



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 4, 2000

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Chadwick Manor Shopping Center, SEC Security Blvd. and Brookdale
Road, 1st Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The majority zoning of this site per the 1"=200' scale zoning map #NW2-G is Business Local-Automotive Service (BL-As) and a smaller portion of Density Residential (DR-5.5).

This site and it's uses were subject to the following zoning hearings:

Case No. 3626 is a Petition for Reclassification to BL to permit the development of a neighborhood shopping center; granted October 25, 1955 by the Zoning Commissioner;

Case No 5582-XA permitting a filling station at the intersection of Security Blvd. and Brookdale Drive; granted July 18, 1962 by the Zoning Commissioner;

Case No. 5811-SPH dated October 15, 1963 denying a Petition for Special Hearing to modify the previously approved special exception for the filling station;

Case No. 71-215-A granting a Petition for Variance for shopping center identification sign granted January 5, 1971 by the Zoning Commissioner;

Case No. 72-22 SPH granting a Petition for special Hearing to permit commercial parking in a residential zone granted August 13, 1971 by the Zoning Commissioner;

Case No. 73-225-R for reclassification in zoning on a portion of the property to DR-16 to permit an office building dismissed December 18, 1973 by the Deputy Zoning Commissioner;

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Case No. 84-85-SPH approving a Petition for Special Hearing to permit commercial parking in a residential zone granted October 26, 1983 by the Deputy Zoning Commissioner;

Case No. 86-80-SPH approving a Petition for Special Hearing to Amend Case No. 84-84-SPH to permit an additional entrance to Brookdale Drive granted August 30, 1985 by the Zoning Commissioner;

Case No. 86-491-A dated June 30, 1986, granting a Petition for Variance concerning the number and size of signs granted June 30, 1986 by the Zoning Commissioner;

Case No. 96-106-XA granting a Petition for Special Exception and Variances to permit certain signs in a BL zone and granting a Petition for Variance permitting 721 parking spaces in lieu of the required 911 granted November 29, 1995 by the Zoning Commissioner;

Case No. 98-310-A granting a Petition for Variance permitting 707 parking spaces in lieu of required 938 granted April 21, 1998 by the Zoning Commissioner.

All subdivision approvals, or waivers thereof, required for the existing use, and for the freestanding office buildings on the site have been granted pursuant to the following:

A plan (J.S.P.C.) apparently submitted in June, 1968

County Review Group (CRG) Plan No. I-250 dated May 16, 1984 adding a two-story building including offices and retail uses;

Development Review Committee (DRC) approval No. 09064B granting a limited exemption for the addition of a restaurant pad and drive thru lane;

DRC No. 1268H dated May 11, 1998 granting a limited exemption for certain renovations to the shopping center.

A retail shopping center, free-standing office building free standing branch bank, drive-through bank, and a service station, and the uses accessory thereto, are uses permitted in the B.L.-A.S. zone. There are no outstanding zoning or building code violations against the property. The property complies with applicable subdivision regulations, and no further steps must be taken under the subdivision regulations of Baltimore County to effect a transfer of the entire Property by the terms of the proposed

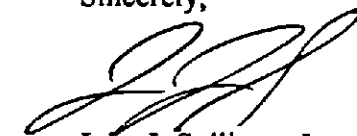
Deborah C. Dopkin, Esquire
February 4, 2000
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transaction as described above. The subject property is not affected by any Special Exceptions, Variances, conditional uses or planned unit developments, other than listed above.

The mere change of ownership, without modification to the building or use, does not require the application for or issuance of a new certificate of occupancy or other permit. A transfer of ownership of the Property does not, of itself, require a new certificate of occupancy be issued or that renovations be made to the property to comply with current building, life safety or other code requirement. No new approvals are required to change the message on the existing sign provided the size, location and number of signs is unaltered. If a portion of the Property is destroyed by fire, casualty or condemnation, under the current zoning regulations and building code the Property may be reconstructed to the same status as it was immediately prior to the occurrence of such event. The Property is not in any special district or area which requires the giving of notice or disclosures prior to its transfer or which imposes any special assessment or fiscal obligation on the property owner. There are no local or special laws (other than the Americans With Disability Act, the Fair Housing Amendments Act of 1988 or other federal statute) governing the needs of the handicapped which would be applicable to the transfer of the Property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew

c: file

PETITION FOR SPECIAL HEARING

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 Special Hearing under Section 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to the plan approved in Case 84-85 SPH to allow

1 additional entrance.

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

I or we, agree to pay expenses of the above Special Hearing 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: _____
(Type or Print Name)
City and State: _____
Signature: _____
Address: _____
(Type or Print Name)
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Lawrence R. Rachuba
700 Fairmount Avenue 823-0637
Baltimore, MD 21204
City and State: _____
Name: _____
City and State: _____
Attorney's Telephone No.: _____
700 Fairmount Avenue 823-0637
Address: _____
Phone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of July, 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 Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 20th day of August, 1985, at 1:30 o'clock.

Carl J. Jell
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-80-SPH

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 17th day of July, 1985.

Petitioner Lawrence R. Rachuba
Petitioner's Attorney
Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee
cc: Kidde Consultants, Inc., 1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 9, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Lawrence R. Rachuba
700 Fairmount Avenue
Baltimore, Maryland 21204

000
Nicholas B. Commodari
Chairman

RE: Item No. 395 - Case No. 86-80-SPH
Petitioner - Lawrence R. Rachuba
Special Hearing Petition

Dear Mr. Rachuba:

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, Inc.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:nr

Enclosures

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

DESCRIPTION
14 ACRES, MORE OR LESS, CHADWICK SHOPPING CENTER,
SECURITY BOULEVARD AND ROLLING ROAD,
BALTIMORE COUNTY, MARYLAND

This description is for plat to accompany petition for special hearing.

BEGINNING at the southeast corner of Security Boulevard and Brookdale Road, running thence binding on the southerly side of said Security Boulevard two courses (1) South 75 degrees 14 minutes 20 seconds East 618.94 feet, (2) Southeasterly by a curve to the right with a radius of 239.00 feet the arc distance of 214.43 feet, thence binding on the west side of Rolling Road (3) South 14 degrees 44 minutes 40 seconds East 122.41 feet, thence binding on the outlines of the land for the existing Mobile Service Station lot, two courses (4) South 75 degrees 15 minutes 20 seconds West 172.05 feet and (5) South 16 degrees 04 minutes 00 seconds East 170.34 feet, thence binding on the northwest side of Fairbrook Road (6) Southwesterly by a curve to the left with a radius of 735.00 feet the arc distance of 346.43 feet, thence binding on the northerly side of New Castle Road, five courses, (7) South 84 degrees 21 minutes 40 seconds West 35.33 feet, (8) North 50 degrees 41 minutes 30 seconds West 95.00 feet, (9) Westerly by a curve to the left with a radius of 180.00 feet, the arc distance of 282.74 feet, (10) South 39 degrees 18 minutes 30 seconds West 171.90 feet and (11) Southwesterly by a curve to the right with a radius of 168.88 feet the arc distance of 47.84 feet, thence binding on the division line between Chadwick

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Chadwick Shopping Center
14 Acre Parcel
June 10, 1985
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Shopping Center and Chadwick Manor Section II B, five courses (12) North 34 degrees 27 minutes 30 seconds West 121.46 feet, (13) South 86 degrees 57 minutes 00 seconds West 62.39 feet, (14) North 59 degrees 21 minutes 50 seconds West 175.00 feet, (15) North 30 degrees 38 minutes 10 seconds East 123.54 feet and (16) North 07 degrees 06 minutes 00 seconds West 105.55 feet, thence binding on southeast side of said Brookdale Road, three courses (17) Northeasterly by a curve to the left with a radius of 290.00 feet the arc distance of 344.87 feet, (18) North 14 degrees 45 minutes 40 seconds East 358.61 feet and (19) North 59 degrees 45 minutes 40 seconds East 35.4 feet more or less, to the place of beginning.

CONTAINING 14 acres of land, more or less.

Job Order No. 01-66103 June 10, 1985

Work Order No. 6997-X

aeb



CHADWICK SHOPPING CENTER ADD.
May 10, 1984
2:30 p.m.
C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name Address
Paul M. H. Carson/Times 1 Newbury Ave Baltimore, Md 21203
Linda Shook 1938 Brookdale Rd 21207
Chas. J. Davis/T. L. L. 1712 Lomax Rd 21207

COUNTY REVIEW GROUP MEETING MINUTES

Wednesday, May 16, 1984

CHADWICK SHOPPING CENTER DISTRICT 1 CL

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Planning
Agency Representatives

Grey Jones - Traffic Engineering
Harris Shalowitz - Bureau of Public Services
Developer and/or Representatives

Lawrence Rachuba - DeChiaro Enterprises, Inc.
Paul S. Smeton - DeChiaro Enterprises, Inc.
Richard L. Smith - Kidde Consultants, Inc.

*Attachment - Interested Citizens

This meeting was convened at 2:30 p.m. by Mr. Gilbert S. Benson, Chairman of the County Review Group. Mr. Benson introduced the attendees and explained the purpose of the meeting.

Mr. Richard Smith, developer's engineer, presented the plan. They propose a two-story building with the first floor to be for shopping and the second floor for office use. Parking for this building has been resolved with the Office of Zoning. Access to the site has been reviewed with the Traffic Engineer and has received approval. This site is being added to the existing center and all utilities are being combined with the existing center.

Mr. Bober summarized the written comments submitted from Traffic Engineering, Planning, Zoning, Health, Fire and Developers Engineering Division. A copy of these comments was given to the developer and developer's engineer and have also been made a part of these minutes. Health, Planning and Traffic Engineering find the plan satisfactory as submitted.

Zoning states that there are some restrictions with reference to parking within the DR zone. See comments of 5/14/84.

Fire Department requires fire flow tests to be conducted on Brookdale and New Castle Roads.

Developers Engineering Division requires storm water management and sidewalks for this development.

CHADWICK SHOPPING CENTER

-2-

May 16, 1984

CITIZENS' COMMENTS

Ms. Linda Shook would like to see the entrance located on Brookdale Road eliminated from this residential street. The CRG stated that the entrance would be restudied by the developer's engineer and shifted to the north as far as possible.

The plan was approved by the Dept. of Public Works and Office of Planning. This meeting was adjourned at 3:30 p.m.

K.S. Benson

IN RE: PETITION SPECIAL HEARING
SE corner of Security Boulevard and Brookdale Road
(Chadwick Shopping Center) -
1st Election District
Lawrence R. Rachuba,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-80-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks to amend the site plan approved in Case No. 84-85-SPH in order to permit an entrance to the shopping center through property zoned D.R.5.5, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Richard Smith, a registered engineer, also appeared and testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned B.L.-C.N.S., is located on Security Boulevard and Brookdale Road. In Case No. 84-85-SPH, a special use permit for parking in a residential zone was granted, and the Petitioner proposes to add an entrance to the shopping center off Brookdale Road. The zone line separating the B.L. Zone from the D.R.5.5 Zone divides Brookdale Road, and therefore, the requested entrance would require ingress to and egress from the shopping center via a stretch of the road zoned residential. The proposed entrance would be located opposite a church parking lot, and there would be no impact to any of the residential properties.

Generally, the use of land in a residential zone as a means of ingress and egress to land or buildings in a commercial zone constitutes a violation of zoning restrictions in a residential district. Leimbach Const. Co. vs. Baltimore, 264 Md. 24 (1970); Yorkley, 3 Zoning Law & Practice, Section 28-21.1. Exceptions to the general rule have been made when the proposed route was already

classified as a public road by force of statute or when the residential parcel in issue is too small or is subject to restrictions which prevent a residential use. Lapenas v. Zoning Bd. of Appeals, 226 Md.2d 361 (Mass., 1967). The strip referred to here is actually a part of the public road. It obviously cannot be utilized for residential use.

The strip of land through which access will be provided satisfies the exceptions to the general rule and is therefore approved for ingress and egress.

As there will be no adverse impact to the health, safety, and welfare of the community and as the proposed amendment will satisfy the spirit and intent of the BCZR, the amendment should be granted.

Pursuant to the advertisement, posting of property, and public hearing held, and for the reasons given above, the request to amend should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of August, 1985, that the amendment to the site plan approved in Case No. 84-85-SPH in order to permit an entrance to the shopping center through property zoned D.R.5.5 be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable 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.

[Signature]
Zoning Commissioner of
Baltimore County

cc: Mr. Lawrence R. Rachuba
People's Counsel

PETITION FOR SPECIAL HEARING

1st Election District

LOCATION: Southeast corner of Security Boulevard and Brookdale Road (Chadwick Shopping Center)

DATE AND TIME: Tuesday, August 20, 1985 at 1:30 p.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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to approve an amendment to the plan approved in Case No. 84-85-SPH to allow one additional entrance.

Being the property of Lawrence R. Rachuba 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 Commissioner 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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE Corner of Security Blvd. : OF BALTIMORE COUNTY
4 Brookdale Rd. (Chadwick :
Shopping Center), 1st Dist. :
Lawrence R. Rachuba, Petitioner : Case No. 86-80-SPH

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
494-2188

I HEREBY CERTIFY that on this 24th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Lawrence R. Rachuba, 700 Fairmount Ave., Towson, MD 21204, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

86-80-24
CERTIFICATE OF PUBLICATION

TOWSON, MD. August 1 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 1, 19 85.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

22.

86-80-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 7-30-85
Posted for: Special Hearing
Petitioner: Lawrence R. Rachuba
Location of property: SE corner of Security Blvd. & Brookdale Rd. (Chadwick Shopping Center)
Location of Sign: E/S of Brookdale Rd. approx. 500 ft. south of Security Blvd.
Remarks: _____
Posted by: S. J. Jablon Signature Date of return: August 2, 1985
Bar of Signs: 1

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

ARNOLD JABLON
ZONING COMMISSIONER

August 15, 1985

Lawrence Rachuba
700 Fairmount Avenue
Baltimore, Maryland 21204

RE: Petition for Special Hearing
SE corner of Security Blvd. and
Brookdale Rd. (Chadwick Shopping Ctr.)
1st Election District
Lawrence R. Rachuba, Petitioner
Case No. 86-80-SPH

Dear Mr. Rachuba,

This is to advise you that \$45.15 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

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

No. 012588

DATE 8-21-85 ACCOUNT R-01-615-000

RECEIVED FROM Lawrence Rachuba

FOR Advertising and Posting Case 86-80-SPH
B BCG*****431045 4212F

VALIDATION OR SIGNATURE OF CASHIER

Office of
PATUXENT
PUBLISHING CORP.
10750 Little Patuxent Parkway
Columbia, MD 21044

August 1 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

SPECIAL HEARING

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 3 day of August, 19 85, that is to say,
the same was inserted in the issues of

AUGUST 1, 1985

PATUXENT PUBLISHING CORP.
BY *[Signature]*

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SE corner of Security Blvd. and
Brookdale Rd. (Chadwick Shopping Ctr.)
1st Election District
Lawrence R. Rachuba, Petitioner
Case No. 86-80-SPH

TIME: 1:30 p.m.

DATE: Tuesday, August 20, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

No. 008477

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

DATE 8-23-85 ACCOUNT R-01-615-000

RECEIVED FROM *[Signature]*

FOR *[Signature]*

B BCG*****1000015 3124F

VALIDATION OR SIGNATURE OF CASHIER

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following findings of facts:

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: May 14, 1984
PROJECT NAME: Chadwick Shopping Center
COUNCIL & ELECTION DISTRICT: I-250
PLAN: XXXXXXXXXXXXXXXXXXXX
PLAN EXTENSION:
REVISED PLAN:
PLAT:

The plan dated March 29, 1984, proposes a combination of retail and offices in the B.L. zone and parking in the D.R.5.5 zone.

The parking information is not complete. It appears that 25 additional parking spaces are needed for the overall site plan of the shopping center. The site plan as submitted does not conform to the previous site plans submitted.

Eugene A. Bober

BALTIMORE COUNTY, MARYLAND
SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
DATE: May 15, 1984
PROJECT NAME: Chadwick Shopping Center Addition
PROJECT NUMBER: #84098
LOCATION: Newcastle Road,
W. of Fairbrook Road
DISTRICT: 1C1

The Plan for the subject site, dated March 29, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

HIGHWAY COMMENTS:

Newcastle and Brookdale Roads are built to their ultimate section. No further improvements are required at this time.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area. This applies to all areas of the shopping center addition that do not now have sidewalks.

The Developer's responsibilities along the existing road frontage of the site shall be as follows:

- The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the sidewalk improvements.

Construction drawings have previously been prepared for this road and may be used as a guide for this project. The Developer's engineer shall furnish any additional information required and/or modify these plans as necessary.

Project #84098
Chadwick Shopping Center Addition
Page 2
May 15, 1984

HIGHWAY COMMENTS: (Cont'd)

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-32, 1977 Edition), as the Developer's total responsibility.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

The Developer 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 problems which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Project #84098
Chadwick Shopping Center Addition
Page 3
May 15, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

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.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended. A public storm drain easement will be required around the entire perimeter of the storm water management facility.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management 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.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Public water and sewer mains and services exist to serve the existing shopping center. The Developer may tie into these existing services, with permission from the Department of Permits and Licenses, by paying any necessary fees.

Project #84098
Chadwick Shopping Center Addition
Page 4
May 15, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

This site is subject to the sewer allocation policy as established by the Baltimore County Council.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The Plan may be approved subject to the above comments.

Edward A. McDonough, P.E., Chief
Developers Engineering Division

EAM:HMS:iss

cc: File



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

July 15, 1985

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

Re: Item #395 (1984-1985)

Property Owner: Lawrence R. Rachula
SE/ Corner Security Blvd. & Brookdale Rd.
District 1st

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:

This site will be subject to all applicable public improvement requirements in accordance with the Baltimore County Development Regulations at such time as the property is processed for development.

This site is subject to sediment control and storm water management regulations as applicable.

Very truly yours,

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

JAM:PHD:blp

cc: File



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

JULY 24, 1985

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

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 Regulation.
- ☒ 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.
- ☒ Landscaping must comply with Baltimore County Landscaping Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Deficient 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 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

A CRG PLAT I-250 (CHADWICK SHOPPING CTR.)
HAS A DEFICIENT SERVICE
DEFICIENT SERVICE: STREETS

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING
DATE: May 14, 1984

PROJECT NAME: Chadwick Shopping Center Addition
LOCATION: NW/Cor. Newcastle Rd. & Fairbrook
DISTRICT: 1st Election District
PLAN: May 16, 1984
DEVELOPMENT PLAN:
FLAT:

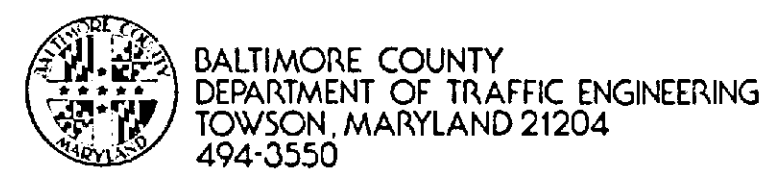
The following comments were based upon the plan dated March 29, 1984.

1. The D.R. 5.5 zoned portion of the development tract was the subject of a special hearing, Case No. 84-85-SPH, in which Deputy Zoning Commissioner Jung on 10/26/83, granted a use permit for off-street parking in a residential zone. There were several restrictions in the order involving no parking of trucks in the D.R. zoned property, dense screen planting between off site residences and the rear parking areas, and the cut-off of lighting at midnight. (See copy of the Order which is attached.)
2. The Zoning Office concurs with the Planning Office's comment concerning the need to show the addition to the Peble's Restaurant and update the parking calculations accordingly. Provided this is accomplished, the plan may receive CRG approval.
3. All of the restrictions contained in the Order for Case No. 84-85-SPH must be on the plan which accompanies the building permit application.

Diana Iitter
DIANA IITTER
Zoning Associate III

DI:aj

7/32bac



STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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

Item No. 395 -ZAC- June 25, 1985
Property Owner: Lawrence R. Rachuba
Location: SE/Cor. Security Blvd. and Brookdale Road
Existing Zoning: S.L.-CNS & D.R. 5.5
Proposed Zoning: Special hearing to approve and amend to the plan approved in Case #84-85 SPH to allow 1 additional entrance.

Acres: 6.568
District: 15th

Dear Mr. Jablon:

The proposed access would be to a residential street and undesirable.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF?ccm

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert A. Morton
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS
DATE: May 15, 1984

PROJECT NAME: Chadwick Shopping Center
PROJECT NUMBER & DISTRICT: 1C1
LOCATION: New Castle and Rolling Road
C.R.G. PLAN: X
DEVELOPMENT PLAN:
RECORD PLAN:

The plan as shown appears satisfactory as it
pertains to this department.

CRM/GMJ/ccm

C. Richard Moore
C. Richard Moore
Acting Deputy Director
Traffic Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford
FROM: Stephanie A. Taylor
SUBJECT: ENVIRONMENTAL EFFECTS REPORT - CHADWICK SHOPPING CENTER ADDITION
DATE: May 15, 1984
CRG MEETING MAY 16, 1984
2:30 P.M.

PLAN REVIEW NOTES

1. Two story mall addition to existing shopping center proposed on 4.7 acres.
2. Public water and public sewer proposed.
3. Wetland soil on site has been disturbed by previous development. No streams on site.
4. Not in reservoir watershed.
5. Proposed impervious area is 90% of the site.
6. Stormwater management is required.

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

1. The owner agrees in writing to comply with the following Best Management Practices at this site:
 - A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - E. Filling will not occur in grassed or lined drainage ditches or swales.

SAT:pm

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

May 15, 1984
Date
Subdivision Name, Section and/or Plat
Chadwick Shopping Center
Developer and/or Engineer
Ralph R. Chan's Enterprises, Inc.
Public Water
Public Sewer
No. of Lots or Units
4.7
Total Acreage
4.7

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans must be submitted prior to approval of plat. are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, ☒ public water ☒ must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, ☒ are not required, ☒ is incomplete and must be submitted. ☒ has/have been reviewed and approved.
- A Water Appropriation Permit Application, ☒ must be submitted, ☒ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, ☒ be approved as submitted, ☒ be approved as submitted. *in the attached*
on the dated May 15, 1984
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

BALTIMORE COUNTY, MARYLAND

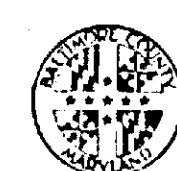
DATE: May 16, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME: Chadwick Shopping Center add.
PROJECT NUMBER: CRG Agenda 5/16/84, 2:30 pm
LOCATION: New Castle Rd. W. of Fairbanks
DISTRICT: 1
PRELIMINARY PLAN
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAN

Comments

1. Fire flow test is required to be conducted by the Baltimore City Water Dept. on Brookdale Road and also on Newcastle Road. Also, on site fire flow shall be done. Test results are to be forwarded to the office of the Fire Protection Engineer.
2. Submitted site plan fails to show existing/or proposed fire hydrants at 300 feet intervals on Brookdale Road and also on Newcastle Road in accordance with the Baltimore County Standard Design Manual.
3. Proposed building shall be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101, Life Safety Code, 1981 Edition.



TED ZALESKI, JR.
DIRECTOR

July 18, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 395 Zoning Review Committee Meeting are as follows:

Property Owner: Lawrence R. Rachuba
Location: SE/Cor. Security Blvd. and Brookdale Road
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.D.A. Bill #17-85) and other applicable Code and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/ is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Two Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-2 Two Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106-2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Temporary Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 112 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.5 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments: This project has had construction plans reviewed by this office for Building Code compliance.
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of our permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building 111 W. Chesapeake Avenue, Towson, Maryland 21204.

LJZ/RS

BALTIMORE COUNTY, MARYLAND

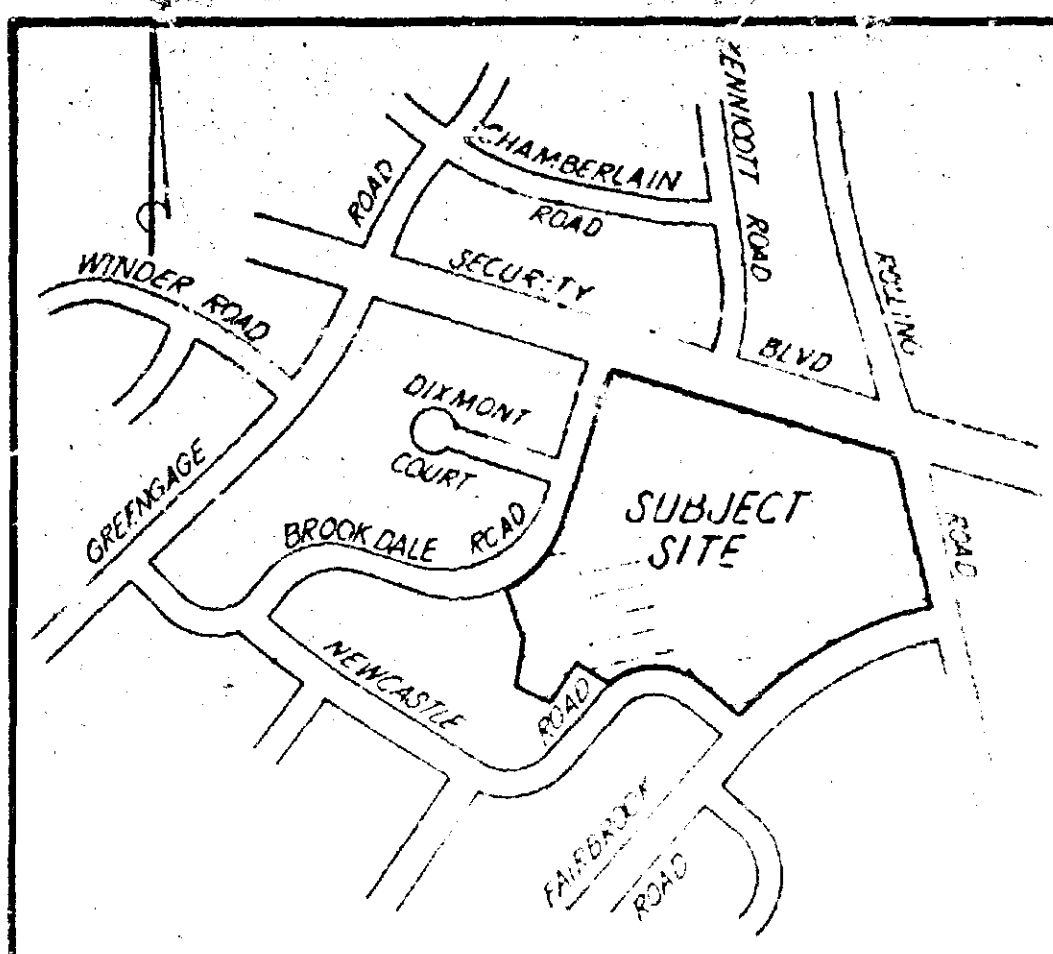
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 84-80-SPH
Date: August 8, 1985

The CRG plan was approved on May 16, 1985.

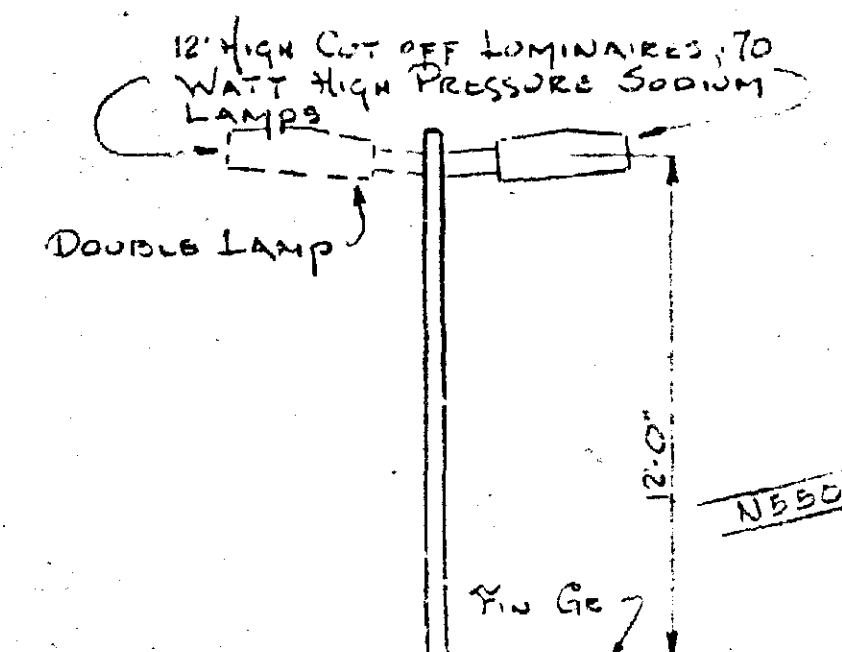
NEC:JCH:slm

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning



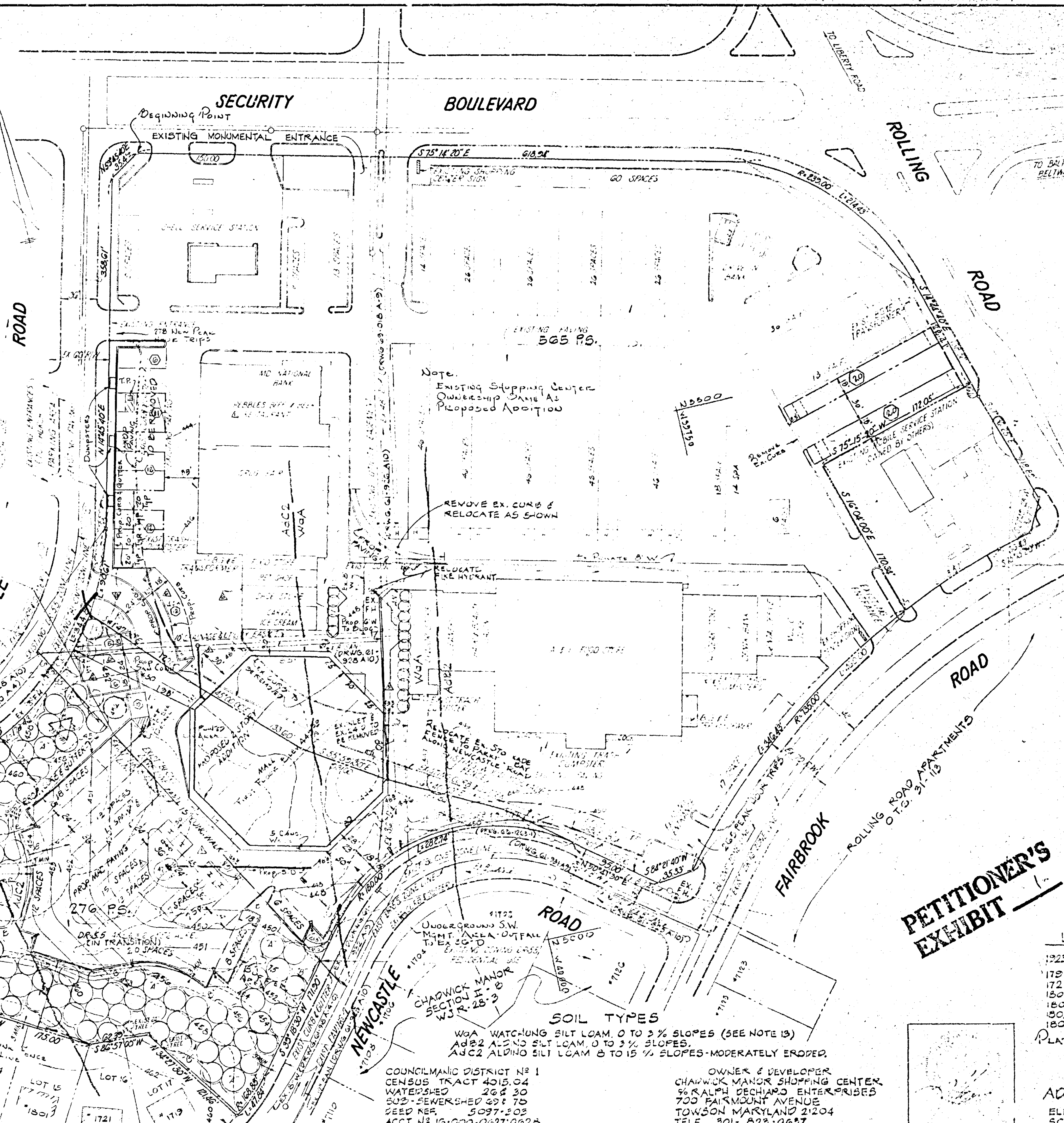
LOCATION PLAN
SCALE 1"=500'

NOTE:
SITE WAS DEVELOPED AS A PLANNED SHOPPING CENTER UNDER BILL 40 ADOPTED 1967 HAS REMAINED AS SUCH. TOTAL NO OF ENTRANCES ALLOWED WAS 7, EXISTING ENTRANCES 15 G.
TOTAL NO OF ENTRANCES ALLOWED THIS PLAN BASED UPON TOTAL COMMERCIAL FRONTAGE OF 2332.29' IS 9 (2332.29' - 500' = 1832.29' ÷ 250 = 7.3 + 2 ALLOWED IN 1ST 500 L.F. = 9.3 = 9)
TOTAL NO OF EXISTING & PROPOSED ENTRANCES = 7.



Typical Light Standard
NOT TO SCALE

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
PHONE: 321-5503



- OFF STREET PARKING NOTES**
1. ONLY PASSENGER VEHICLES WILL USE PARKING AREA. BUSES AND TRUCKS WILL NOT BE ALLOWED.
 2. THERE WILL BE NO LOADING OR SERVICE BAYS WITHIN THE RESIDENTIAL AREA.
 3. LIGHTING WILL NOT BE DIRECTED TOWARDS RESIDENTIAL USE PROPERTIES AND WILL BE USED ONLY DURING HOURS OF FOOT VISIBILITY AND IN THE EVENING DURING THE HOURS OF OPERATION OF THE CENTER. (6:00 A.M. TO MIDNIGHT DAILY)
 4. SCREENING WILL BE PROVIDED WHERE THOSE PARKING FACE RESIDENTIAL USE PROPERTIES.
 5. ALL PARKING AREAS WILL BE PAVED AND PROPERLY DRAINED.
 6. MAINTENANCE OF THE PARKING AREAS WILL BE PROVIDED BY THE CENTER OWNERS.

TYPICAL LANDSCAPE SCHEDULE

- A' *BUNUS STROBUS* (EASTERN WHITE PINE) - 4' G' IN HEIGHT, 25' CENTER TO CENTER, APPROX. QUANTITY = 86 (MIN. REQ'D = 60, 10% OF 86 TREES REQ'D)
- B' **GROUND COVER**
COTONEASTER DAMMERI (BEARBERRY)
PACHYRANDRA (JAPANESE SPURGE)
VINCA MINOR (PERIWINKLE)
JUNIPERUS HORIZONTALIS (HAWKEGAN JUNIPER)
 GRASS 500
- * GROUND COVER TO BE SELECTED FROM LISTED VARIETIES OR ACCEPTABLE SUBSTITUTES, SPACING VARIABLE.
- C' *ABELIA GRANDIFLORA* (GLOSSY ABELIA)
 4' IN HEIGHT (APPROXIMATE) 4' CENTER TO CENTER (APPROXIMATE QUANTITY = 50)
- NOTE:**
ALL TREES TO BE STAKED AND TIED AS NEEDED. TREE AND SHRUB AREAS TO BE MULCHED A MINIMUM 4" DEPTH WITH: PINEBARK, TANKOOL OR ACCEPTABLE MATERIAL.

GENERAL NOTES

1. TOTAL AREA OF SITE EQUALS 14.0239 ACRES.
2. EXISTING ZONING OF SITE - "C-1" (11.7637 ACRES) AND "DR-55" (2.2552 ACRES).
3. EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER" (BE-CNS AREA) AND "VACANT LAND (DR-55 & BL-CNS).
4. PROPOSED USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER & OFFICES" (BL-CNS AREA) & OFF-STREET PARKING (DR-55 AREA) SEE PETITION NO 84-85-SPH.
5. OFF STREET PARKING DATA
 A. EXISTING RETAIL FLOOR AREA 64,378 REQUIRING 3,445 SPACES
 B. EXISTING BANK & MEDICAL AREA 6,558 REQUIRING 22 SPACES
 C. EXISTING RESTAURANT AREA 7,725 REQUIRING 154.5 SPACES
 D. PROPOSED RETAIL FLOOR AREA (INCLUDING MALL) 22,101 30 FT REQUIRING 160.5 SPACES (1/400)
 E. PROPOSED MEDICAL OFFICE AREA 2ND FLOOR 30,902 REQUIRING 103 SPACES (1/400)
 F. TOTAL SPACES REQUIRED 7,645. 765 SPACES
 G. TOTAL SPACES PROPOSED 322
6. SITE IS LOCATED IN THE DEAD RUN DRAINAGE AREA.
7. PUBLIC UTILITIES EXIST AT THE SITE. NO PUBLIC EXTENSIONS.
8. THERE ARE NO HISTORIC BUILDINGS ON THE SITE NOR ANY ANCHORHOLOGICAL SITES.
9. THERE ARE NO WETLANDS ON THE SITE.
10. THERE ARE NO CRITICAL AREAS ON THE SITE.
11. THE SITE IS NOT AN ENDANGERED SPECIES HABITAT.
12. THE SITE IS NOT A HAZARDOUS MATERIAL SITE TO THE BEST OF OUR KNOWLEDGE.
13. THE WETLAND SOIL NO LONGER FUNCTIONS AS AN INTEGRAL PART OF THE DRAINAGE AREA DUE TO PREVIOUS CHANGING TOPOGRAPHY AND MAN MADE IMPROVEMENTS WHICH INCLUDES HOMES, ROADS & A CLOSED DRAINAGE SYSTEM.
14. AREA OF SITE TO BE DEVELOPED - 3.46 ACRES.

PETITIONER'S EXHIBIT

NO.	REVISION	DATE
1	ADDED DRIVE TO BROOKDALE RD. REVD PARKING	5-30-85
2	REV'D LOC. G.W. ADDED SANIT. FOR R.C.	4-3-85
3	REV'D PARKING VIO. BROOKDALE RD. & NOTES 5E, 5F, 5G	1-23-85
4	REV'D PARKING & PARKING DATA	1-17-84
5	REMOVED EXISTING DRIVE BROOKDALE ROAD	6-27-84
6	REV'D NEW DRIVE & PROP. PARKING ADJ. EX. PLUG LOC. & PROP. PLUG LOC. & REV'D PARKING DATA	5-12-84

LIST OF ADJACENT PROPERTY OWNERS

1923 BROOKDALE ROAD - LILY M. ERNST & PATRICIA A. CHALKROFT	4589-210
1791 NEWCASTLE ROAD - CHARLES & MARY KAUTZ	5423-725
1721 " - GEORGE & PHYLLIS SINE	5340-01
1801 " - FELAYO & ELSA CORREA	5760-364
1803 " - JOHN & MARY RUSSELL	4634-370
1805 " - JOSEPH & ELIZABETH SCHWING	5322-534
1807 NEWCASTLE ROAD - WILLIAM & ISLETA SCHRINER	4054-554

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING AND
SITE PLAN #395 X
ADDITION TO CHADWICK SHOPPING CENTER
 ELECTION DISTRICT NO 1 BALTIMORE CO. MARYLAND
 SCALE: 1"=50' DEC. 6, 1984

SOIL TYPES
 WGA WATCHUNG SILT LOAM, 0 TO 3% SLOPES (SEE NOTE 13)
 AB2 ALFISOL SILT LOAM, 0 TO 3% SLOPES
 ABC2 ALFISOL SILT LOAM 8 TO 15% SLOPES - MODERATELY ERODED

COUNCILMANIC DISTRICT NO 1
 CENSUS TRACT 4015.04
 WATERSHED 266 30
 503 - FEWERSHED 69: 70
 SEED REF. 5097-303
 ACCT. NO 16-000-0627:0628

OWNER & DEVELOPER
 CHADWICK MANOR SHOPPING CENTER
 % RALPH DECHARD ENTERPRISES
 700 FAIRMOUNT AVENUE
 TOWSON MARYLAND 21204
 TELE. 301-823-0637