

PETITION FOR ZONING VARIANCE 85-337-A 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 403.2b to allow a reduction in the required number of parking places for a shopping center from 243 to 222 places.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

- The subject site is situated on the Baltimore City-Baltimore County line, and the portion of the tract inside the county will not safely accommodate the required number of parking places.
- There are 21 additional parking places within the portion of the site within Baltimore City bringing the total number of parking spaces provided to 246.

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 Purchaser: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
Joel D. Fedder, Esquire
514 N. Crain Highway
Glen Burnie, MD 21061
City and State
Attorney's Telephone No.: 768-4100

Legal Owner(s):
Tilman Rosenblatt, Esq. Colonial Village Co.
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Glen Burnie, MD 21061
City and State
Name _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1985, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 3rd day of June, 1985, at 10:15 o'clock.

Carl J. Jell
Zoning Commissioner of Baltimore County.

Case No. 85-337-A

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 1st day of May, 1985.

Petitioner Colonial Village Co.
Petitioner's Attorney Joel D. Fedder, Esquire
cc: William F. Kirwin, Inc.

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

IN RE: PETITION ZONING VARIANCE
SW corner of Reisterstown
Road and the Baltimore City-
County Line - 3rd Election
District
Colonial Village Company,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-337-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit the required number of parking spaces for a shopping center to be reduced from 243 spaces to 222 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Joel D. Fedder, its managing partner, appeared and testified and was represented by Counsel. Robert Morelock, a registered landscape architect, also appeared on behalf of the Petitioner. Additionally, Thomas Waxter, who indicated that this project also had the support of Councilwoman Iri. Reeves, and Rikki Spector, Baltimore City Councilpersons; Diane Frederick, Pikesville Community Growth Corporation; Jacks Parks, Pikesville Chamber of Commerce; and Joel Matz, President of the Colonial Village Improvement Association, appeared and testified in support of the petition. Unequivocally, there were no Protestants.

Testimony indicated that the subject property, an existing shopping center consisting of 4.1 acres zoned B.L., straddles the City-County line. The Petitioner wishes to construct a bank within the center, which would cause some of the existing parking spaces to be removed. With the addition of the bank and its drive-thru, the center would provide 222 parking spaces in the County portion and 23 spaces in the contiguous City portion. The Baltimore County Zoning Regulations (BCZR) requires 243 spaces. The Petitioner owns sufficient property to satisfy the parking requirements but a portion is located within the City

limits. If the entire site were within the County, this hearing would not be necessary.

The purpose of this hearing is to establish a means by which the County can exercise control over the parking requirements to satisfy the BCZR. As to the portion of the parking lot in the City, the County could not exercise any control for obvious reasons. Therefore, technically, a variance is required to recognize the existence of the requisite spaces in the City.

The County Review Group (CRG) approved the project on October 13, 1983.

It is obvious that the Petitioner has, in its continuing and admirable search for justice and the right, heeded Plato's admonition and not killed the goose which sustains us. Needless to say, with the array of support exhibited, the requested variance will be granted.

The Petitioner seeks relief from Section 409.2.b, pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

And Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974). It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of June, 1985, that the Petition for Zoning Variance to permit the required number of parking spaces for the shopping center to be reduced from 243 spaces to 222 spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief herein granted:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner shall prevent vehicle access to the center from the alley bordering the south property line that traverses both the City and County.

Carl J. Jell
Zoning Commissioner of Baltimore County

PETITION FOR VARIANCE
3rd Election District
LOCATION: Southwest corner Reisterstown Road and Baltimore City Line
DATE AND TIME: Monday, June 3, 1985 at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 allow a reduction in the required number of parking places for a shopping center from 243 to 222 places

Being the property of Colonial Village Co. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

WILLIAM F. KIRWIN, INC.
Land Planning Landscape Architecture Team Design Concepts

March 18, 1985

ZONING DESCRIPTION COLONIAL VILLAGE SHOPPING CENTER

Beginning for the same at the intersection of the southwest side of the right-of-way for Reisterstown Road, 66 feet wide, with the western boundary line of Baltimore City as established in 1918, and running thence binding on the said southwest right-of-way line of Reisterstown Road (1) South 47 degrees 28 minutes 30 seconds East 104.97 feet, thence leaving the said right-of-way running the following three courses (2) South 42 degrees 31 minutes 30 seconds West 100 feet, (3) South 47 degrees 28 minutes 30 seconds East 125 feet, (4) South 42 degrees 27 minutes West 447.49 feet to a point in the outline of a development known as "Colonial Village", thence binding on said outline (5) North 11 degrees 14 minutes 50 seconds West 874.81, thence leaving said outline of "Colonial Village" and running (6) North 42 degrees 31 minutes 30 seconds East 136.86 feet to the southwest right-of-way line of Reisterstown Road, thence binding on the southwest side of said right-of-way (7) South 47 degrees 28 minutes 30 seconds East 329.80 feet to the place of beginning. Containing 4.1 acres more or less and lying in the 3rd Election District.

RE: PETITION FOR VARIANCE
SW Corner Reisterstown Rd.
and Baltimore City Line,
3rd District
Colonial Village Co.,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-337-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2168

I HEREBY CERTIFY that on this 14th day of May, 1985, a copy of the foregoing Entry of Appearance was mailed to Joel D. Fedder, Esquire, 514 N. Crain Highway, Glen Burnie, MD 21061, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

28 E. Susquehanna Ave. Suite 2 Towson MD 21204 Phone 301/337-0075

OCT 31 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Mr. Arnold Jablon
Zoning Commissioner
for Baltimore County
Court House
Towson, Maryland 21204

Re: Case No. 276

Dear Mr. Jablon:

On March 19, 1985, a Petition for Variance was filed with your office. We have patiently waited for the normal process to occur. However, continued delay at this stage is extremely serious and may jeopardize the ability of Regal Savings and Loan Association to locate at the Colonial Village Shopping Center.

We therefore would appreciate it if you could expedite our Petition for Variance.

Thank you for your kind attention to this matter.

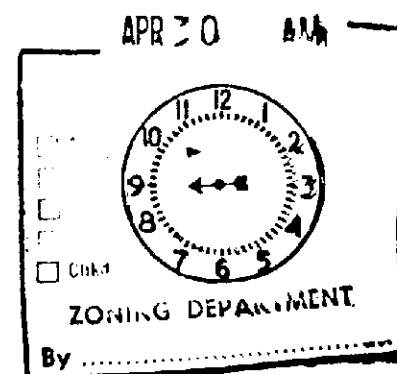
Sincerely,

COLONIAL VILLAGE COMPANY

By:

Joel D. Fedder
Attorney

JDF:ps



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 17, 1985

Joel D. Fedder, Esquire
514 N. Crain Highway
Glen Burnie, Maryland 21061

RE: Item No. 276 - Case No. 85-337-A
Petitioner - Colonial Village Co.
Variance Petition

Dear Mr. Fedder:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Esq.

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: William F. Kirwin, Inc.
28 E. Susquehanna Avenue, Suite 2
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 17, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #276 (1984-1985)
Property Owner: Colonial Village Co.
S/W cor. Reisterstown Rd. & Baltimore City Line
Acres: 4.1
District: 3rd

Dear Mr. Jablon:

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 Comments:

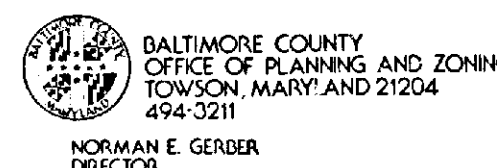
Since no public facilities are involved, this office has no comment.

Very truly yours,

James K. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:as

cc: File



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

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MAY 20, 1985

Re: Zoning Advisory Meeting of April 2, 1985
Item # 276 Colonial Village Co.
Property Owner: Colonial Village Co.
Location: SW/COR. REISTERSTOWN RD.
+ BALTO. CITY LINE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 11/87-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 11/87-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:
ACRQ Plan III-257 (Colonial Village Supp. Gr. App.)
APPROVAL EXPIRES 10/13/86

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Rob Kassoff
Administrator

April 19, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Dear Mr. Jablon:

On review of the submittal of 3-18-85 and request for a variance of 18 parking spaces, the State Highway Administration finds the plan generally acceptable.

Re: ZAC Meeting of 4-2-85
ITEM: #276.
Property Owner: Colonial Village Company
Location: SW/COR. Reisterstown Road, Route 140, & Baltimore City Line
Existing Zoning: B.L. & B.L.-CHS
Proposed Zoning: Variance to allow 225 parking spaces in lieu of the required 243 spaces for shopping center.
Acres: 4.1
District: 3rd

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Telecenter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 460-6461 D.C. Metro - 1-800-460-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

STEPHEN E. COLLINS
DIRECTOR

April 8, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 274, 275, 276, 277, and 279 ZAC- Meeting of April 2, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 274, 275, 276, 277, and 279.

MSF:cm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

April 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Colonial Village Company

Location: SW/COR. Reisterstown Rd. and Balto. City Line

Item No.: 276

Zoning Agenda: Meeting of 4/2/85

Gentlemen:

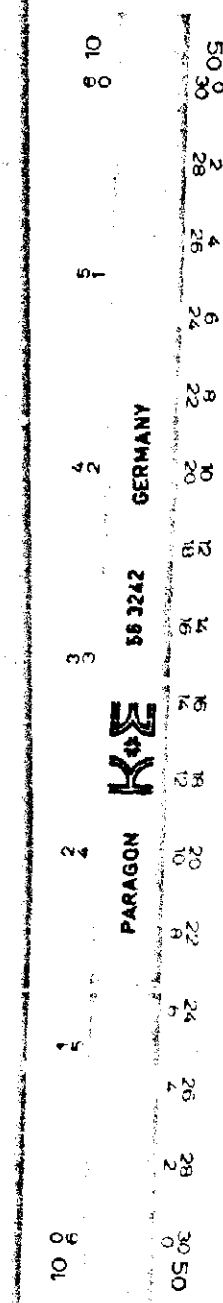
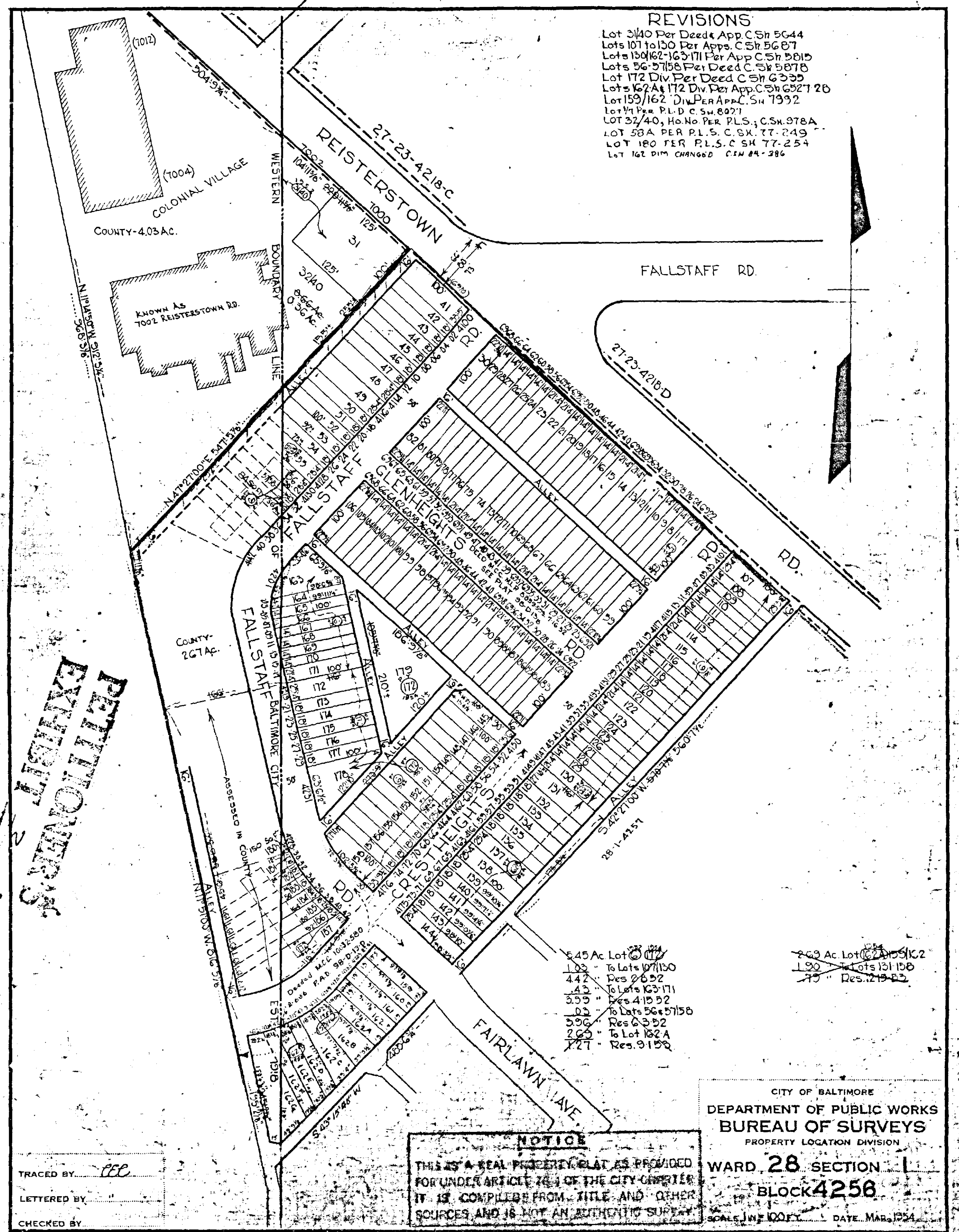
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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.
- ☒ 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.

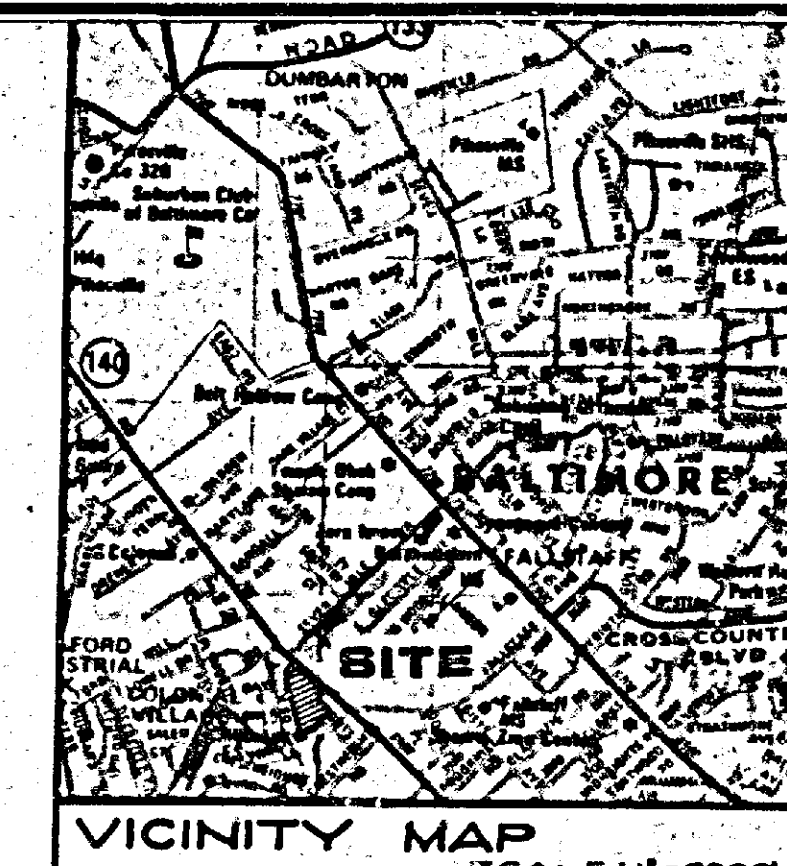
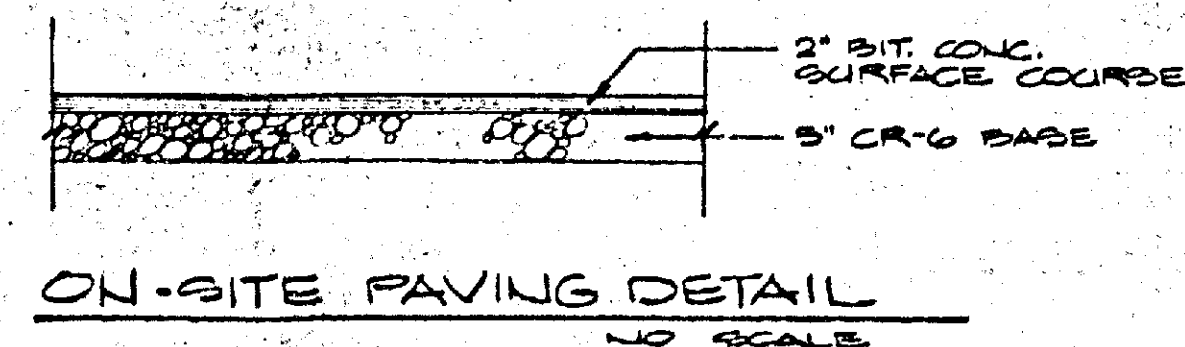
REVIEWED BY: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

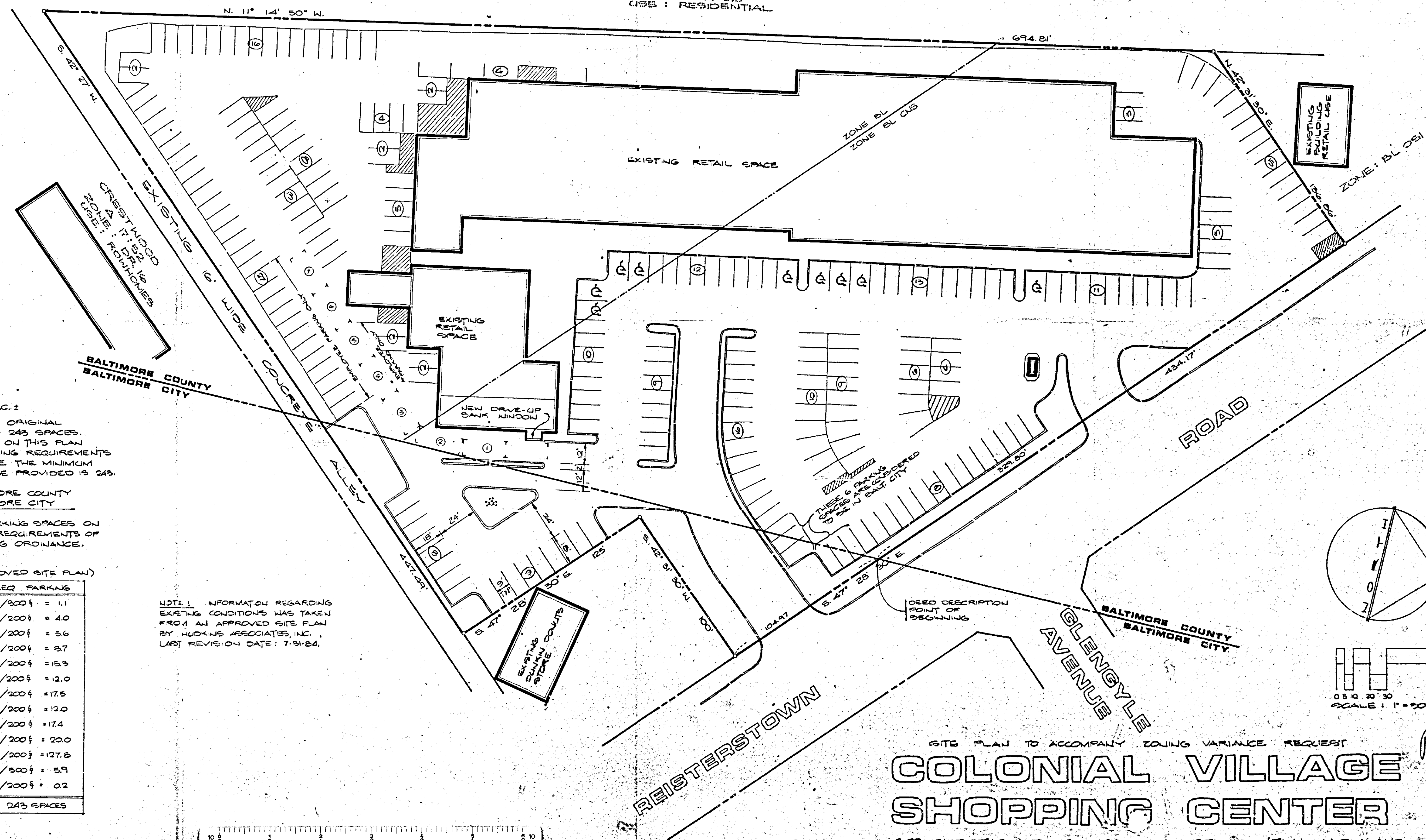
/mh



#274



COLONIAL VILLAGE
Δ 12:66 Δ 12:67
ZONE : DR 5.5
USE : RESIDENTIAL



1. AREA OF PARCEL - 4.1 AC.±

2. PARKING *REQUIRED PER ORIGINAL APPROVED SITE PLAN - 243 SPACES. THERE ARE NO CHANGES ON THIS PLAN WHICH ALTER THE PARKING REQUIREMENTS FOR THE SITE. THEREFORE THE MINIMUM NUMBER OF SPACES TO BE PROVIDED IS 243 PARKING PROVIDED:

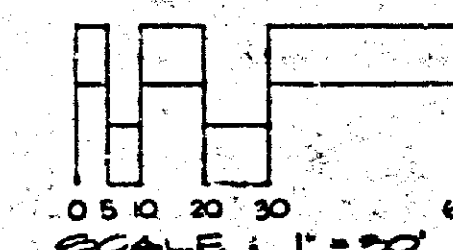
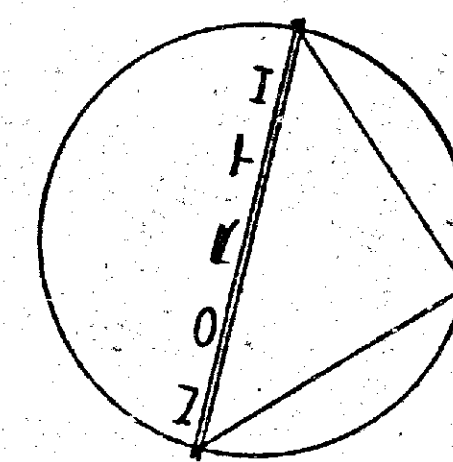
222 SPACES IN BALTIMORE COUNTY
23 SPACES IN BALTIMORE CITY
<u>245 SPACES TOTAL</u>

PROVIDED NUMBER OF PARKING SPACES ON ENTIRE TRACT EXCEEDS REQUIREMENTS OF BALTIMORE COUNTY ZONING ORDINANCE.

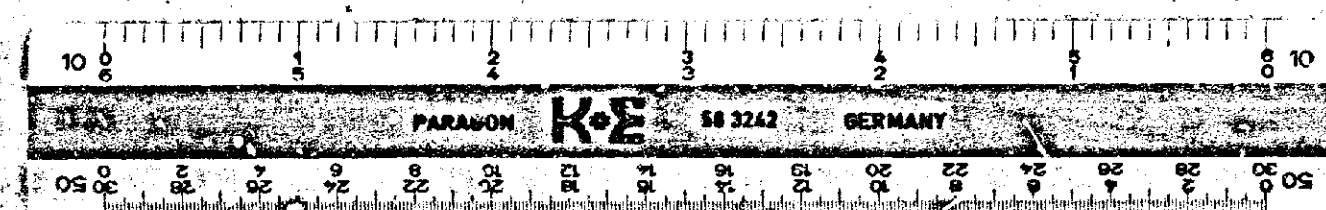
PARKING DATA (FROM APPROVED SITE PLAN)

USE	AREA (S.F.)	REQ. PARKING
BARBER SHOP	320	1/200 $\frac{1}{2}$ = 1.1
BOOK STORE	800	1/200 $\frac{1}{2}$ = 4.0
HARDWARE STORE	1120	1/200 $\frac{1}{2}$ = 5.6
BEAUTY SHOP	1120	1/200 $\frac{1}{2}$ = 5.6
FURNITURE STORE	3050	1/200 $\frac{1}{2}$ = 15.3
DAIRY STORE	2400	1/200 $\frac{1}{2}$ = 12.0
SHOE STORE	3500	1/200 $\frac{1}{2}$ = 17.5
DELICATESSEN	2400	1/200 $\frac{1}{2}$ = 12.0
FOOD MARKET	3475	1/200 $\frac{1}{2}$ = 17.4
PHARMACY	4000	1/200 $\frac{1}{2}$ = 20.0
NEW RETAIL SPACE	25,555	1/200 $\frac{1}{2}$ = 127.8
OFFICE (BASEMENT)	2965	1/300 $\frac{1}{2}$ = 5.9
PHOTO KIOSK	36	1/200 $\frac{1}{2}$ = .02
TOTAL	50,741	243 SPACES

NOTE: INFORMATION REGARDING
EXISTING CONDITIONS WAS TAKEN
FROM AN APPROVED SITE PLAN
BY HUDKINS ASSOCIATES, INC.,
LAST REVISION DATE: 7.31.84.



WILLIAM F. FIRWIN INC.
Land Planning/Landscape Architecture
Team Design Concepts
28 E. Susquehanna Ave., Suite 2 • Towson MD 21204
Phone 301/337-0075

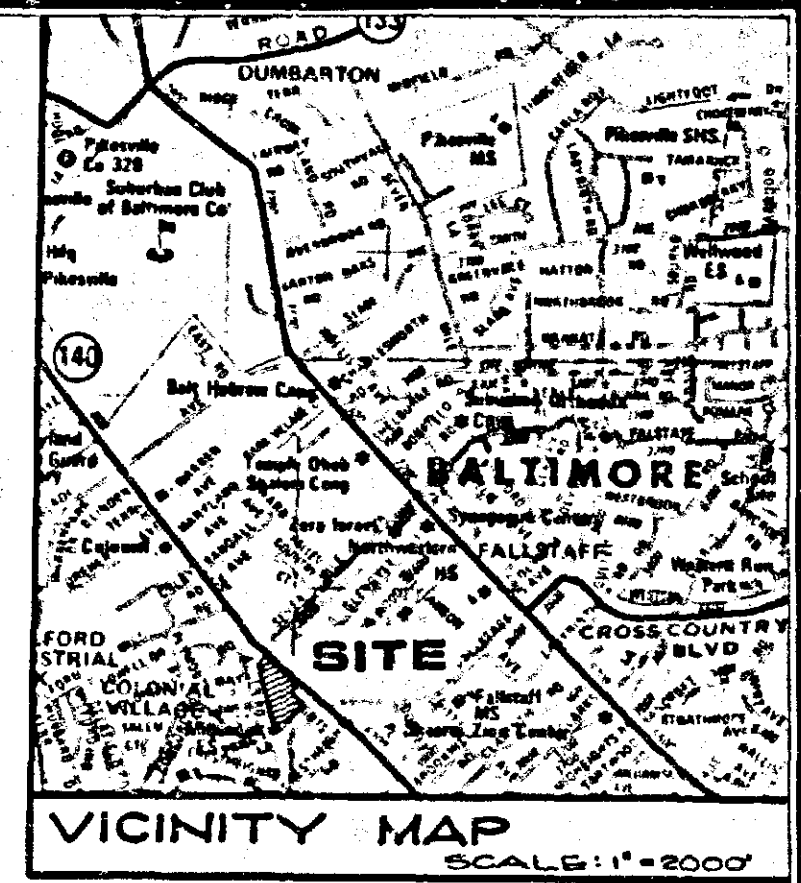
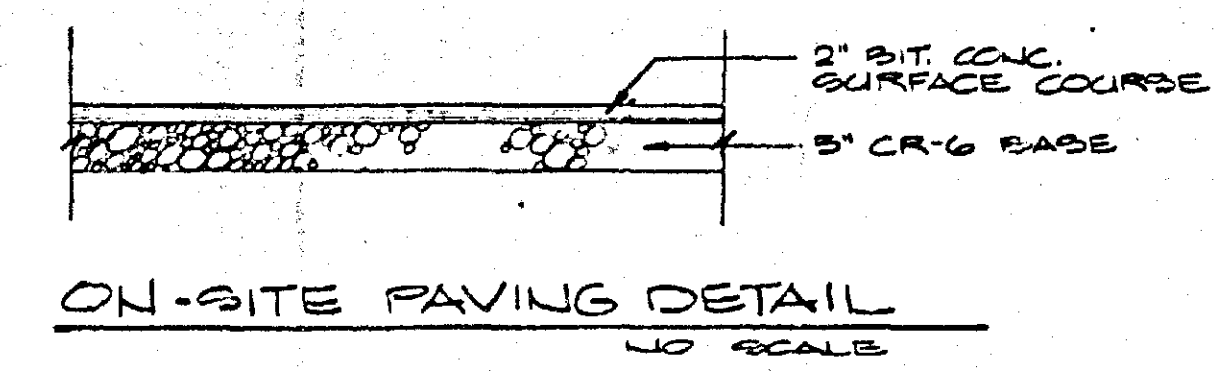
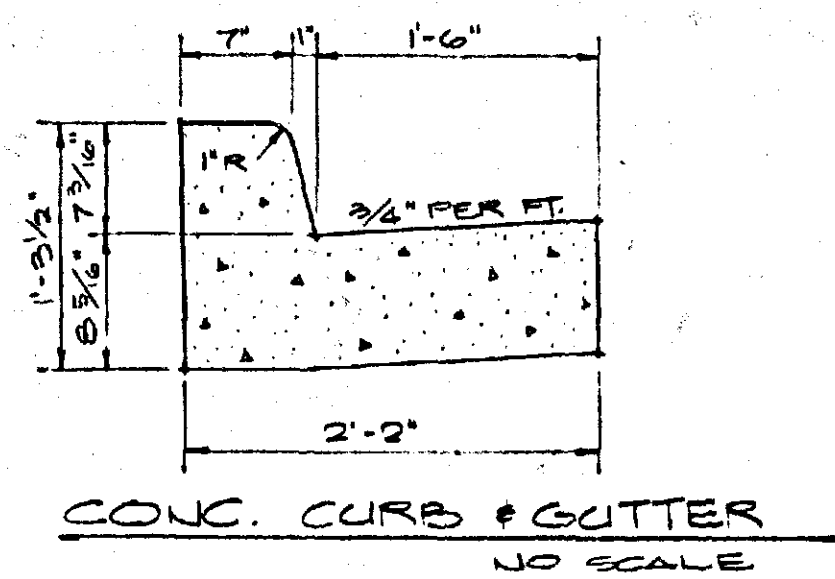


SITE PLAN TO ACCOMPANY ZONING VARIANCE REQUEST

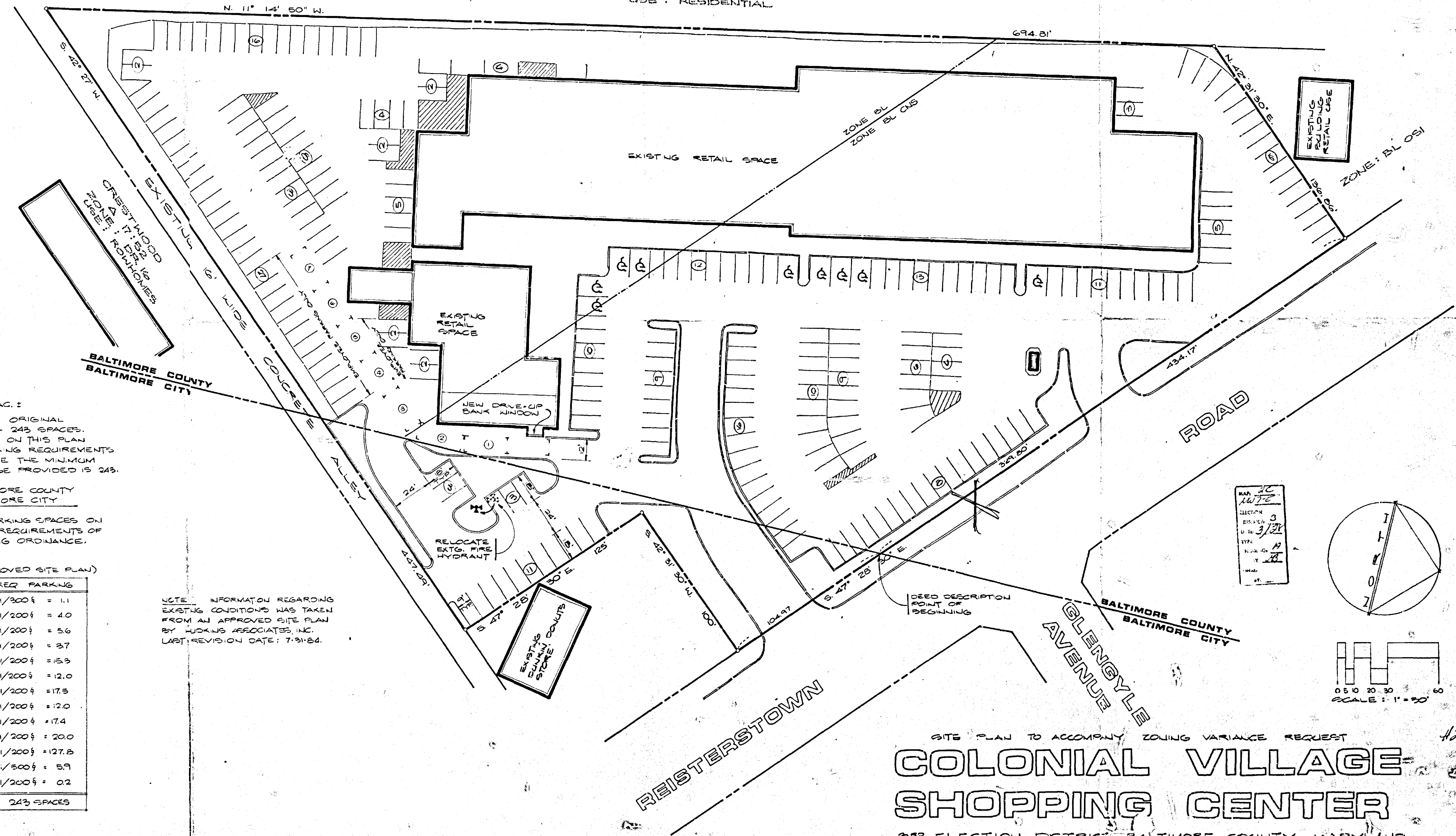
COLONIAL VILLAGE SHOPPING CENTER

330 ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

REVISED 6/5/1985
MARCH 1985



COLONIAL VILLAGE
 Δ 12:66 Δ 12:67
 ZONE: DR 5.5
 USE: RESIDENTIAL



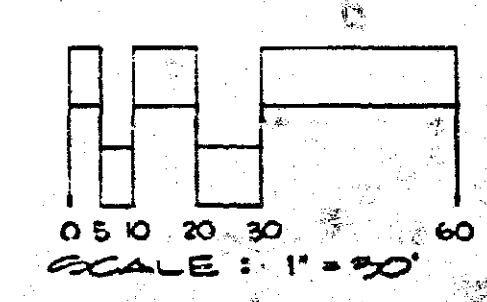
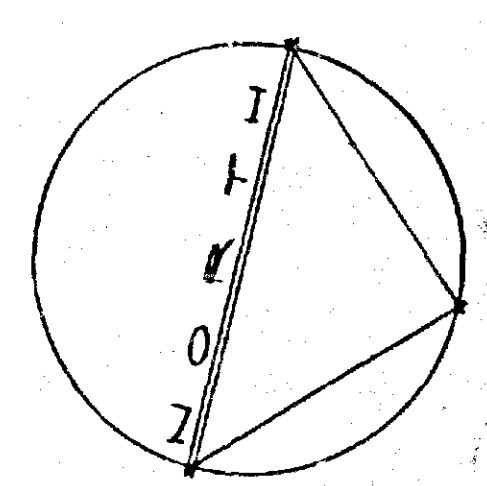
- NOTES:
1. AREA OF PARCEL - 4.1 AC.±
 2. PARKING REQUIRED PER ORIGINAL APPROVED SITE PLAN - 243 SPACES. THERE ARE NO CHANGES ON THIS PLAN WHICH ALTER THE PARKING REQUIREMENTS FOR THE SITE, THEREFORE THE MINIMUM NUMBER OF SPACES TO BE PROVIDED IS 243. PARKING PROVIDED:
 225 SPACES IN BALTIMORE COUNTY
 21 SPACES IN BALTIMORE CITY
 246 SPACES TOTAL
 PROVIDED NUMBER OF PARKING SPACES ON ENTIRE TRACT EXCEEDS REQUIREMENTS OF BALTIMORE COUNTY ZONING ORDINANCE.

PARKING DATA (FROM APPROVED SITE PLAN)

USE	AREA (S.F.)	REQ. PARKING
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PHARMACY	4000	1/200's = 20.0
NEW RETAIL SPACE	25555	1/200's = 127.8
OFFICE (BASEMENT)	2965	1/300's = 9.9
PHOTO KIOSK	36	1/200's = 0.2
TOTAL	59,741	243 SPACES

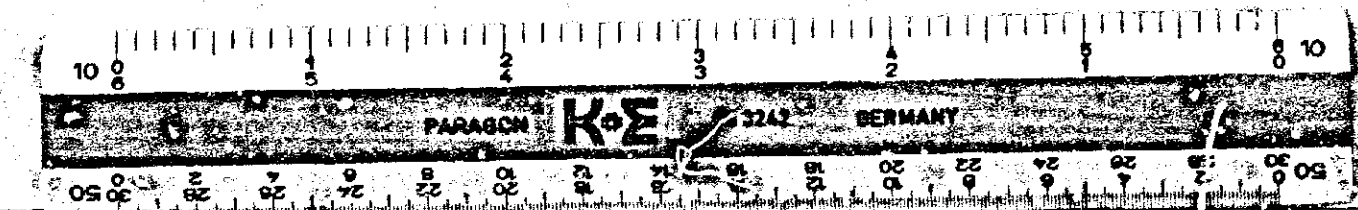
NOTE: INFORMATION REGARDING EXISTING CONDITIONS WAS TAKEN FROM AN APPROVED SITE PLAN BY HUDKINS ASSOCIATES, INC. LAST REVISION DATE: 7-31-84.

MAP 2C
 DATE 3/1/85
 DIS. BY 3/1/85
 U. TO 3/1/85
 TYPE H
 PLAN BY H
 CHECKED BY H



SITE PLAN TO ACCOMPANY ZONING VARIANCE REQUEST
COLONIAL VILLAGE SHOPPING CENTER
 333 ELECTION DETRIC, BALTIMORE COUNTY, MARYLAND

WILLIAM F. KEOWN INC.
 Land Planning/Landscape Architecture
 Team Design Concepts
 28 E. Susquehanna Ave. Suite 2 Towson MD 21204
 Phone 301/337-0075



MARCH 8, 1985