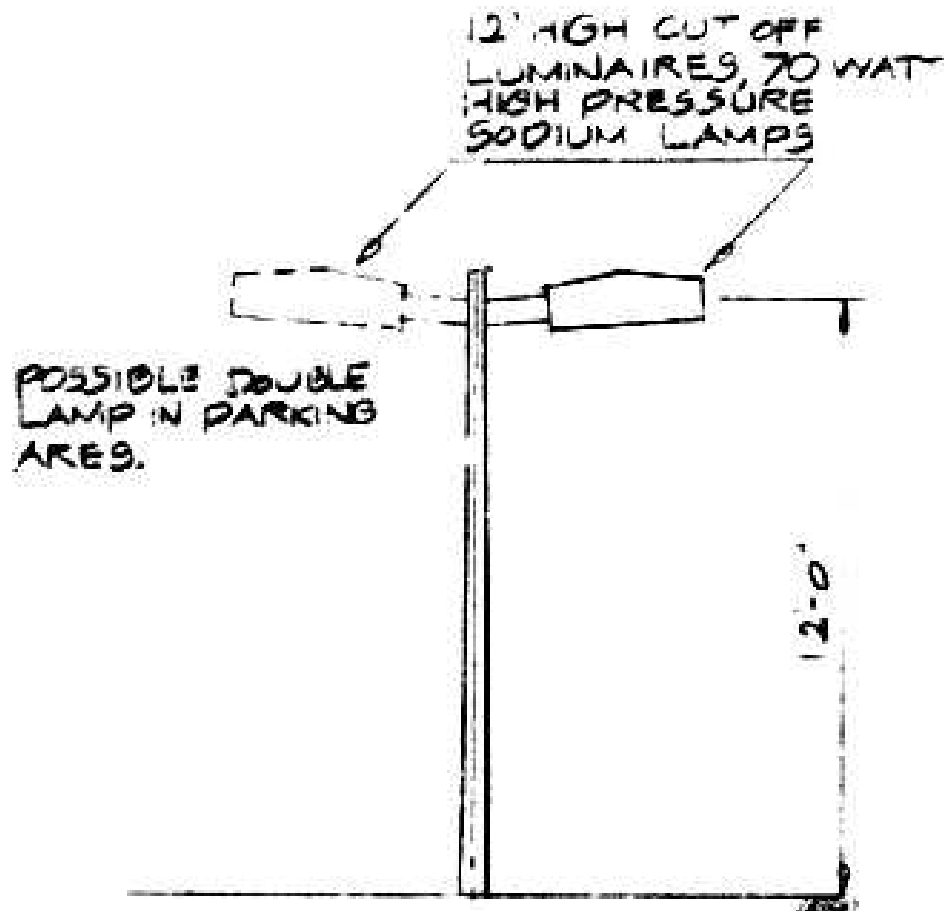
MEYERS AND D'ALEO ARCHITECTS

1 DECEMBER 1982
REV: 29SEP1983



GENERAL NOTES

1. TOTAL AREA OF PROPERTY: 3.86 ACRES
2. EXISTING ZONING OF PROPERTY: "DL" (1.36 AC) & "DR-16" (2.50 AC)
3. EXISTING USE OF TRACT: SAVINGS & LOAN ASSOCIATION ("DL" PORTION OF SITE) & VACANT LAND ("BALANCE OF SITE")
4. PROPOSED ZONING OF SITE: "DL"
5. PROPOSED USE OF PROPERTY: 6 STORY OFFICE BUILDING WITH SAVINGS & LOAN ASSOCIATION WITH DRIVE IN FACILITY. (SEE * FOR ALTERNATIVE USES WITHIN BUILDING)
6. OFF-STREET PARKING DATA:
 - A. GROUND FLOOR AREA: 10,500 SQ. FT. REQUIRING 25.2 SPA (15000)
 - B. UPPER FLOOR AREA: 51,500 SQ. FT. REQUIRING 103 SPA (15000)
 - C. TOTAL SPACES REQUIRED: 128.2 = 129
 - D. TOTAL SPACES PROVIDED: 256 (NGL GNG)
7. SITE IS LOCATED IN THE DEAD RUN - GAINING FALLS DRAINAGE AREA.
8. EXISTING PUBLIC SEWER & WATER AVAILABLE AT THE SITE.
9. EXISTING BUILDINGS ON SITE TO BE REMOVED.
10. HOURS OF OPERATION WILL BE FROM 7:00 AM TO 5:00 PM, MONDAY THRU FRIDAY, AND SATURDAY FROM 7:00 AM TO 1:00 PM.
11. TOTAL NO. OF EMPLOYEES WILL VARY (APPROXIMATELY 175, DEPENDING ON FINAL LEASES)
12. FLOOR AREA RATIO:
 - A. ALLOWED: 504,424 SQ. FT. (3.0 X 160,141 SQ. FT.)
 - B. PROPOSED: 62,004 SQ. FT. (0.37 X 160,141 SQ. FT.)
13. BUSINESS SIGNS WILL BE PLACED ON THE ROOF IN ACCORDANCE WITH SECTIONS 413.21, 6.4 & 4 OF THE BALTIMORE COUNTY ZONING CODE
- *ALTERNATIVE USES WITHIN THE BUILDING:
 1. UPPER FLOORS: 10,500 SQ. FT. FOR MEDICAL, DENTAL AND MEDICAL RELATED OFFICES AND USES (20% OF UPPER FLOOR AREA)
 2. GROUND FLOOR:
 - A. BANK BUILDING (SAVINGS & LOAN ASSOCIATION)
 - B. ANTIQUE SHOP
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TYPICAL LIGHT STANDARD
NOT TO SCALE
PLAN SYMBOL: *



EXISTING SIGN
NOT TO SCALE

PLANTING SCHEDULE

- * WHITE PINES
- BRADFORD PEARS
- GLORY MAPLE
- EVERGREEN PRIVET

Russell J. Phillips
Civil Engineer
No. 2



KIDDE CONSULTANTS, INC.

ENGINEERS • ARCHITECTS • PLANNERS
1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21204

DEVELOPER:
FIDELITY FEDERAL SAVINGS & LOAN ASSOC.
40 G. JOHN SMITH
337 CENTRAL SAVINGS BANK BLDG.
201 N. CHARLES ST. BALTO, MD 21201

ELECTION DISTRICT NO. 1
COUNCILMANIC DISTRICT NO. 1
BALTIMORE COUNTY, MD.

SITE PLAN
TO ACCOMPANY REQUEST FOR
RECLASSIFICATION OF PROPERTY AT
ROLLING ROAD & I-70

SHEET	DATE	JOB NUMBER
1 OF 1	6-10-83	K.C.I. 83104
	SCALE	
	1" = 30'	