

LAW FIRM
Romack, Contrum, Hennegan & Fox
 GERMANIA FEDERAL BUILDING
 400 EASTERN BOULEVARD
 BSEK, MARYLAND 21201
 TELEPHONE (301) 666-4874

ROBERT J. ROMACK
 JOHN B. CONTRUM
 JOHN D. HENNEGAN
 CHARLES E. FOX, III
 DONALD E. FRAND

February 20, 1986

William Hackett
 Chairman, Board of Appeals
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Re: Petition for Zoning Re-Classification
 Item #3
 Rosemeier Property, Belair Road at Beltway

Dear Mr. Hackett:

Due to the unavailability of members of this office to be present at the time of the hearing on March 18, 1986, I intend to ask for continuance of this matter from March 18th to some other date set by you at your convenience.

Your cooperation in this matter is very much appreciated.

Very truly yours,
John B. Contrum
 John B. Contrum

JBG:kb
 cc: Phyllis Friedman
 Norman Gerber, Director
 Mr. and Mrs. Rosemeier

COUNTY BOARD OF APPEALS
 FEB 23 1986
 10:00 AM

**Notice of Public Hearing
 Petition for Re-Classification**

LOCATION: Northwest side of Belair Road, 575 feet Northeast of the Centerline of Fowler Avenue
 TUESDAY, MARCH 18, 1986
 AT 10:00 A.M.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing to reclassify the zoning status of property from a D.R. 5.5 and R.O. Zone to a R.O. Zone.

All that parcel of land in the 14th Election District of Baltimore County BEGINNING for the same at a point on the northwest side of the right of way for Belair Road, said point being located 575 feet northeast from the centerline of Fowler Avenue, thence leaving the northwest side of Belair Road and running 1) North 41 degrees 01 minutes 01 seconds West 406.00 feet to a point in the approx. centerline of a existing 10 foot wide utility easement, thence running along said 10 foot utility easement 2) North 30 degrees 00 minutes 00 seconds East 143.00 feet to a point, thence running 3) North 41 degrees 01 minutes 01 seconds East 413.00 feet to a point located on the south side of the right of way line of the through highway of the Baltimore Beltway exit ramp leading to Belair Road, thence binding along said right of way, 5) South 11 degrees 39 minutes 19 seconds West 98.71 feet, thence South 25 degrees 22 minutes 07 seconds West 129.98 feet to the point of beginning.

Containing within the bounds of this description 1.8133 acres of land, more or less.

Being the property of Ronald G. Rosemeier, et ux as shown on the plat filed with the Zoning Department.

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

DATE: 2/27/86 ACCOUNT: 100-15-10-100
 AMOUNT: \$100.00
 RECEIVED FROM: [Signature]
 FOR: [Signature]
 VALIDATION OR SIGNATURE OF CASHIER

The Times

Middle River, Md., Feb 27, 1986

This is to Certify, That the annexed *Petition - Rosemeier*
Reg. 2, 875.25

was inserted in *The Times*, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *27th* day of *Feb*, 1986
Joe Brown Publisher

No. 12645

PETITION FOR RECLASSIFICATION

LOCATION: Northwest Side of Belair Road, 575 feet Northeast of the Centerline of Fowler Avenue

PUBLIC HEARING: Tuesday, March 18, 1986, at 10:00 a.m.

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

To reclassify the zoning status of property from a D.R. 5.5 and R.O. Zone to a R.O. Zone

All that parcel of land in the 14th Election District of Baltimore County BEGINNING for the same at a point on the northwest side of the right of way for Belair Road, said point being located 575 feet northeast from the centerline of Fowler Avenue, thence leaving the northwest side of Belair Road and running 1) North 41 degrees 01 minutes 01 seconds West 406.00 feet to a point in the approx. centerline of a existing 10 foot wide utility easement, thence running along said 10 foot utility easement 2) North 30 degrees 00 minutes 00 seconds East 143.00 feet to a point, thence running 3) North 41 degrees 01 minutes 01 seconds East 413.00 feet to a point located on the south side of the right of way line of the through highway of the Baltimore Beltway exit ramp leading to Belair Road, thence binding along said right of way, 5) South 11 degrees 39 minutes 19 seconds West 98.71 feet, thence South 25 degrees 22 minutes 07 seconds West 129.98 feet to the point of beginning.

Containing within the bounds of this description 1.8133 acres of land, more or less.

Being the property of Ronald G. Rosemeier, et ux as shown on the plat filed with the Zoning Department.

BY ORDER OF
 WILLIAM T. HACKETT, CHAIRMAN
 COUNTY BOARD OF APPEALS
 BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 27, 1986

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 February 27, 1986

THE JEFFERSONIAN,

JB Kentz
 Publisher

Cost of Advertising

\$ 33.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY R-11-231
 Towson, Maryland

District: *14th* Date of Posting: *3/3/86*
 Posted for: *Rosemeier, et ux*
 Petitioner: *Ronald G. Rosemeier, et ux*
 Location of property: *14th Belair Rd., 575' NE of Fowler Ave.*
 Location of Signs: *Signs placed at Belair Rd. and Fowler Ave. and at Belair Rd. and Beltway exit ramp.*
 Remarks: *See map and plat.*
 Posted by: *[Signature]* Date of return: *3/1/86*
 Number of Signs: *1*

RLS DESIGN GROUP

feasibilities - planning - expediting
 760-1766
 101-85

September 3, 1985

Commissioner
 The County Board of Appeals
 of Baltimore County

Re: Ronald G. and Linda L. Rosemeier Property
 Map #81, Block # 10, Parcel #63

Dear Commissioner:

Included is the required information for a petition for Zoning Re-Classification for the above-referenced property.

Currently, the property is spot-zoned with 3.53 acres zoned DR5.5 and the remaining 0.10 acres zoned R0.

The Baltimore Beltway is located to the north of the site. The property to the east is zoned ML (manufacturing). There is BL (business) zoning to the south. Although Double Rock Park exists to the west and is zoned DR5.5, there is a stream that acts as a natural buffer between the site and the park.

The current spread of commercialization along Belair Road, as indicated by the zones surrounding the site, shows change in character of the neighborhood. Based on this, the disregard of the existing topography and the fact the stream (as shown on the site plan) acts as a natural buffer between residential and commercial zones, it appears the stream was not considered during Comprehensive Zoning. We, therefore, feel that, because of the above information, this site warrants consideration for a rezoning classification, as requested.

We will provide additional support information at the hearing. Thank you for your consideration in this matter.

Very truly yours

Robert L. Stout
 Robert L. Stout
 Principal

RLS:lcp

Item 3 Page 2

**"DUPLICATE"
 CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 27, 1986

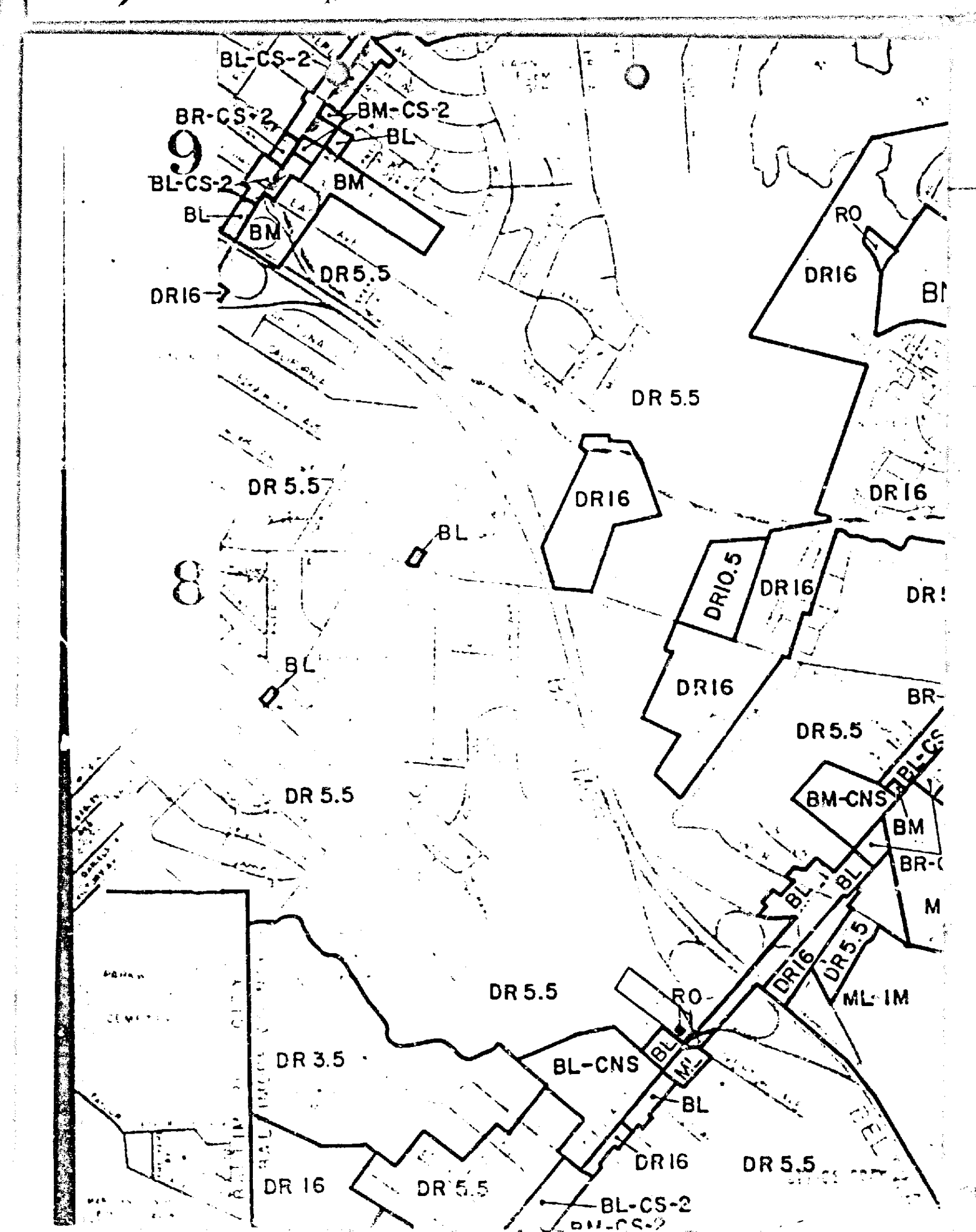
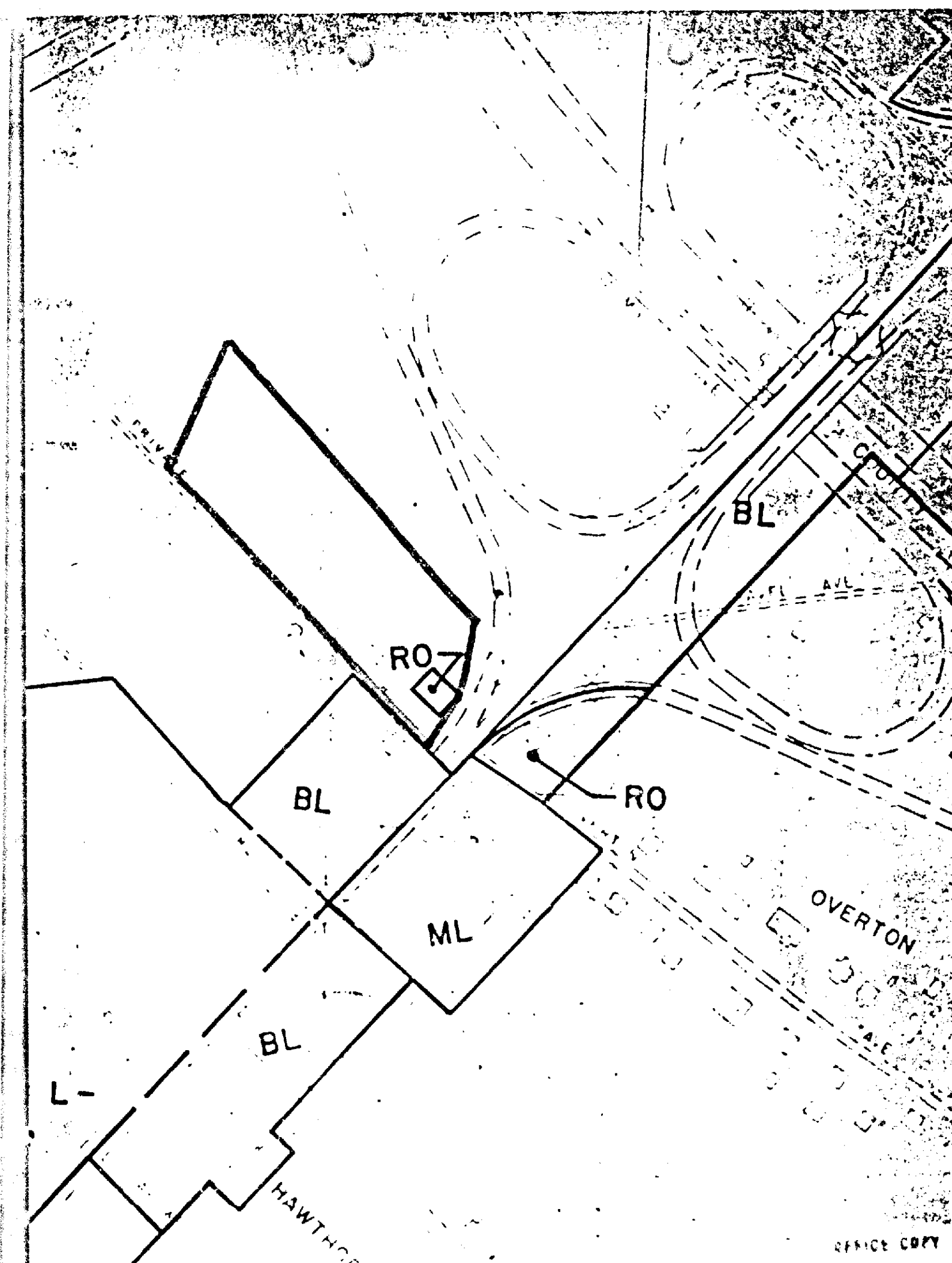
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 27, 1986

THE JEFFERSONIAN,

JB Kentz
 Publisher

Cost of Advertising

\$ 33.00



DEED DESCRIPTION

Description of lot

Ronald G. Rosemeier & Linda L. Rosemeier

AUGUST 30, 1985

BEGINNING at a point on the northwest side of the right-of-way for Belair Road, said point being located 575 feet northeast from the centerline of Fowler Avenue, thence leaving said right-of-way

- 1) North 41° 01' 01" East, 843.06 feet; thence
- 2) North 45° 15' 00" East, 198.00 feet; thence
- 3) South 41° 01' 01" East, 744.05; to a point located on the south side of the right-of-way line of the through highway of the Baltimore County Beltway exit ramp leading to Belair Road; thence binding along said right-of-way
- 4) South 11° 39' 19" West, 98.71 feet, thence
- 5) South 25° 22' 07" West 129.98 feet, to the place of beginning. Containing 3.634 acres of land more or less. The improvements thereon, being known as No. 7720 Belair Road.



RLS DESIGN GROUP

feasibilities - planning - expediting
9 Grain Highway N.E. Glen Burnie, Md 21061
760-1766
101-85

September 3, 1985

Commissioner
The County Board of Appeals
of Baltimore County

Re: Ronald G. and Linda L. Rosemeier Property
Map #81, Block #10, Parcel #63

Dear Commissioner:

Included is the required information for a petition for Zoning Re-Classification for the above-referenced property.

Currently, the property is spot-zoned with 3.53 acres zoned IM5.5 and the remaining 0.10 acres zoned R0.

The Baltimore Beltway is located to the north of the site. The property to the east is zoned M (manufacturing). There is BL (business) zoning to the south. Although Double Rock Park exists to the west and is zoned IM5.5, there is a stream that acts as a natural buffer between the site and the park.

The current spread of commercialization along Belair Road, as indicated by the zones surrounding the site, shows change in character of the neighborhood. Based on this, the disregard of the existing topography and the fact the stream (as shown on the site plan) acts as a natural buffer between residential and commercial zones, it appears the stream was not considered during Comprehensive Zoning. We, therefore, feel that, because of the above information, this site warrants consideration for a re-zoning classification, as requested.

We will provide additional support information at the hearing. Thank you for your consideration in this matter.

Very truly yours,

Robert L. Stout
Robert L. Stout
Principal

RLS:lep

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1985

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

Chairman

MEMBERS

Bureau of

Department of

Traffic Engineering

State Roads Commission

Bureau of

Fire Prevention

Health Department

Transport Planning

Building Department

Board of Education

Zoning Administration

Industrial

Development

Mr. & Mrs. Ronald G. Rosemeier
7720 Belair Road
Baltimore, Maryland 21236

Re: Item No. 3 - Cycle II
October 1985 - April 1986
Petitioner - Ronald G. Rosemeier, et ux
Reclassification Petition

Dear Mr. & Mrs. Rosemeier:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning map. The petition 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 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 revised as to reflect better compliance with the zoning regulations and current agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required, at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James P. Dyer
James P. Dyer, Chairman
Zoning Plans Advisory Committee
Enclosures
JPD:JPD
cc: Mr. Dyer
9 Grain Highway, NE
Glen Burnie, Md. 21061



Maryland Department of Transportation

State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

September 25, 1985

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 3
Property Owner: Ronald
G. Rosemeier Et UX
Location: N/W side
Belair Road (Route 1-N)
575' NE of centerline of
Fowler Avenue
Existing Zoning: D.R.
5.5 and R.O.
Proposed Zoning: R.O.
and D.R. 5.5
Acres: 3.634
District 14th

Att: James Dyer

Dear Mr. Dyer:

The State Highway Administration - Bureau of Project Planning is currently conducting a study for improvements to the Baltimore Beltway (I-695) from Reisterstown Road, (Route 140) to John F. Kennedy Highway (I-95). A distance of approximately 16 miles.

This will include the modification of various interchanges and the realignment of existing roadways that are to be reviewed.

With the "Rosemeier Properties" at 7720 Belair Road having frontage along the I-695 interchange ramp and Belair Road (Route 1-N) we (SHA - Bureau of Engr. Access Permits) are forwarding Item #2 Cycle Zoning to the S.H.A. Bureau of Project Planning for review and comment.

Upon receipt of this information, additional comments will be forthcoming.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

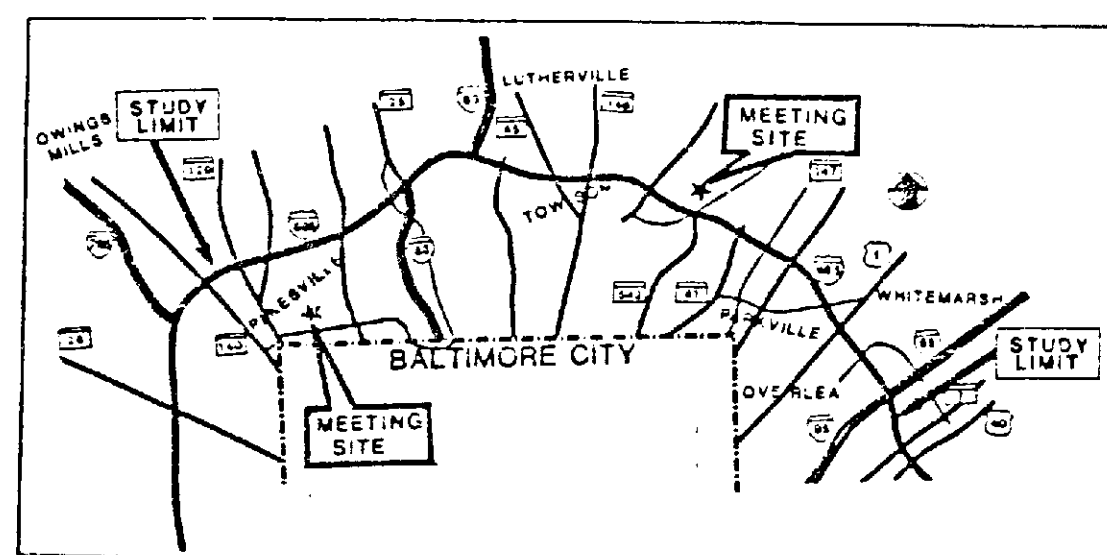
By: George Wittman

CL-GW:es
cc: J. Ogle
Enclosure
My telephone number is 301-653-1350.
Teletypewriter for impaired hearing or speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-425-5622 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 0717

PUBLIC NOTICE MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION INTERSTATE ROUTE 695 BALTIMORE BELTWAY ALTERNATES PUBLIC MEETING

October 2, 1985
7:30 pm.
Loch Raven Senior High School
1212 Cowpens Road
Towson, Maryland 21204

October 8, 1985
7:30 pm.
Pikesville Senior High School
5621 Labriton Road
Pikesville, Maryland 21208



The proposed improvement alternatives consider increasing the safety and capacity of Interstate Route 695 by the addition of lanes from east of Maryland Route 140 (Reisterstown Road) to east of Interstate Route 95 (John F. Kennedy Memorial Highway) a distance of approximately 16 miles. The modification of various interchanges and the re-alignment of the existing roadway in the vicinity of Maryland Route 542 (Loch Raven Boulevard) will also be discussed.

This project is currently in the Project Planning phase, which includes agency and public involvement, engineering and environmental studies, and concludes with the receipt of Location and Design Approvals.

Beginning at 6:30 pm. wall displays will be presented and representatives of the State Highway Administration will be available to discuss the project with interested persons.

The purpose of this meeting is to acquaint the public with the need for the project and the progress of the study to date. Aerial photographs depicting the project alternatives will be on display. A formal presentation of approximately thirty minutes will be followed by a review of

the alternatives and discussion with the public. Representatives of the State Highway Administration will be available to record your comments and discuss points of interest with you.

All interested persons are invited to attend this meeting and express their views regarding the proposed alternatives, including the social, economic, and environmental effects. Brochures and forms for written comments will be available at the meeting.

Citizen involvement in the planning process is encouraged. Written comments and requests to be included on the project mailing list may be submitted to Mr. Neil J. Petersen, Director, Office of Planning and Preliminary Engineering, State Highway Administration, Post Office Box 717, Baltimore, Maryland 21203-0717.

September 15, 1985

Hal Kassoff
State Highway Administrator

RECEIVED

SEP 19 1985

BUR. OF ENGR.
ACCESS PERMITS



Maryland Department of Transportation

State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

November 6, 1985

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item # 3
Property Owner: Ronald
G. Rosemeier ET UX
Location: N/W side
Belair Road (Route 1-N)
575' NE of centerline of
Fowler Avenue
Existing Zoning: D.R.
5.5 and R.O.
Proposed Zoning: R.O.
and D.R. 5.5
Acres: 3.634
District 14

Att: Mr. James Dyer

Dear Mr. Dyer:

The State Highway Administration-Bureau of Project Planning is currently conducting a study for improvements (Route 140) to John F. Kennedy Highway (I-95). A distance of approximately 16 miles.

They are continuing their review of the Rosemeier property, 7720 Belair Road at the southbound ramp terminal. Their preliminary review indicates the present access to this property constitutes a significant safety hazard which requires remedial action. They are preparing studies of a frontage road to relocate access in the vicinity of Fowler Avenue. They will review these studies with the Director, Office of Planning and Preliminary Engineering and will advise you accordingly.

Very truly yours,

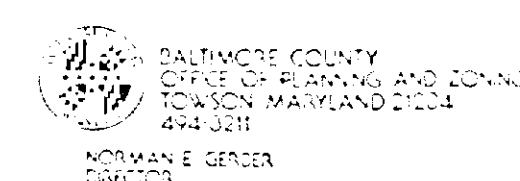
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

By: George Wittman

CL-GW:es

My telephone number is

Teletypewriter for impaired hearing or speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-425-5622 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 0717



William K. Holmann
Secretary
Hal Kassoff
Administrator

SEPTEMBER 24, 1985

Re: Zoning Re-Classification Petition
Item # 3 - Cycle II
Property Owner: RONALD G. ROSEMEIER, et ux
Location: N/W side BELAIR RD 575' NE of
FOWLER AVE.

Dear Mr. Dyer:

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 AT THIS TIME.
- ☐ A County Review Group meeting is required.
- ☐ 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 circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ The access is not satisfactory.
- ☐ The site 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 9/11/85.
- ☐ The property is located in a deficient service area as defined by Bill 13-79. No building permit may be issued until a Service 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 13-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are established annually by the County Council.
- ☒ Additional comments:

ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF BILL 56-87, THE DEVELOPMENT REGULATIONS.

Eugene A. Boser
Chief, Current Planning and Development

cc: James Hackett

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

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

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

Cycle II Meeting of September 17, 1985
Item No. 3
Property Owner: Ronald G. Rosemeier, et ux
Location: N/W side Belair Road, 575' NE of centerline
of Fowler Avenue
Existing Zoning: D.R. 5.5 and R.O.
Proposed Zoning: R.O. and D.R. 5.5

Acres: 3.634
District: 14th

Dear Mr. Hackett:

The existing zoning for this site can be expected to generate 220 trips per day. The proposed zoning can be expected to generate approximately 500 trips per day.

Access to this site is at the end of a off ramp from I-695 and any increase in traffic at this location will increase the accident hazard.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/bld

Mr. James Dyer
Page 2
December 17, 1985

It is proposed that access to this and adjacent properties be provided by means of a frontage road west of U.S. Route 1 outletting into Belair Road at Fowler Avenue. This frontage road is proposed to be established by Baltimore County.

It is recommended that no further development or re-zoning of this or adjacent properties be allowed until the proposed frontage road has been implemented.

If you have any questions, please do not hesitate to call this office or Mr. Donald Honeywell, State Highway Administration-Project Manager at 659-1136.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle
J. Markle

enclosure

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

PAUL H. REINCKE
CHIEF
William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

September 23, 1985

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ronald G. Rosemeier, et ux

Location: N/W side Belair Rd, 575' NE of centerline on Fowler Avenue
Item No.: 3 Zoning Agenda: Meeting of 9/17/85

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.

(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.

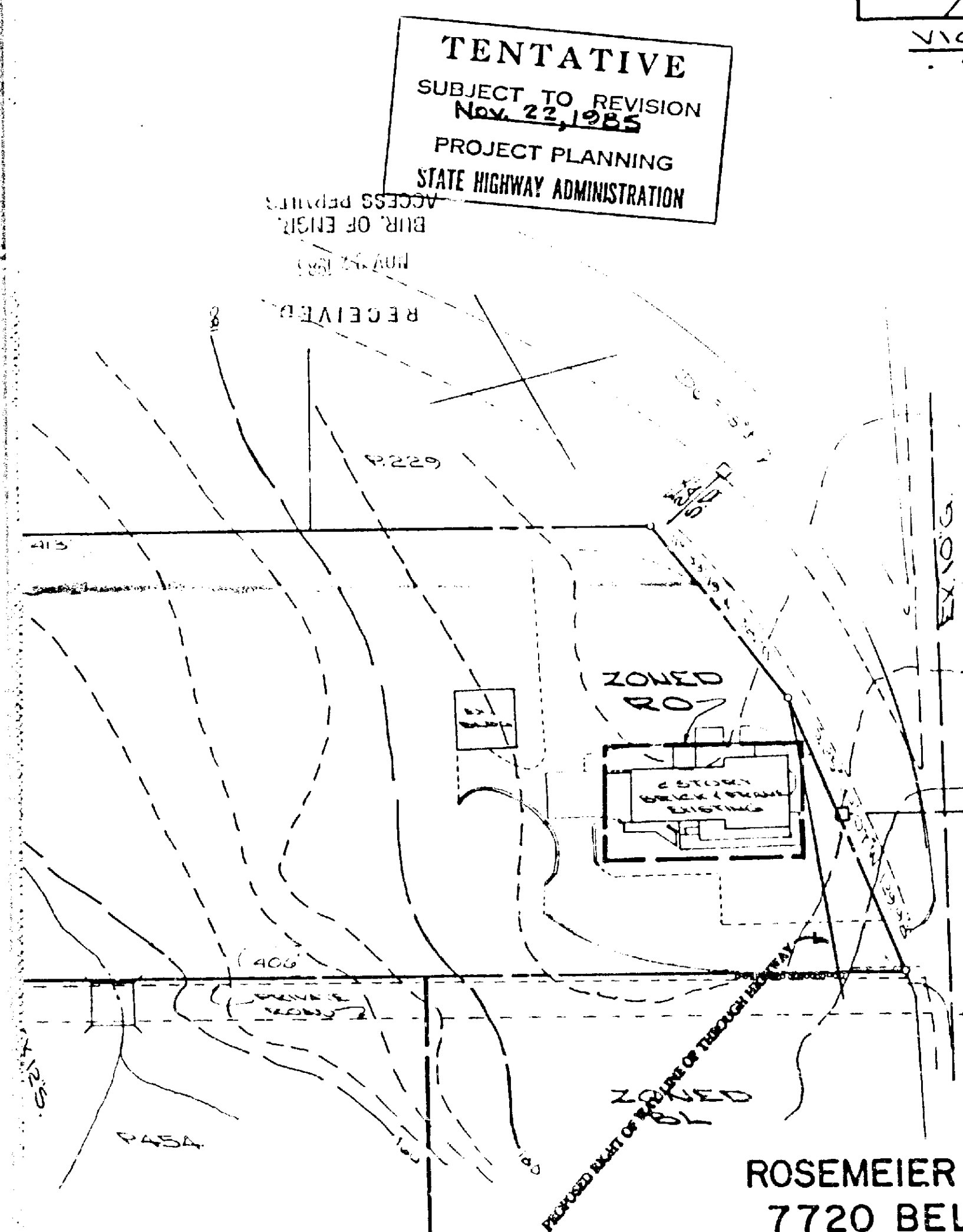
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

REVIEWED: *John F. O'Neill* Noted and Approved: Fire Prevention Bureau
Special Inspection Division

/mb



ROSEMEIER
7720 BEL
Tax Map 81
14th. COUNCILMA
Baltimore Co

Scale: 1"=50'

PREPARED
RLS DESIGN
feasibilities - planning

BALTIMORE COUNTY, MARYLAND

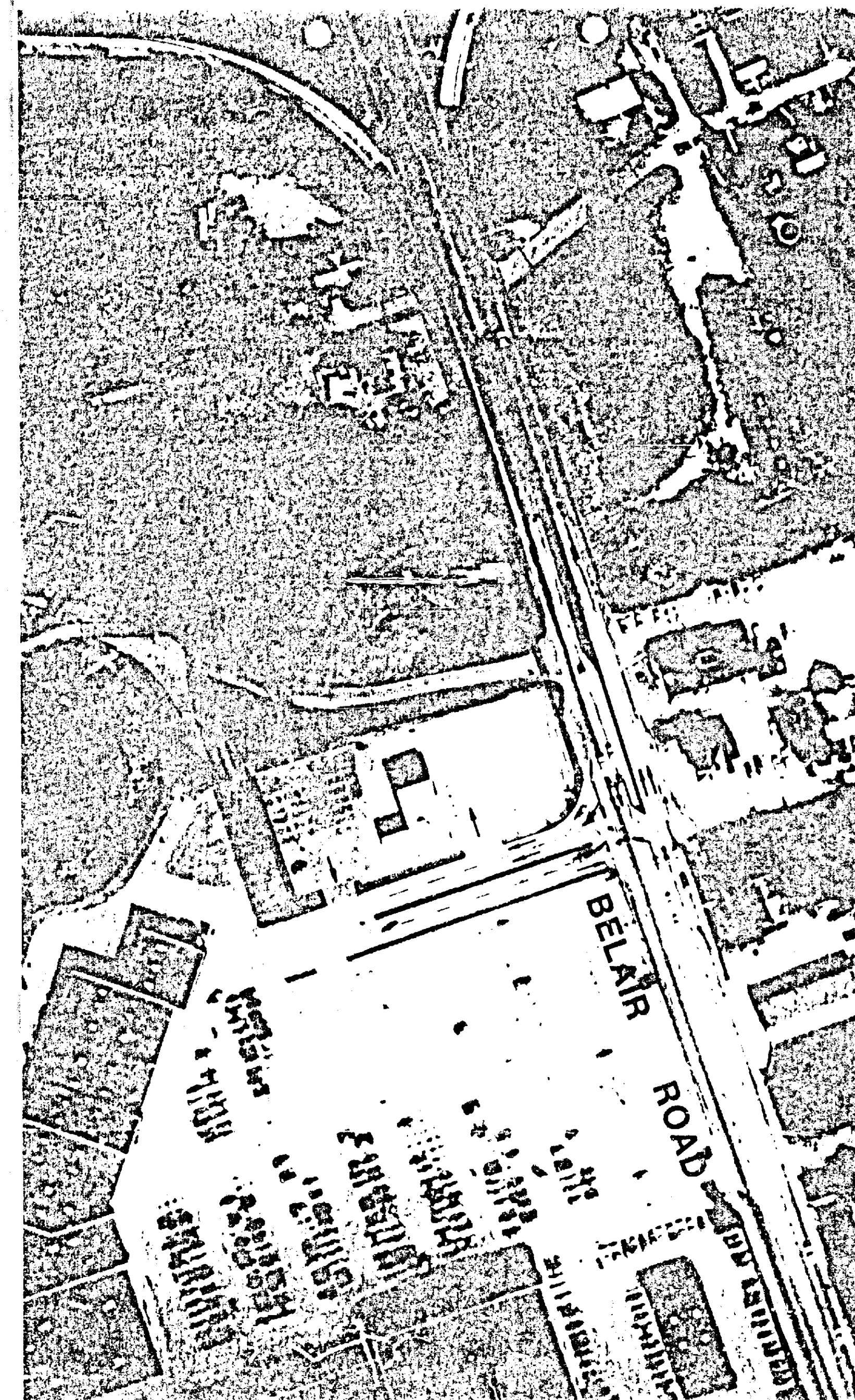
INTER-OFFICE CORRESPONDENCE

Mr. William Hackett, Chairman, Board of Appeals
TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985
FROM: Charles E. Burnham, Chief, Building Plans Review, Department of Permits and Licenses
SUBJECT: Cycle II Zoning Meeting Scheduled 9/17/85

ITEM #3 - Ronald G. Rosemeier, et ux
N/W side Belair Road, 575' NE of centerline of Fowler Avenue
14th. Election

A change of use from residential to office uses would require a change of occupancy permit as well as an alteration permit to upgrade the structure to meet the Code requirements for Business Uses. This includes engineers' certification for live load floor design, exit compliance, Handicapped Code Compliance (State law) etc., etc. See Section 103.2 of the 1984 B.O.C.A. Basic Building Code as adopted by Council Bill #17-85.

CEB/vw



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 17, 1985

Mr. William Hackett
Chairman-Board of Appeals
County Office Building
Towson, Maryland 21204
Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 3
Property Owner: Ronald
G. Rosemeier ET UX
Location: N/W side
Belair Road (Route 1-N)
575' NE of centerline of
Fowler Avenue
Existing Zoning: D.R.
5.5 and R.O.
Proposed zoning: R.O.
and D.R. 5.5
Acres: 3.634
District 14th

Att: James Dyer

Dear Mr. Dyer:

The State Highway Administration - Bureau of Project Planning has completed their review of the re-zoning plot located along the west side of U. S. Route 1 (Belair Road) immediately south of I-695 at the ramp terminal.

The location of the ramp roadway is incorrect on the submitted re-zoning plat. The existing Right of Way Line of Through Highway along most of the frontage of this property as per right of way plats 20773 and 24888 was not indicated on the submitted property plat.

We have recently submitted solutions to several traffic operational problems in this vicinity to Baltimore County for their review and comment; see attached letter dated November 20, 1985. These solutions have significant impact upon the Rosemeier property including acquisition of right of way and extension of the Right of Way Line of Through Highway across the entire frontage of the property; these effects are shown on the returned property plat and preliminary study on aerial photography enclosed herewith.

Continued

My telephone number is 301-659-1350

Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717, 707 North Calvert St., Baltimore, Maryland 21203-0717

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

September 25, 1985

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204
Re: Baltimore County
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District 14th

Att: James Dyer

Dear Mr. Dyer:

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This will include the modification of various interchanges and the realignment of existing roadways that are to be reviewed.

With the "Rosemeier Properties" at 7720 Belair Road having frontage along the I-695 interchange ramp and Belair Road (Route 1-N) we (SHA- Bureau of Engr. Access Permits) are forwarding Item #3 Cycle Zoning to the S.H.A. Bureau of Project Planning for review and comment.

Upon receipt of this information, additional comments will be forthcoming.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle
Enclosure
My telephone number is 301-659-1350
Teletypewriter for impaired hearing or speech
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P.O. Box 717, 707 North Calvert St., Baltimore, Maryland 21203-0717



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

November 20, 1985

Re: Contract No. B 635-151-472
Interstate Route 695
(Baltimore Beltway)
Maryland Route 140 to
Interstate Route 95
PDMS No. 031113

Mr. Norman E. Gerber, Director
Baltimore County Office of
Planning and Zoning
New County Courts Building
Towson, Maryland 21204

Dear Mr. Gerber:

As part of our continuing coordinated planning process, we have received for review a rezoning plat of the Rosemeier property, 7720 Belair Road, as located along the west side of U.S. Route 1 at the southbound exit ramp from the Baltimore Beltway (Interstate Route 695). Our review of the submitted plat has revealed a number of access related issues along U.S. Route 1 from the Beltway southerly to Fowler Avenue that seem to warrant comprehensive planning revisions to correct a number of deficiencies which could constitute significant future problems.

As you are aware, our current Project Planning study focuses upon capacity improvements to the Baltimore Beltway together with interchange modifications to improve traffic operations. Our study includes consideration of improvements on intersecting roadways to the first intersection with potential to influence Beltway operation.

At the U.S. Route 1 interchange, the eastbound to southbound outer connection joins Belair Road immediately adjacent to the entrance to the Rosemeier property. Abutting this entrance is another entrance to the Lodge Cliff restaurant/catering facility which is contiguous to Double Rock Park. Motorists entering Belair Road from the ramp are controlled by a yield sign. However, the absence of a transitional speed change lane causes numerous conflicts. Compounding this problem is the availability

Mr. Norman E. Gerber
November 20, 1985
Page Two

to ramp traffic of a left turn movement across Belair Road into Overton Avenue. The eastbound Interstate Route 695 to southbound U.S. Route 1 outer connection has been designated a High Accident Ramp each year since 1978. This situation is expected to worsen as development densifies and traffic volumes increase unless remedial action is taken.

Our preliminary solution to this situation consists of several elements of shared responsibility as shown on the attached sketch. Notable elements are:

- Symmetrical widening of Belair Road to a six lane divided urban street from the Beltway ramp terminals to and including the Fowler Avenue intersection; by State Highway Administration.
- Extending the southbound outer connection to preclude left turns into Overton Avenue from the interchange ramp; by State Highway Administration.
- Establishing a frontage road along the west side of Belair Road from an improved intersection with Fowler Avenue to the Rosemeier property; by Baltimore County.
- Acquisition of access controls along the west side of Belair Road from Fowler Avenue northward; by State Highway Administration.

The proposed frontage road is envisioned as a County street which should be established prior to rezoning of the Rosemeier property. Portions of the Belair Beltway Plaza shopping center parking lot would be converted to a County street and the present access road to the Double Rock Park maintenance facility would be disconnected from Belair Road.

Another salient access feature we recommend is that all undeveloped land east of Belair Road presently accessed by Overton Avenue should be accessed by the proposed improved intersection at Fowler Avenue. This also appears achievable through County action.

Mr. Norman E. Gerber
November 20, 1985
Page Three

I request your consideration and early comment on this proposal. I would be pleased to meet with our respective staffs to discuss this proposal.

Very truly yours,

Neil J. Pedersen
Neil J. Pedersen, Director
Office of Planning and
Preliminary Engineering

NJP:tn

cc: Mr. Charles R. Olsen
Mr. Robert H. Tresselt
Mr. George A. Wittman
Mr. Louis H. Ege, Jr.

My telephone number is 659-1110

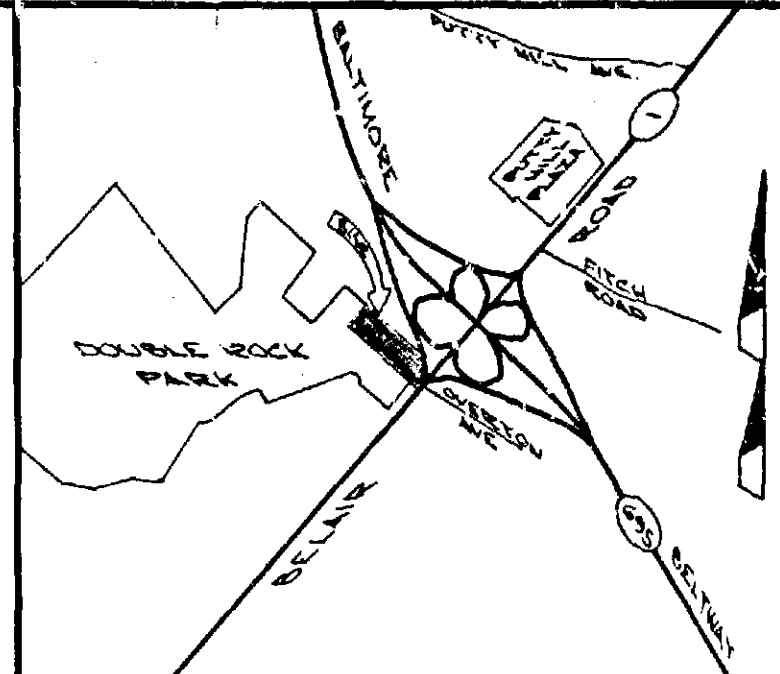
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5662 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

NOTES

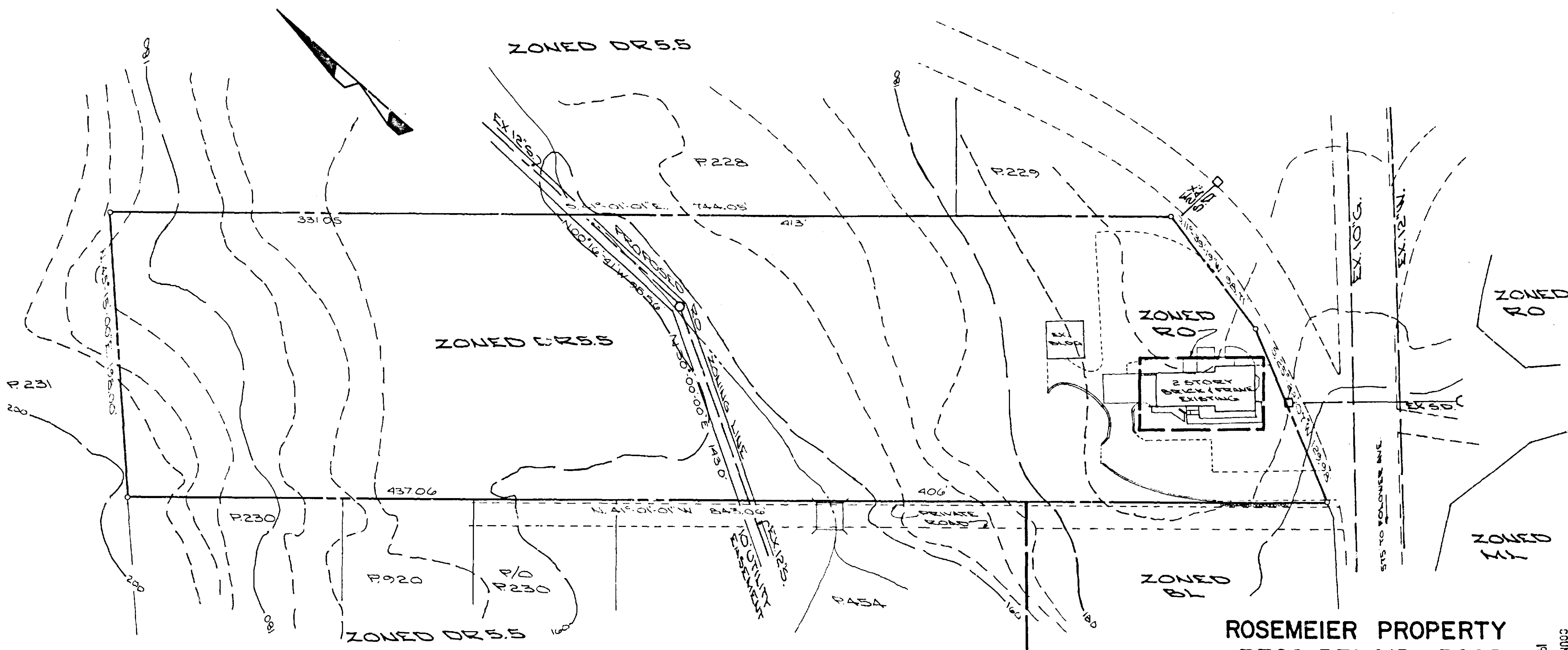
1. TAX MAP: 81, BLOCK 10, PARCELS 63.
2. EXISTING PUBLIC WATER.
3. EXISTING PUBLIC WATER.
4. BOUNDARY BASED ON LOCATION SURVEY PREPARED BY EVANS, HAGEN AND HOLDEFER, INC., SURVEYORS AND CIVIL ENGINEERS.
5. SOIL TYPE:
 - a. SUD - BELTSVILLE-URBAN LAND COMPLEX, 0-5% SLOPE.
 - b. SUD - JOPPA-URBAN LAND COMPLEX, 5-15% SLOPE.
6. DEED REFERENCE:
 - a) 6805/445 RONALD C. ROSEMEIER AND LINCOLN L. ROSEMEIER, HIS WIFE FROM THE FORD PARTNERSHIP DATED OCT. 15, 1984.
 - b) 6431/452 THE FORD PARTNERSHIP FROM JOHN O. SIMONS AND J. EDGAR BRIGERWALD, JR., DATED SEPT. 8, 1982.

TABULATION

TOTAL AREA	(3.63 AC.)	158,122.8
EXISTING ZONING		
RO	(0.10 AC.)	4,350.0
DR5.5	(3.53 AC.)	153,772.8
PROPOSED ZONING		
RO	(1.01 AC.)	70,131.6
DR5.5	(2.62 AC.)	87,991.2



VICINITY MAP
SCALE: 1" = 2,000'



ROSEMEIER PROPERTY 7720 BELAIR ROAD

Tax Map 81; Par. 63
14th COUNCILMATIC DISTRICT
Baltimore County, Md.

Scale: 1" = 50' Aug., 1985

PREPARED BY

RLS DESIGN GROUP

feasibilities • planning • expediting

9 Crain Highway n.e. Glen Burnie, Md. 21061
760-1766

RECEIVED
COUNTY CLERK'S OFFICE
1985 SEP 26 A 11:45 C

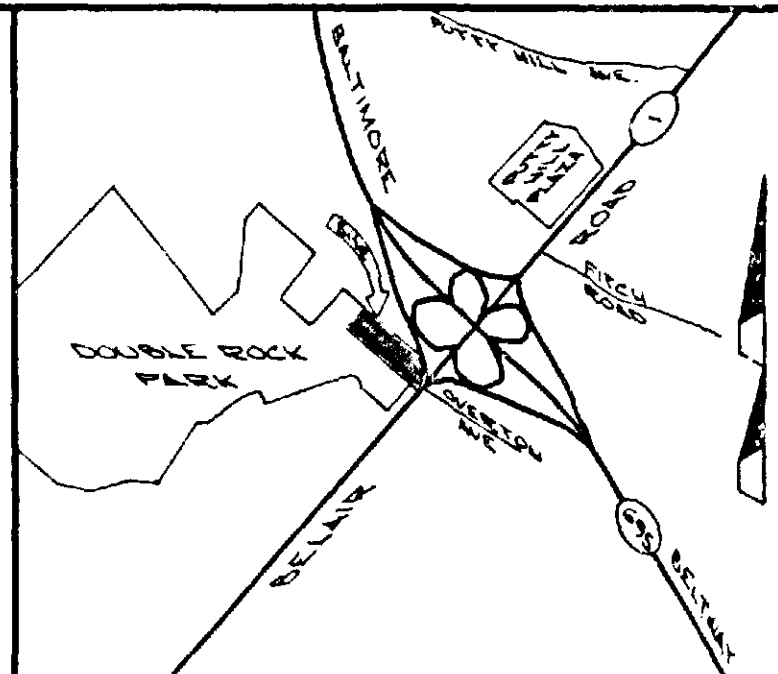
Revised Plan
June 3 - Cycle II
9/26/85

NOTES

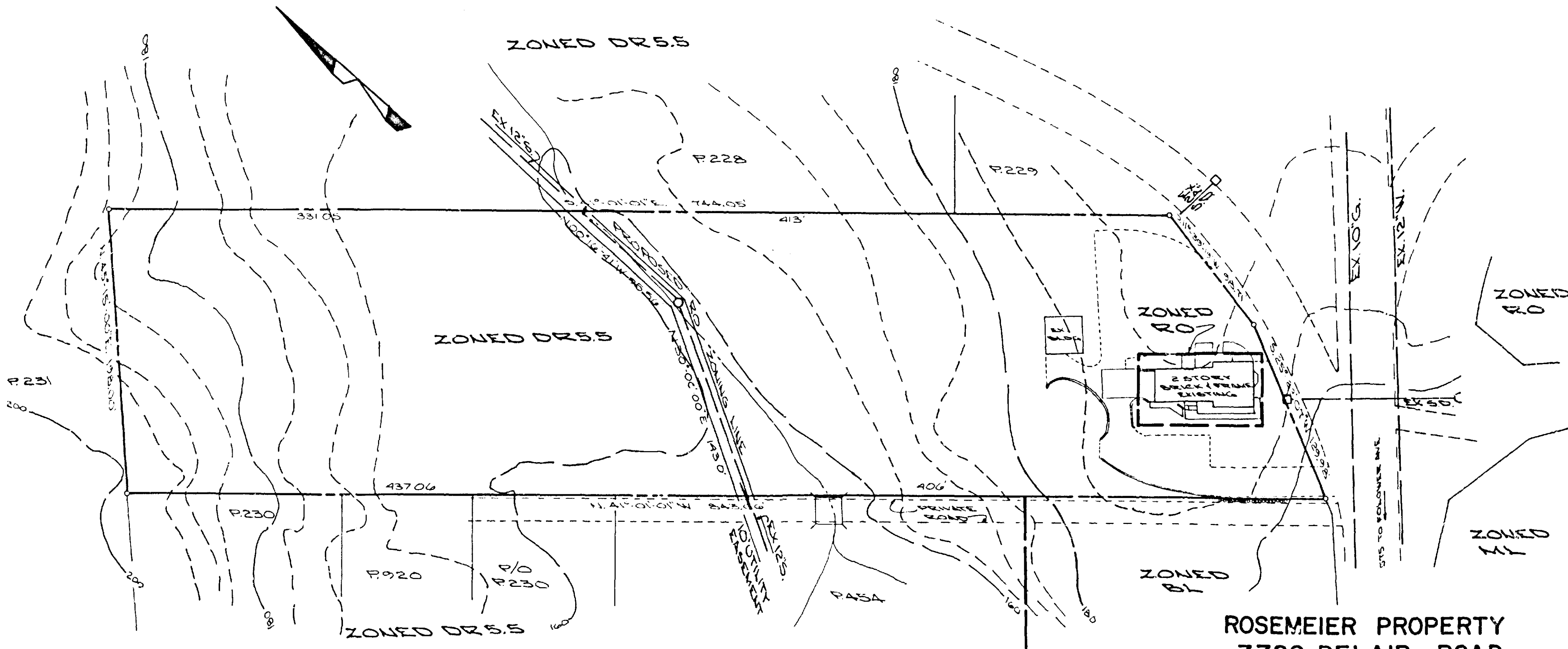
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TABULATION

TOTAL AREA	(3.63 AC.)	158,122.8
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RO	(1.01 AC.)	70,131.6
DR5.5	(2.62 AC.)	87,991.2



VICINITY MAP
SCALE: 1" = 2,000'



ROSEMEIER PROPERTY 7720 BELAIR ROAD

Tax Map 81; Par. 63
14th COUNCILMATIC DISTRICT
Baltimore County, Md.

Scale: 1" = 50' Aug., 1985

PREPARED BY

RLS DESIGN GROUP

feasibilities • planning • expediting

9 Crain Highway n.e. Glen Burnie, Md. 21061
760-1766

rls

Revised Plan
9-26-85
June 3 - Cycle II
Office Copy

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 reclassified, pursuant to the Zoning Law of Baltimore County, from an DR 5.5 / R.O. zone to an NO / DR 5.5 zone, for the reasons given in the attached statement, and (2) for a Special Exception under the 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:

See attached sheet

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

I, or we, agree to pay expenses of above reclassification, 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:

N/A

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Local Owner(s):

Ronald G. Rosemeier

(Type or Print Name)

Signature

Linda L. Rosemeier

(Type or Print Name)

Signature

7720 Belair Road, (301) 668-5800

Address

Baltimore, Maryland 21236

City and State

Name, address and phone number of home owner, if this is not the same as above, must be included

RLS DESIGN GROUP

9 Grain Highway, Glen Burnie, MD 21061

Address

(301) 565-1716

Ronald G. Rosemeier, et ux
NW/4 Belair Rd., 575' NE of the c/l
of the C/L of Fowler Avenue
14th District
R-86-337
H-3

IN THE MATTER OF THE APPLICATION OF RONALD G. ROSEMEIER, ET UX FOR RECLASSIFICATION FROM D.R. 5.5 and R.O. to R.O. and D.R. 5.5 NW/4 BELAIR ROAD 575' NE OF C/L OF FOWLER AVENUE 14th DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY NO. R-86-337

ORDER OF DISMISSAL

Petition of Ronald G. Rosemeier, et ux, for reclassification from D.R. 5.5 and R.O. to R.O. and D.R. 5.5 on property located on the northwest side of Belair Road 575 feet northeast of the centerline of Fowler Avenue, in the Fourteenth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of PETITION filed June 19, 1986, a copy of which is attached hereto and made a part hereof, from the attorney representing the Petitioners in the above entitled matter; and

WHEREAS, the said attorney for the said Petitioners requests that the petition filed on behalf of said Petitioners be withdrawn as of June 19, 1986,

IT IS HEREBY ORDERED this 24th day of June, 1986, that said PETITION be and the same is withdrawn and DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Robert L. Brand, Acting Chairman

Edith T. Eisenhart, Secretary

Lawrence E. Schmitt

LAW FIRM
Rovinsky, Conrum, Hovseyan & Free
GERMANIA FEDERAL BUILDING
808 EASTERN BOULEVARD
TOWSON, MARYLAND 21204
TELEPHONE (301) 444-8874

ROBERT L. BRAND
JOHN B. CONTRUM
JOHN D. HOSWELL
CHARLES E. FORD III
DONALD E. BRAND

June 11, 1986

The Board of Appeals
200 Court House
Towson, Maryland 21204

Re: Case No. R-86-337
Item No. 3
Cycle 2

Dear Members of the Board:

Please be advised that I have been asked by my clients, Ronald and Linda Rosemeier to withdraw their Petition for Reclassification on their property. We wish to cancel the hearing and dismiss our case at this time.

Very truly yours,

John B. Conrum

JBG/dmr

cc: James G. Hoswell
Phyllis Cole Friedman

RECEIVED
COUNTY BOARD OF APPEALS
JUN 19 1986

RE: PETITION FOR RECLASSIFICATION FROM D.R. 5.5 & R.O. to R.O. & D.R. 5.5 NW/4 Belair Rd. (Route 1-N) 575' NE of C/L of Fowler Ave. 14th District
RONALD G. ROSEMEIER, et ux, Petitioners
Case No. R-86-337

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Ronald G. Rosemeier, 7720 Belair Rd., Baltimore, MD 21236, Petitioners; and Robert L. Stout, Principal, RLS Design Group, 9 Grain Highway, N.E., Glen Burnie, MD 21061, who requested notification.

Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Ronald G. Rosemeier
Mrs. Linda L. Rosemeier
7720 Belair Road
Baltimore, Maryland 21236

RE: PETITION FOR ZONING RECLASSIFICATION NW/4 Belair Rd., 575' NE of the c/l of Fowler Ave. 14th Election District
Ronald G. Rosemeier, et ux - Petitioners
Case No. R-86-337 (Cycle II - Item No. 3)

Dear Mr. and Mrs. Rosemeier:

This is to advise you that \$386.94 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Ms. Margaret E. du Bois, Zoning Office, Room 112, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Zoning Commissioner

No. 018457

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

DATE: 3-17-86 ACCOUNT: 018457

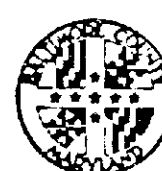
AMOUNT: \$ 386.94

RECEIVED FROM: R. G. Rosemeier

FOR: Zoning Office

VALIDATION OR SIGNATURE OF CASHIER

3-17-86
\$ 386.94



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #216)

Towson, Maryland 21204

(301) 454-3180

March 18, 1986

NOTICE OF ASSIGNMENT

CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. R-86-337
Item #3, Cycle II

RONALD G. ROSEMEIER, ET UX
FOR RECLASSIFICATION FROM DR 5.5 and R.O. to R.O. and DR 5.5

NW/4 BELAIR ROAD 575'
NE OF C/L OF FOWLER AVENUE
14th DISTRICT

ASSIGNED FOR:

WEDNESDAY, JULY 23, 1986 at 10 a.m.

cc: John B. Conrum, Esquire
Ronald G. Rosemeier, et ux
RLS Design Group
Phyllis Cole Friedman
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James Earl Kraft
James E. Dyer

Counsel for Petitioners
Petitioners
Petitioners' Representative
People's Counsel

PAID

Mr. Ronald G. Rosemeier
Mrs. Linda L. Rosemeier
7720 Belair Road
Baltimore, Maryland 21236

February 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION NW/4 Belair Rd., 575' NE of the c/l of Fowler Ave. 14th Election District
Ronald G. Rosemeier, et ux - Petitioners
Case No. R-86-337 (Cycle II - Item No. 3)

TIME: 10:00 a.m.

DATE: Tuesday, March 18, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

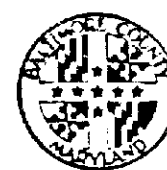
Postponement requested in writing by Mr. Rosemeier 3/17/86

William T. Hackett, Chairman
County Board of Appeals

WTH:med

cc: People's Counsel
RLS Design Group

3/18/86 - Above notified of CONTINUED HEARING set for WEDNESDAY, JULY 23, 1986 at 10 a.m.



County Board of Appeals of Baltimore County

Room 200 Court House

Towson, Maryland 21204

(301) 494-3180

June 24, 1986

John B. Conrum, Esquire
809 Eastern Boulevard
Baltimore, MD 21221

Re: Case No. R-86-337
Ronald G. Rosemeier, et ux

Dear Mr. Conrum:

Enclosed herewith is a copy of the Order of Dismissal of petition 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: Ronald G. and Linda L. Rosemeier
RLS Design Group
Phyllis Cole Friedman
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
James Earl Kraft

FEB 4 1997

DEED DESCRIPTION

Description of lot

Ronald G. Rosemeier & Linda L. Rosemeier

AUGUST 30, 1985

BEGINNING at a point on the northwest side of the right-of-way for Belair Road, said point being located 575 feet northeast from the centerline of Fowler Avenue, thence leaving said right-of-way

- 1) North 41° 01' 01" East, 843.06 feet; thence
- 2) North 45° 15' 00" East, 198.00 feet; thence
- 3) South 41° 01' 01" East, 744.05; to a point located on the south side of the right-of-way line of the through highway of the Baltimore County Beltway exit ramp leading to Belair Road; thence binding along said right-of-way
- 4) South 11° 39' 19" West, 98.71 feet, thence
- 5) South 25° 22' 07" West 129.98 feet, to the place of beginning. Containing 3.634 acres of land more or less. The improvements thereon, being known as No. 7720 Belair Road.



RLS DESIGN GROUP

feasibilities • planning • expediting
9 Grain Highway N.E. Glen Burnie, Md 21061
760-1766
101-85

September 3, 1985

Commissioner
The County Board of Appeals
of Baltimore County

Re: Ronald G. and Linda L. Rosemeier Property
Map #61, Block # 10, Parcel #63

Dear Commissioner:

Included is the required information for a petition for Zoning Re-Classification for the above-referenced property.

Currently, the property is spot: zoned with 3.53 acres zoned IM5.5 and the remaining 0.10 acres zoned R0.

The Baltimore Beltway is located to the north of the site. The property to the east is zoned M (manufacturing). There is BL (business) zoning to the south. Although Double Rock Park exists to the west and is zoned IM5.5, there is a stream that acts as a natural buffer between the site and the park.

The current spread of commercialization along Belair Road, as indicated by the zones surrounding the site, shows change in character of the neighborhood. Based on this, the disregard of the existing topography and the fact the stream (as shown on the site plan) acts as a natural buffer between residential and commercial zones, it appears the stream was not considered during Comprehensive Zoning. We, therefore, feel that, because of the above information, this site warrants consideration for a re-zoning classification, as requested.

We will provide additional support information at the hearing. Thank you for your consideration in this matter.

Very truly yours,

Robert L. Stout
Robert L. Stout
Principal

RLS:lep

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1985

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

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Transport Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. & Mrs. Donald G. Rosemeier
7720 Belair Road
Baltimore, Maryland 21236

Re: Item No. 3 - Cycle II
October 1985 - April 1986
Petitioner - Ronald G. Rosemeier, et ux
Reclassification Petition

Dear Mr. & Mrs. Rosemeier:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning map. The petition 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 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 revised as to reflect better compliance with the zoning regulations and current agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required, at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James P. Dyer
James P. Dyer, Chairman
Zoning Plans Advisory Committee
Enclosures
JPD:JPD
cc: Mr. Dyer
9 Grain Highway, NE
Glen Burnie, Md. 21061



Maryland Department of Transportation

State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

September 25, 1985

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 3
Property Owner: Ronald
G. Rosemeier Et UX
Location: N/W side
Belair Road (Route 1-N)
575' NE of centerline of
Fowler Avenue
Existing Zoning: D.R.
5.5 and R.O.
Proposed Zoning: R.O.
and D.R. 5.5
Acres: 3.634
District 14th

Att: James Dyer

Dear Mr. Dyer:

The State Highway Administration - Bureau of Project Planning is currently conducting a study for improvements to the Baltimore Beltway (I-695) from Reisterstown Road, (Route 140) to John F. Kennedy Highway (I-95). A distance of approximately 16 miles.

This will include the modification of various interchanges and the realignment of existing roadways that are to be reviewed.

With the "Rosemeier Properties" at 7720 Belair Road having frontage along the I-695 interchange ramp and Belair Road (Route 1-N) we (SHA - Bureau of Engr. Access Permits) are forwarding Item #2 Cycle Zoning to the S.H.A. Bureau of Project Planning for review and comment.

Upon receipt of this information, additional comments will be forthcoming.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

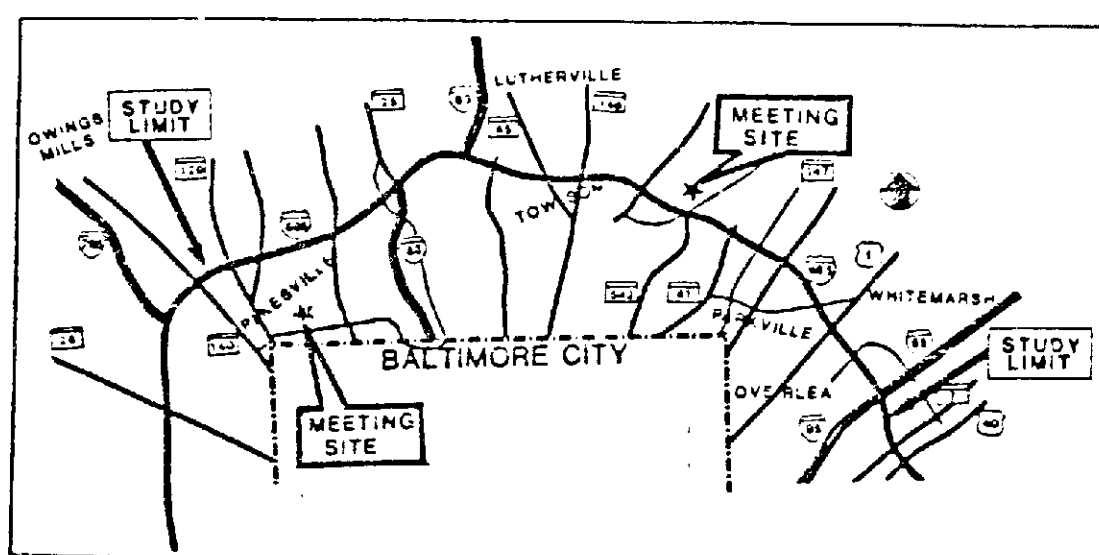
By: George Wittman

CL-GW:es
cc: J. Ogle
Enclosure
My telephone number is 301-653-1350.
Teletypewriter for impaired hearing or speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-425-5652 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 0717

PUBLIC NOTICE MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION INTERSTATE ROUTE 695 BALTIMORE BELTWAY ALTERNATES PUBLIC MEETING

October 2, 1985
7:30 pm.
Loch Raven Senior High School
1212 Cowpens Road
Towson, Maryland 21204

October 8, 1985
7:30 pm.
Pikesville Senior High School
1621 Labriton Road
Pikesville, Maryland 21208



The proposed improvement alternatives consider increasing the safety and capacity of Interstate Route 695 by the addition of lanes from east of Maryland Route 140 (Reisterstown Road) to east of Interstate Route 95 (John F. Kennedy Memorial Highway) a distance of approximately 16 miles. The modification of various interchanges and the re-alignment of the existing roadway in the vicinity of Maryland Route 542 (Loch Raven Boulevard) will also be discussed.

This project is currently in the Project Planning phase, which includes agency and public involvement, engineering and environmental studies, and concludes with the receipt of Location and Design Approvals.

Beginning at 6:30 pm. wall displays will be presented and representatives of the State Highway Administration will be available to discuss the project with interested persons.

The purpose of this meeting is to acquaint the public with the need for the project and the progress of the study to date. Aerial photographs depicting the project alternatives will be on display. A formal presentation of approximately thirty minutes will be followed by a review of

the alternatives and discussion with the public. Representatives of the State Highway Administration will be available to record your comments and discuss points of interest with you.

All interested persons are invited to attend this meeting and express their views regarding the proposed alternatives, including the social, economic, and environmental effects. Brochures and forms for written comments will be available at the meeting.

Citizen involvement in the planning process is encouraged. Written comments and requests to be included on the project mailing list may be submitted to Mr. Neil J. Petersen, Director, Office of Planning and Preliminary Engineering, State Highway Administration, Post Office Box 717, Baltimore, Maryland 21203-0717.

September 15, 1985

Hal Kassoff
State Highway Administrator

RECEIVED

SEP 19 1985

BUR. OF ENGR.
ACCESS PERMITS



Maryland Department of Transportation

State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

November 6, 1985

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item # 3
Property Owner: Ronald
G. Rosemeier ET UX
Location: N/W side
Belair Road (Route 1-N)
575' NE of centerline of
Fowler Avenue
Existing Zoning: D.R.
5.5 and R.O.
Proposed Zoning: R.O.
and D.R. 5.5
Acres: 3.634
District 14

Att: Mr. James Dyer

Dear Mr. Dyer:

The State Highway Administration-Bureau of Project Planning is currently conducting a study for improvements (Route 140) to John F. Kennedy Highway (I-95). A distance of approximately 16 miles.

They are continuing their review of the Rosemeier property, 7720 Belair Road at the southbound ramp terminal. Their preliminary review indicates the present access to this property constitutes a significant safety hazard which requires remedial action. They are preparing studies of a frontage road to relocate access in the vicinity of Fowler Avenue. They will review these studies with the Director, Office of Planning and Preliminary Engineering and will advise you accordingly.

Very truly yours,

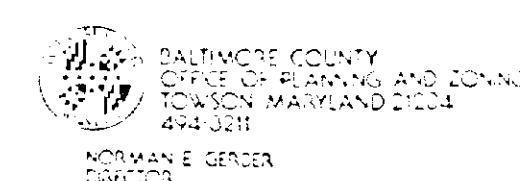
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

By: George Wittman

CL-GW:es

My telephone number is

Teletypewriter for impaired hearing or speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-425-5652 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 0717



SEPTEMBER 24, 1985

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

Re: Zoning Study Meeting of SEPTEMBER 17, 1985
Item # 3 - Cycle II
Property Owner: RONALD G. ROSEMEIER, et ux
Location: N/W side BELAIR RD 575' NE of
FOWLER AVE.

Dear Mr. Jolson:

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 AT THIS TIME.
- ☐ A County Review Group meeting is required.
- ☐ 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 circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ The access is not satisfactory.
- ☐ The site 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 9/11/85.
- ☐ The property is located in a deficient service area as defined by Bill 13-79. 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 13-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are established annually by the County Council.
- ☒ Additional comments:

ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF BILL 56-87, THE DEVELOPMENT REGULATIONS.

Eugene A. Boker
Chief, Current Planning and Development

cc: James Hackett

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

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

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

Cycle II Meeting of September 17, 1985
Item No. 3
Property Owner: Ronald G. Rosemeier, et ux
Location: N/W side Belair Road, 575' NE of centerline
of Fowler Avenue
Existing Zoning: D.R. 5.5 and R.O.
Proposed Zoning: R.O. and D.R. 5.5

Acres: 3.634
District: 14th

Dear Mr. Hackett:

The existing zoning for this site can be expected to generate 220 trips per day. The proposed zoning can be expected to generate approximately 500 trips per day.

Access to this site is at the end of a off ramp from I-695 and any increase in traffic at this location will increase the accident hazard.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/bld

Mr. James Dyer
Page 2
December 17, 1985

It is proposed that access to this and adjacent properties be provided by means of a frontage road west of U.S. Route 1 outletting into Belair Road at Fowler Avenue. This frontage road is proposed to be established by Baltimore County.

It is recommended that no further development or re-zoning of this or adjacent properties be allowed until the proposed frontage road has been implemented.

If you have any questions, please do not hesitate to call this office or Mr. Donald Honeywell, State Highway Administration-Project Manager at 659-1136.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle
J. Markle

enclosure

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

PAUL H. REINCKE
CHIEF

September 23, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ronald G. Rosemeier, et ux

Location: N/W side Belair Rd, 575' NE of centerline on Fowler Avenue
Item No.: 3 Zoning Agenda: Meeting of 9/17/85

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.

(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.

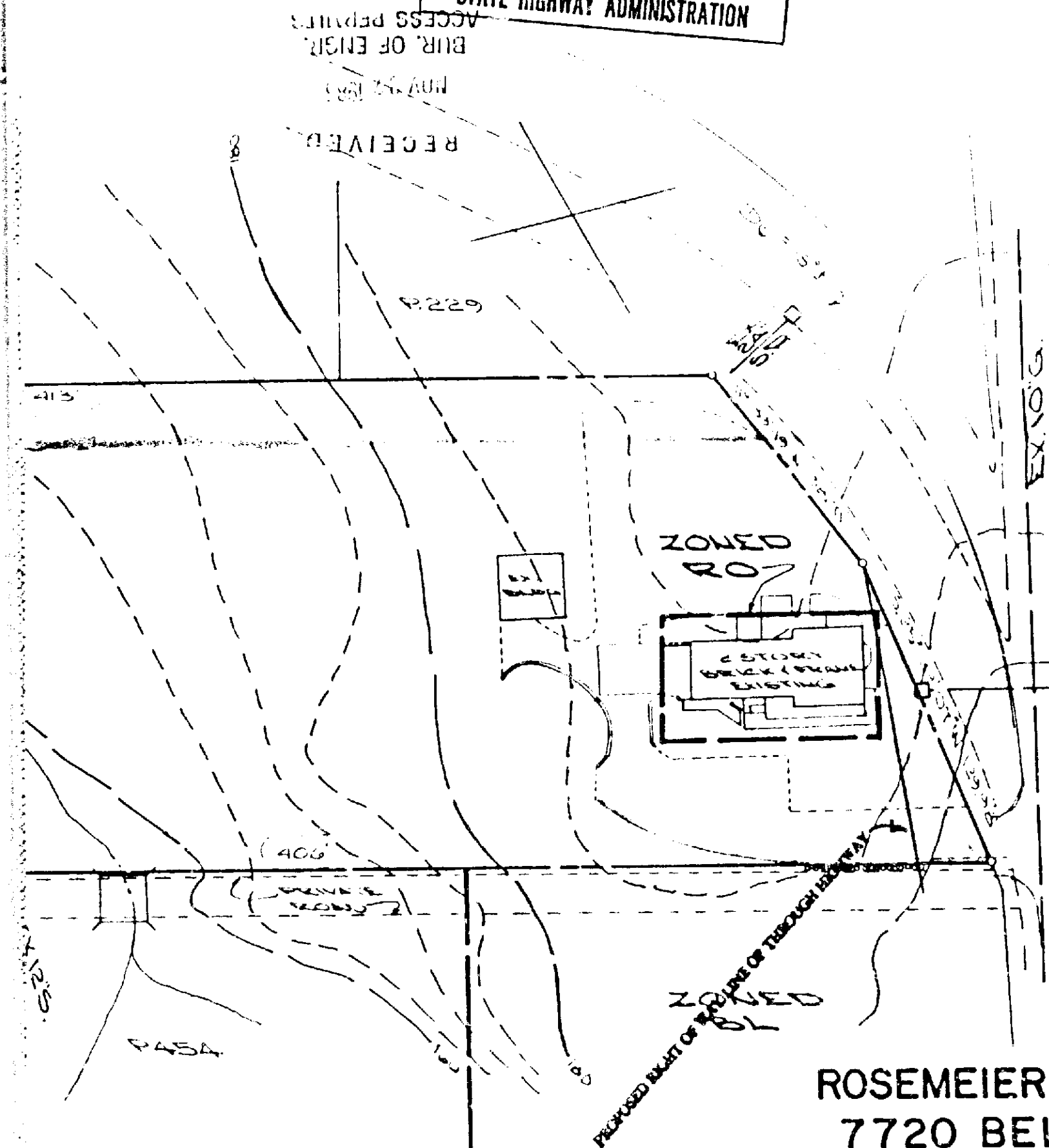
() 6. Site plans are approved, as drawn.

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

REVIEWED: *John F. O'Neill* Noted and Approved: Fire Prevention Bureau
Special Inspection Division

/mb

TENTATIVE
SUBJECT TO REVISION
Nov. 22, 1985
PROJECT PLANNING
STATE HIGHWAY ADMINISTRATION



ROSEMEIER
7720 BEL
Tax Map 81
14th. COUNCILMA
Baltimore Co

Scale: 1"=50'

PREPARED
RLS DESIGN
feasibilities - planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hackett, Chairman, Board of Appeals

TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985

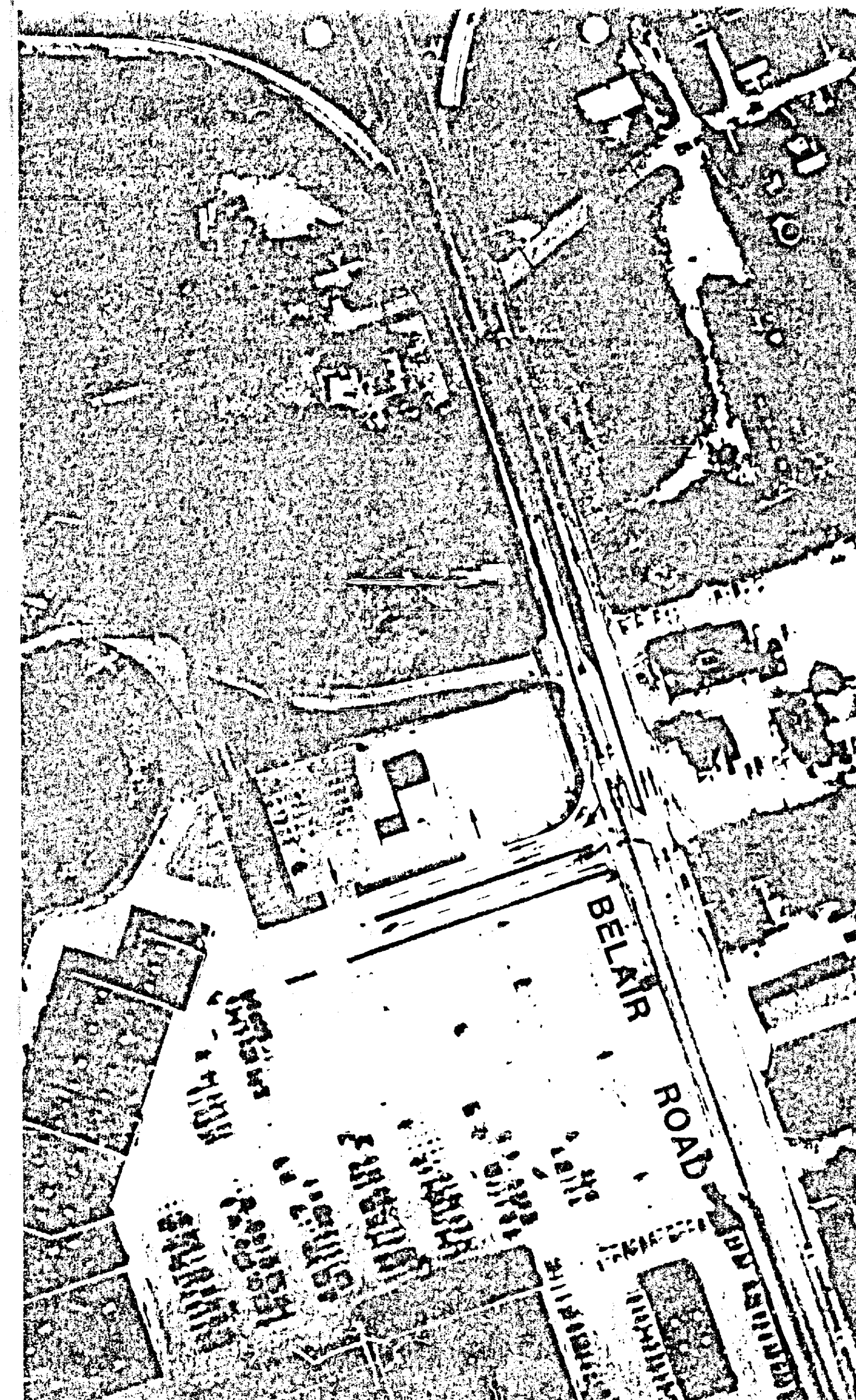
FROM: Charles E. Burnham, Chief, Building Plans Review, Department of Permits and Licenses

SUBJECT: Cycle II Zoning
Meeting Scheduled 9/17/85

ITEM #3 - Ronald G. Rosemeier, et ux
N/W side Belair Road, 575' NE of centerline of Fowler Avenue
14th. Election

A change of use from residential to office uses would require a change of occupancy permit as well as an alteration permit to upgrade the structure to meet the Code requirements for Business Uses. This includes engineers' certification for live load floor design, exit compliance, Handicapped Code Compliance (State law) etc., etc. See Section 103.2 of the 1984 B.C.O.A. Basic Building Code as adopted by Council Bill #17-85.

CEB/vw



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 17, 1985

Mr. William Hackett
Chairman-Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 3
Property Owner: Ronald
G. Rosemeier ET UX
Location: N/W side
Belair Road (Route 1-N)
575' NE of centerline of
Fowler Avenue
Existing Zoning: D.R.
5.5 and R.O.
Proposed zoning: R.O.
and D.R. 5.5
Acres: 3.634
District 14th

Att: James Dyer

Dear Mr. Dyer:

The State Highway Administration - Bureau of Project Planning has completed their review of the re-zoning plot located along the west side of U. S. Route 1 (Belair Road) immediately south of I-695 at the ramp terminal.

The location of the ramp roadway is incorrect on the submitted re-zoning plat. The existing Right of Way Line of Through Highway along most of the frontage of this property as per right of way plats 20773 and 24888 was not indicated on the submitted property plat.

We have recently submitted solutions to several traffic operational problems in this vicinity to Baltimore County for their review and comment; see attached letter dated November 20, 1985. These solutions have significant impact upon the Rosemeier property including acquisition of right of way and extension of the Right of Way Line of Through Highway across the entire frontage of the property; these effects are shown on the returned property plat and preliminary study on aerial photography enclosed herewith.

Continued

My telephone number is 301-659-1350

Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717, 707 North Calvert St., Baltimore, Maryland 21203-0717



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

September 25, 1985

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 3
Property Owner: Ronald
G. Rosemeier ET UX
Location: N/W side
Belair Road (Route 1-N)
575' NE of centerline of
Fowler Avenue
Existing Zoning: D.R.
5.5 and R.O.
Proposed Zoning: R.O.
and D.R. 5.5
Acres: 3.634
District 14th

Att: James Dyer

Dear Mr. Dyer:

The State Highway Administration - Bureau of Project Planning is currently conducting a study for improvements to the Baltimore Beltway (I-695) from Reisterstown Road, (Route 140) to John F. Kennedy Highway (I-95). A distance of approximately 16 miles.

This will include the modification of various interchanges and the realignment of existing roadways that are to be reviewed.

With the "Rosemeier Properties" at 7720 Belair Road having frontage along the I-695 interchange ramp and Belair Road (Route 1-N) we (SHA- Bureau of Engr. Access Permits) are forwarding Item #3 Cycle Zoning to the S.H.A. Bureau of Project Planning for review and comment.

Upon receipt of this information, additional comments will be forthcoming.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle
Enclosure
Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717, 707 North Calvert St., Baltimore, Maryland 21203-0717



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

November 20, 1985

Re: Contract No. B 635-151-472
Interstate Route 695
(Baltimore Beltway)
Maryland Route 140 to
Interstate Route 95
PDMS No. 031113

Mr. Norman E. Gerber, Director
Baltimore County Office of
Planning and Zoning
New County Courts Building
Towson, Maryland 21204

Dear Mr. Gerber:

As part of our continuing coordinated planning process, we have received for review a rezoning plat of the Rosemeier property, 7720 Belair Road, as located along the west side of U.S. Route 1 at the southbound exit ramp from the Baltimore Beltway (Interstate Route 695). Our review of the submitted plat has revealed a number of access related issues along U.S. Route 1 from the Beltway southerly to Fowler Avenue that seem to warrant comprehensive planning revisions to correct a number of deficiencies which could constitute significant future problems.

As you are aware, our current Project Planning study focuses upon capacity improvements to the Baltimore Beltway together with interchange modifications to improve traffic operations. Our study includes consideration of improvements on intersecting roadways to the first intersection with potential to influence Beltway operation.

At the U.S. Route 1 interchange, the eastbound to southbound outer connection joins Belair Road immediately adjacent to the entrance to the Rosemeier property. Abutting this entrance is another entrance to the Lodge Cliff restaurant/catering facility which is contiguous to Double Rock Park. Motorists entering Belair Road from the ramp are controlled by a yield sign. However, the absence of a transitional speed change lane causes numerous conflicts. Compounding this problem is the availability

Mr. Norman E. Gerber
November 20, 1985
Page Two

to ramp traffic of a left turn movement across Belair Road into Overton Avenue. The eastbound Interstate Route 695 to southbound U.S. Route 1 outer connection has been designated a High Accident Ramp each year since 1978. This situation is expected to worsen as development densifies and traffic volumes increase unless remedial action is taken.

Our preliminary solution to this situation consists of several elements of shared responsibility as shown on the attached sketch. Notable elements are:

- Symmetrical widening of Belair Road to a six lane divided urban street from the Beltway ramp terminals to and including the Fowler Avenue intersection; by State Highway Administration.
- Extending the southbound outer connection to preclude left turns into Overton Avenue from the interchange ramp; by State Highway Administration.
- Establishing a frontage road along the west side of Belair Road from an improved intersection with Fowler Avenue to the Rosemeier property; by Baltimore County.
- Acquisition of access controls along the west side of Belair Road from Fowler Avenue northward; by State Highway Administration.

The proposed frontage road is envisioned as a County street which should be established prior to rezoning of the Rosemeier property. Portions of the Belair Beltway Plaza shopping center parking lot would be converted to a County street and the present access road to the Double Rock Park maintenance facility would be disconnected from Belair Road.

Another salient access feature we recommend is that all undeveloped land east of Belair Road presently accessed by Overton Avenue should be accessed by the proposed improved intersection at Fowler Avenue. This also appears achievable through County action.

Mr. Norman E. Gerber
November 20, 1985
Page Three

I request your consideration and early comment on this proposal. I would be pleased to meet with our respective staffs to discuss this proposal.

Very truly yours,

Neil J. Pedersen
Neil J. Pedersen, Director
Office of Planning and
Preliminary Engineering

NJP:tn

cc: Mr. Charles R. Olsen
Mr. Robert H. Tresselt
Mr. George A. Wittman
Mr. Louis H. Ege, Jr.

My telephone number is 659-1110

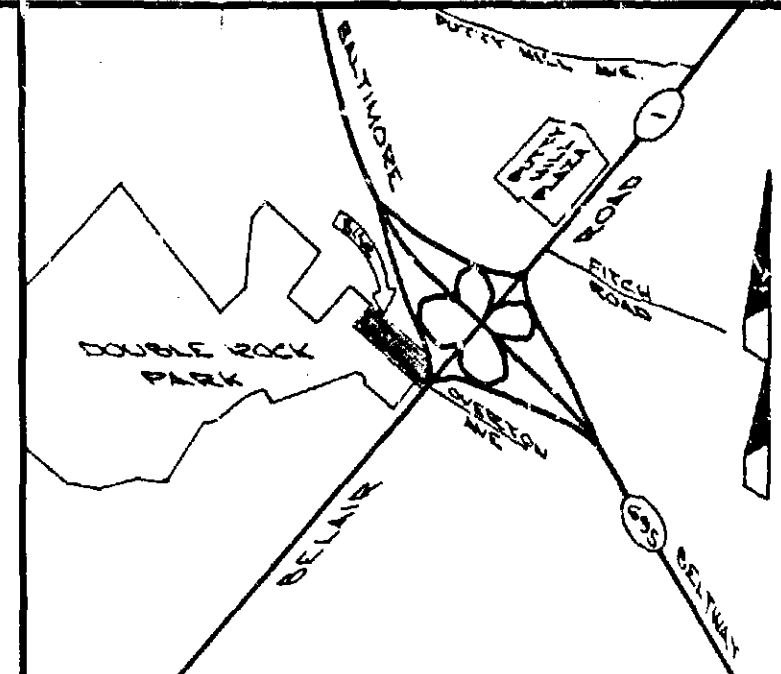
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5662 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

NOTES

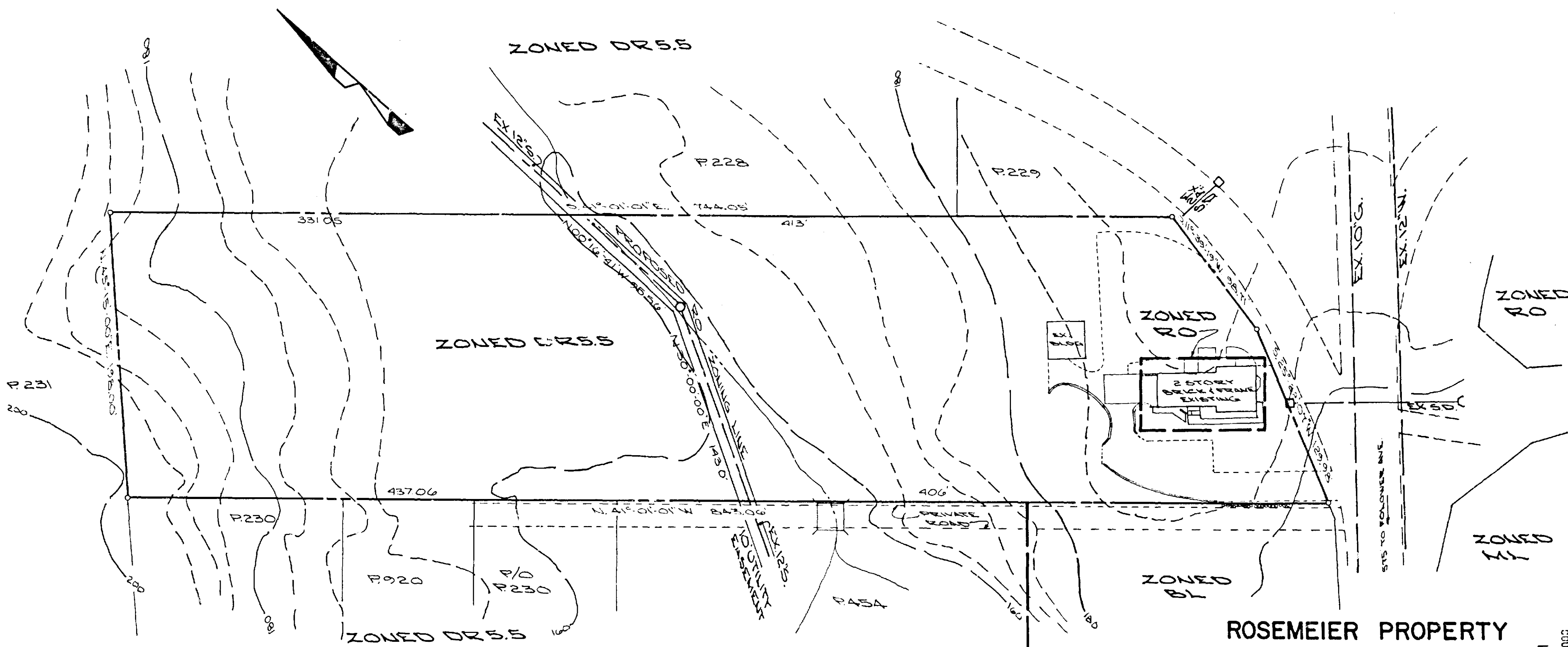
1. TAX MAP: 81, BLOCK 10, PARCELS 63.
2. EXISTING PUBLIC WATER.
3. EXISTING PUBLIC WATER.
4. BOUNDARY BASED ON LOCATION SURVEY PREPARED BY EVANS, HAGEN AND HOLDEFER, INC., SURVEYORS AND CIVIL ENGINEERS.
5. SOIL TYPE:
 - a. SUD - BELTSVILLE-URBAN LAND COMPLEX, 0-5% SLOPE.
 - b. SUD - JOPPA-URBAN LAND COMPLEX, 5-15% SLOPE.
6. DEED REFERENCE:
 - a) 6805/445 RONALD C. ROSEMEIER AND LINCOLN L. ROSEMEIER, HIS WIFE FROM THE FORD PARTNERSHIP DATED OCT. 15, 1984.
 - b) 6431/452 THE FORD PARTNERSHIP FROM JOHN O. SIMONS AND J. EDGAR BRIGERWALD, JR., DATED SEPT. 8, 1982.

TABULATION

TOTAL AREA	(3.63 AC.)	158,122.8
EXISTING ZONING		
RO	(0.10 AC.)	4,280.0
DR5.5	(3.53 AC.)	153,772.8
PROPOSED ZONING		
RO	(1.01 AC.)	70,131.6
DR5.5	(2.62 AC.)	87,991.2



VICINITY MAP
SCALE: 1" = 2,000'



ROSEMEIER PROPERTY 7720 BELAIR ROAD

Tax Map 81; Par. 63
14th COUNCILMATIC DISTRICT
Baltimore County, Md.

Scale: 1" = 50' Aug., 1985

PREPARED BY

RLS DESIGN GROUP
feasibilities · planning · expediting

9 Crain Highway n.e. Glen Burnie, Md. 21061
760-1766

RECEIVED
COUNTY CLERK'S OFFICE
1985 SEP 26 A 11:45 C

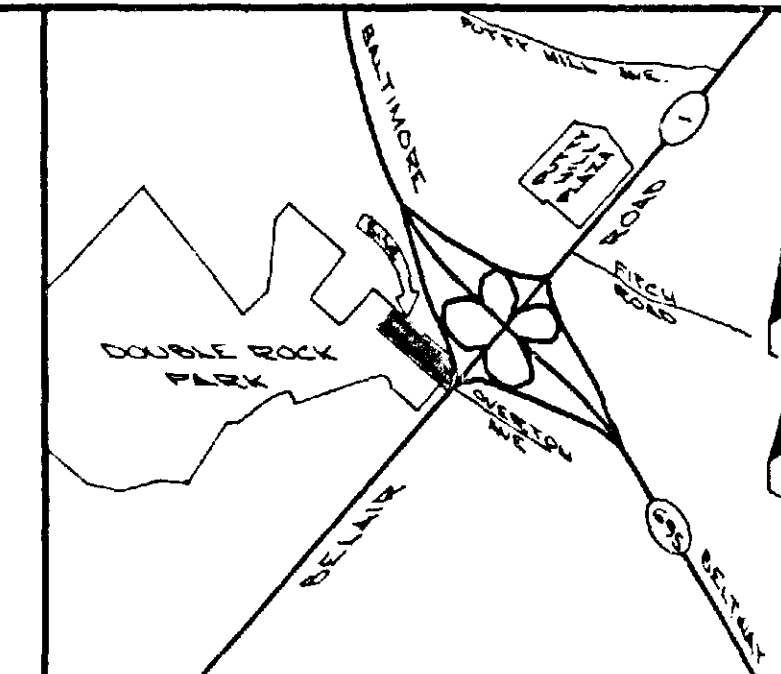
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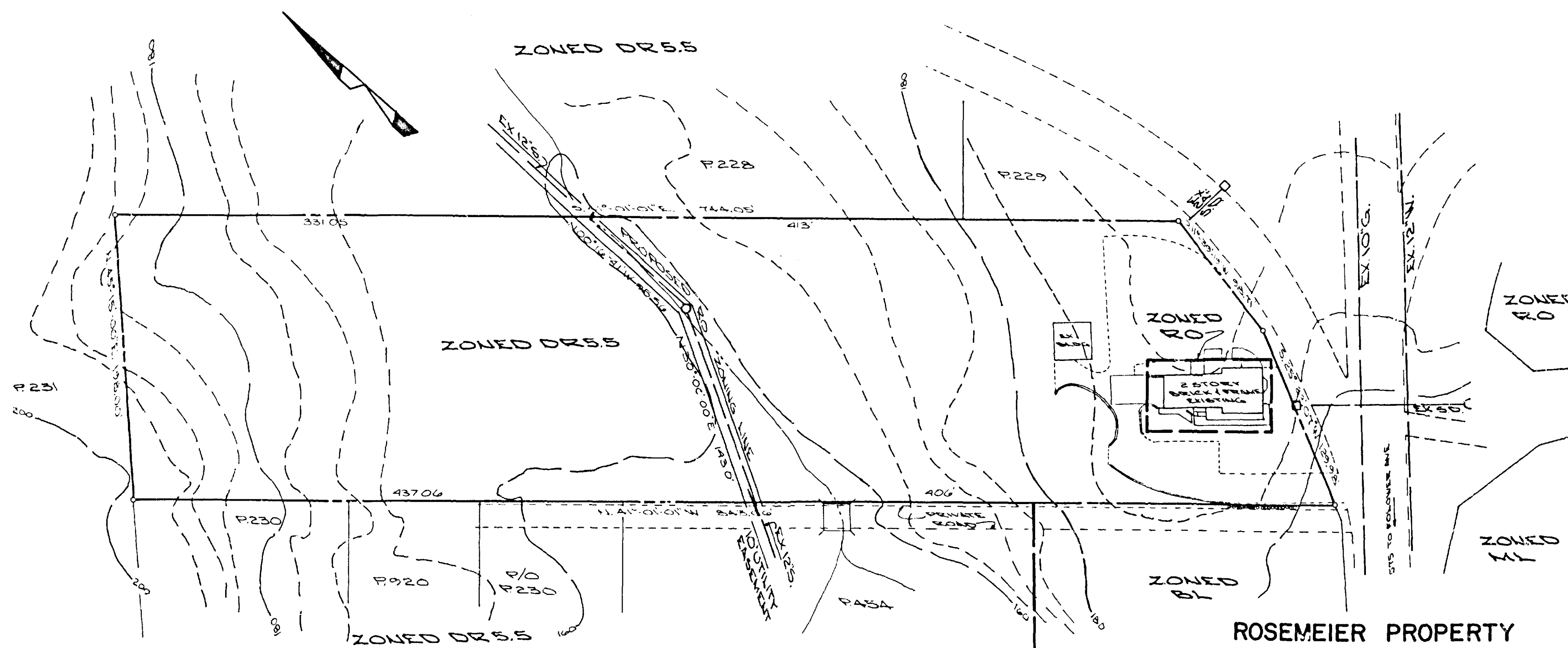
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VICINITY MAP
SCALE: 1" = 2,000'



ROSEMEIER PROPERTY 7720 BELAIR ROAD

Tax Map 81; Par. 63
14th COUNCILMATIC DISTRICT
Baltimore County, Md.

Scale: 1" = 50' Aug., 1985

PREPARED BY

RLS DESIGN GROUP
feasibilities · planning · expediting

9 Crain Highway n.e. Glen Burnie, Md. 21061
760-1766

rls

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 reclassified, pursuant to the Zoning Law of Baltimore County, from an DR 5.5 / RO zone to an RO / DR 5.5 zone, for the reasons given in the attached statement, and (2) for a Special Exception under the 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:

See attached sheet

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

I, or we, agree to pay expenses of above reclassification, 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:

N/A
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Local Owner(s):

Ronald G. Rosemeier

(Type or Print Name)

Signature

Address

City and State

7720 Belair Road, (301) 668-5800

Baltimore, Maryland 21236

City and State

Name, address and phone number of home owner, if this is not a business property, must be included

Address

City and State

9 Crain Highway, Glen Burnie, MD 21061

Address

(301) 565-1716

Page 1 of 1

Ronald G. Rosemeier, et ux
NW/4 Belair Rd., 575' NE of the c/l
Case No. R-86-337

IN THE MATTER OF THE APPLICATION OF RONALD G. ROSEMEIER, ET UX FOR RECLASSIFICATION FROM D.R. 5.5 and R.O. to R.O. and D.R. 5.5 NW/4 BELAIR ROAD 575' NE OF C/L OF FOWLER AVENUE 14th DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY NO. R-86-337

ORDER OF DISMISSAL

Petition of Ronald G. Rosemeier, et ux, for reclassification from D.R. 5.5 and R.O. to R.O. and D.R. 5.5 on property located on the northwest side of Belair Road 575 feet northeast of the centerline of Fowler Avenue, in the Fourteenth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of PETITION filed June 19, 1986, a copy of which is attached hereto and made a part hereof, from the attorney representing the Petitioners in the above entitled matter; and

WHEREAS, the said attorney for the said Petitioners requests that the petition filed on behalf of said Petitioners be withdrawn as of June 19, 1986,

IT IS HEREBY ORDERED this 24th day of June, 1986, that said PETITION be and the same is withdrawn and DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Robert E. Brand, Acting Chairman

Edith T. Eisenhart, Secretary

Lawrence E. Schmitt

LAW FIRM
Rovinsky, Conrum, Hovseyan & Free
GERMANIA FEDERAL BUILDING
808 EASTERN BOULEVARD
TOWSON, MARYLAND 21204
TELEPHONE (301) 444-8874

ROBERT E. BRAND
JOHN B. CONTRUM
JOHN D. HOSWELL
CHARLES E. FORD III
DONALD E. BRAND

June 11, 1986

The Board of Appeals
200 Court House
Towson, Maryland 21204

Re: Case No. R-86-337
Item No. 3
Cycle 2

Dear Members of the Board:

Please be advised that I have been asked by my clients, Ronald and Linda Rosemeier to withdraw their Petition for Reclassification on their property. We wish to cancel the hearing and dismiss our case at this time.

Very truly yours,

John B. Conrum

JBG/dmr

cc: James G. Hoswell
Phyllis Cole Friedman

RECEIVED
COUNTY BOARD OF APPEALS
JUN 19 1986

RE: PETITION FOR RECLASSIFICATION FROM D.R. 5.5 & R.O. to R.O. & D.R. 5.5 NW/4 Belair Rd. (Route 1-N) 575' NE of C/L of Fowler Ave. 14th District

RONALD G. ROSEMEIER, et ux, Petitioners

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Ronald G. Rosemeier, 7720 Belair Rd., Baltimore, MD 21236, Petitioners; and Robert L. Stout, Principal, RLS Design Group, 9 Crain Highway, N.E., Glen Burnie, MD 21061, who requested notification.

Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Ronald G. Rosemeier
Mrs. Linda L. Rosemeier
7720 Belair Road
Baltimore, Maryland 21236

RE: PETITION FOR ZONING RECLASSIFICATION NW/4 Belair Rd., 575' NE of the c/l of Fowler Ave. 14th Election District
Ronald G. Rosemeier, et ux - Petitioners
Case No. R-86-337 (Cycle II - Item No. 3)

Dear Mr. and Mrs. Rosemeier:

This is to advise you that \$386.94 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Ms. Margaret E. du Bois, Zoning Office, Room 112, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Zoning Commissioner

No. 018457

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

DATE: 3-17-86 ACCOUNT: 018457

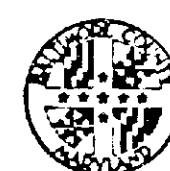
AMOUNT: \$ 386.94

RECEIVED FROM: Mr. & Mrs. Ronald G. Rosemeier

FOR: Zoning Fee

VALIDATION OR SIGNATURE OF CASHIER

3-17-86
\$ 386.94



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #216)
Towson, Maryland 21204
(301) 454-3180
March 18, 1986

NOTICE OF ASSIGNMENT

CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. R-86-337
Item #3, Cycle II

RONALD G. ROSEMEIER, ET UX
FOR RECLASSIFICATION FROM DR 5.5 and R.O. to R.O. and DR 5.5

NW/4 BELAIR ROAD 575'
NE OF C/L OF FOWLER AVENUE
14th DISTRICT

ASSIGNED FOR:

WEDNESDAY, JULY 23, 1986 at 10 a.m.

cc: John B. Conrum, Esquire
Ronald G. Rosemeier, et ux
RLS Design Group
Phyllis Cole Friedman
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James Earl Kraft
James E. Dyer

Counsel for Petitioners
Petitioners
Petitioners' Representative
People's Counsel

Mr. Ronald G. Rosemeier
Mrs. Linda L. Rosemeier
7720 Belair Road
Baltimore, Maryland 21236

February 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION NW/4 Belair Rd., 575' NE of the c/l of Fowler Ave. 14th Election District
Ronald G. Rosemeier, et ux - Petitioners
Case No. R-86-337 (Cycle II - Item No. 3)

TIME: 10:00 a.m.

DATE: Tuesday, March 18, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

WTH:med

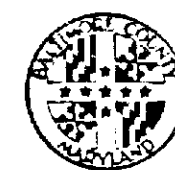
cc: People's Counsel
RLS Design Group

3/18/86 - Above notified of CONTINUED HEARING set for WEDNESDAY, JULY 23, 1986 at 10 a.m.

William T. Hackett, Chairman
County Board of Appeals

Postponement requested in writing by Mr. & Mrs. Rosemeier 3/17/86

PAID



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

June 24, 1986

John B. Conrum, Esquire
809 Eastern Boulevard
Baltimore, MD 21221

Re: Case No. R-86-337
Ronald G. Rosemeier, et ux

Dear Mr. Conrum:

Enclosed herewith is a copy of the Order of Dismissal of petition 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: Ronald G. and Linda L. Rosemeier
RLS Design Group
Phyllis Cole Friedman
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
James Earl Kraft

LAW FIRM
Romacka, Contrum, Hennegan & Fox
 GERMANIA FEDERAL BUILDING
 400 EASTERN BOULEVARD
 BREE, MARYLAND 21201
 TELEPHONE (301) 466-4874

ROBERT J. ROMACKA
 JOHN B. CONTRUM
 JOHN O. HENNEGAN
 CHARLES E. FOX, III
 DONALD E. FRAND

February 20, 1986

William Hackett
 Chairman, Board of Appeals
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Re: Petition for Zoning Re-Classification
 Item #3
 Rosemeier Property, Belair Road at Beltway

Dear Mr. Hackett:

Due to the unavailability of members of this office to be present at the time of the hearing on March 18, 1986, I intend to ask for continuance of this matter from March 18th to some other date set by you at your convenience.

Your cooperation in this matter is very much appreciated.

Very truly yours,

John B. Contrum

JBG:kb
 cc: Phyllis Friedman
 Norman Gerber, Director
 Mr. and Mrs. Rosemeier

COUNTY BOARD OF APPEALS
 FEB 23 1986
 10:00 AM

**Notice of Public Hearing
 Petition for Re-Classification**

LOCATION: Northwest side of Belair Road, 575 feet Northeast of the Centerline of Fowler Avenue
 TUESDAY, MARCH 18, 1986
 AT 10:00 A.M.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing to reclassify the zoning status of property from a D.R. 5.5 and R.O. Zone to a R.O. Zone.

All that parcel of land in the 14th Election District of Baltimore County BEGINNING for the same at a point on the northwest side of the right of way for Belair Road, said point being located 575 feet northeast from the centerline of Fowler Avenue, thence leaving the northwest side of Belair Road and running 1) North 41 degrees 01 minutes 01 seconds West 406.00 feet to a point in the approx. centerline of a existing 10 foot wide utility easement, thence running along said 10 foot utility easement 2) North 30 degrees 00 minutes 00 seconds East 143.00 feet to a point, thence running 3) North 41 degrees 01 minutes 01 seconds East 413.00 feet to a point located on the south side of the right of way line of the through highway of the Baltimore Beltway exit ramp leading to Belair Road, thence binding along said right of way, 5) South 11 degrees 39 minutes 19 seconds West 98.71 feet, thence South 25 degrees 22 minutes 07 seconds West 129.98 feet to the point of beginning.

Containing within the bounds of this description 1.8133 acres of land, more or less.

Being the property of Ronald G. Rosemeier, et ux as shown on the plat filed with the Zoning Department.

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

DATE: 2/27/86 ACCOUNT: 100-15-10-100 AMOUNT: \$100.00

FOR: Baltimore County Board of Appeals

VALIDATION OR SIGNATURE OF CASHIER

The Times

Middle River, Md., Feb 27, 1986

This is to Certify, That the annexed Petition - Rosemeier, et ux, was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 27th day of Feb, 1986.

BY ORDER OF
 WILLIAM T. HACKETT, CHAIRMAN
 COUNTY BOARD OF APPEALS
 BALTIMORE COUNTY
 Feb. 27

PETITION FOR RECLASSIFICATION

LOCATION: Northwest Side of Belair Road, 575 feet Northeast of the Centerline of Fowler Avenue

PUBLIC HEARING: Tuesday, March 18, 1986, at 10:00 a.m.

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

To reclassify the zoning status of property from a D.R. 5.5 and R.O. Zone to a R.O. Zone

All that parcel of land in the 14th Election District of Baltimore County BEGINNING for the same at a point on the northwest side of the right of way for Belair Road, said point being located 575 feet northeast from the centerline of Fowler Avenue, thence leaving the northwest side of Belair Road and running 1) North 41 degrees 01 minutes 01 seconds West 406.00 feet to a point in the approx. centerline of a existing 10 foot wide utility easement, thence running along said 10 foot utility easement 2) North 30 degrees 00 minutes 00 seconds East 143.00 feet to a point, thence running 3) North 41 degrees 01 minutes 01 seconds East 413.00 feet to a point located on the south side of the right of way line of the through highway of the Baltimore Beltway exit ramp leading to Belair Road, thence binding along said right of way, 5) South 11 degrees 39 minutes 19 seconds West 98.71 feet, thence South 25 degrees 22 minutes 07 seconds West 129.98 feet to the point of beginning.

Containing within the bounds of this description 1.8133 acres of land, more or less.

Being the property of Ronald G. Rosemeier, et ux as shown on the plat filed with the Zoning Department.

BY ORDER OF
 WILLIAM T. HACKETT, CHAIRMAN
 COUNTY BOARD OF APPEALS
 BALTIMORE COUNTY
 Feb. 27

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 27, 1986

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 February 27, 1986.

THE JEFFERSONIAN,

Cost of Advertising \$ 33.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 14th Date of Posting: 2/27/86
 Posted for: Ronald G. Rosemeier, et ux
 Petitioner: Ronald G. Rosemeier, et ux
 Location of property: 14th Belair Rd., 575' NE of Fowler Ave.
 Location of Signs: 14th Belair Rd., 575' NE of Fowler Ave.
 Remarks: See map and plat filed with Zoning Dept.
 Posted by: [Signature] Date of return: 2/27/86
 Number of Signs: 1

RLS DESIGN GROUP

Feasibilities - planning - expediting
 9 cran highway n.e. glen burnie, md 21061
 760-1766
 101-85

September 3, 1985

Commissioner
 The County Board of Appeals
 of Baltimore County

Re: Ronald G. and Linda L. Rosemeier Property
 Map #81, Block # 10, Parcel #63

Dear Commissioner:

Included is the required information for a petition for Zoning Re-Classification for the above-referenced property.

Currently, the property is spot-zoned with 3.53 acres zoned DR5.5 and the remaining 0.10 acres zoned R0.

The Baltimore Beltway is located to the north of the site. The property to the east is zoned ML (manufacturing). There is BL (business) zoning to the south. Although Double Rock Park exists to the west and is zoned DR5.5, there is a stream that acts as a natural buffer between the site and the park.

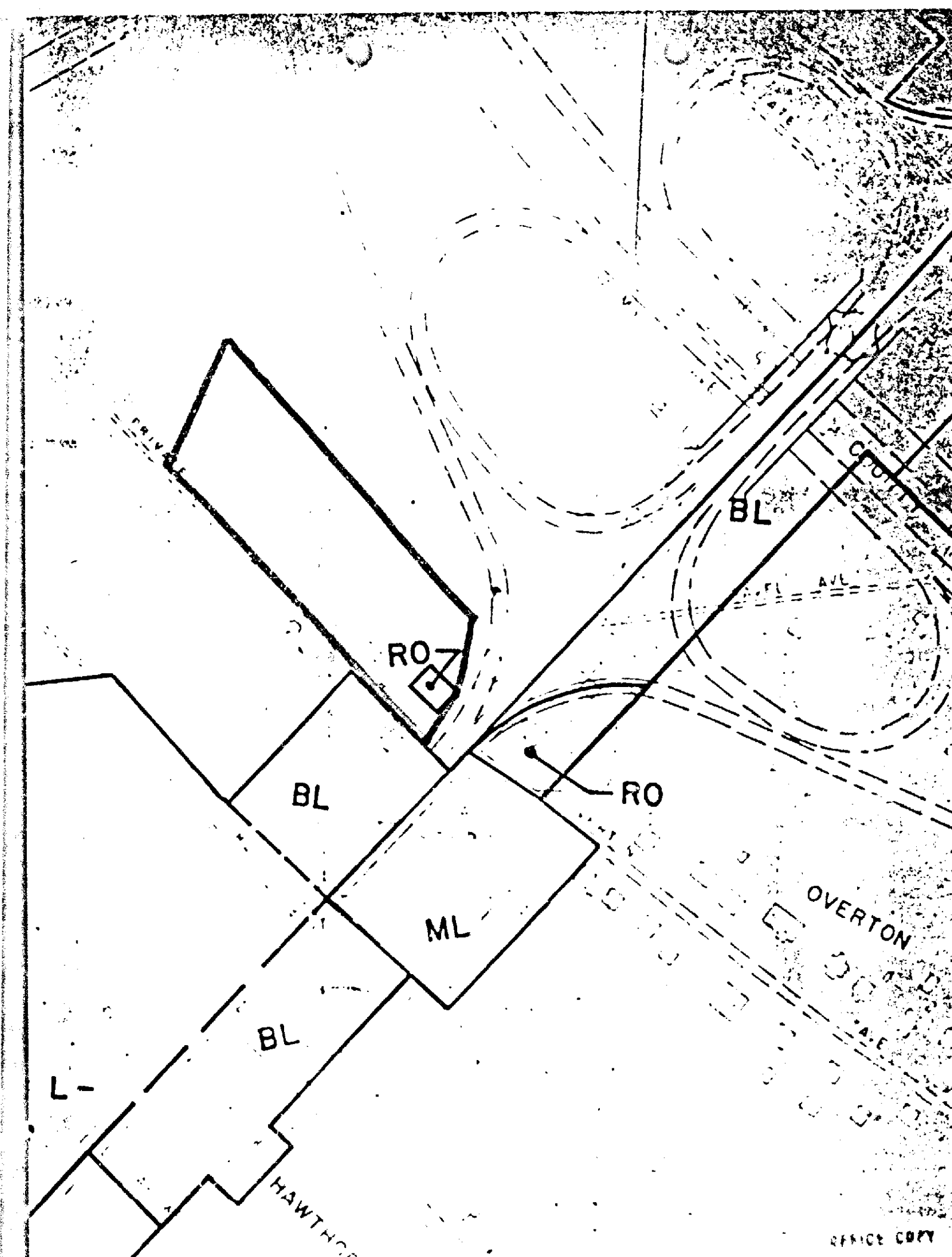
The current spread of commercialization along Belair Road, as indicated by the zones surrounding the site, shows change in character of the neighborhood. Based on this, the disregard of the existing topography and the fact the stream (as shown on the site plan) acts as a natural buffer between residential and commercial zones, it appears the stream was not considered during Comprehensive Zoning. We, therefore, feel that, because of the above information, this site warrants consideration for a rezoning classification, as requested.

We will provide additional support information at the hearing. Thank you for your consideration in this matter.

Very truly yours,

Robert L. Stout
 Robert L. Stout
 Principal

RLS:lcp



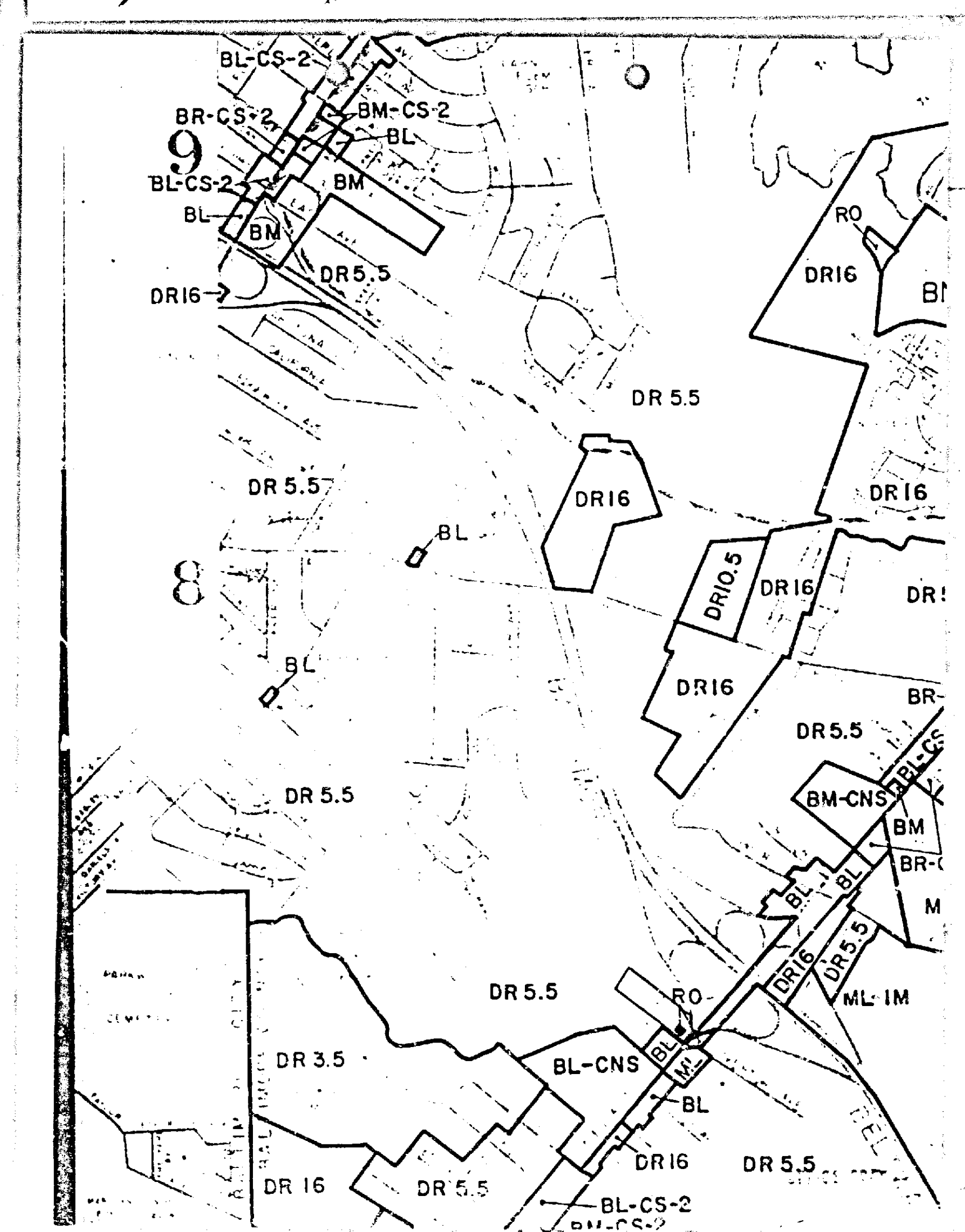
"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., February 27, 1986

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 February 27, 1986.

THE JEFFERSONIAN,

Cost of Advertising \$ 33.00



DEED DESCRIPTION

Description of lot

Ronald G. Rosemeier & Linda L. Rosemeier

AUGUST 30, 1985

BEGINNING at a point on the northwest side of the right-of-way for Belair Road, said point being located 575 feet northeast from the centerline of Fowler Avenue, thence leaving said right-of-way

- 1) North 41° 01' 01" East, 843.06 feet; thence
- 2) North 45° 15' 00" East, 198.00 feet; thence
- 3) South 41° 01' 01" East, 744.05; to a point located on the south side of the right-of-way line of the through highway of the Baltimore County Beltway exit ramp leading to Belair Road; thence binding along said right-of-way
- 4) South 11° 39' 19" West, 98.71 feet, thence
- 5) South 25° 22' 07" West 129.98 feet, to the place of beginning. Containing 3.634 acres of land more or less. The improvements thereon, being known as No. 7720 Belair Road.



RLS DESIGN GROUP

feasibilities • planning • expediting
9 Grain Highway N.E. Glen Burnie, Md 21061
760-1766
101-85

September 3, 1985

Commissioner
The County Board of Appeals
of Baltimore County

Re: Ronald G. and Linda L. Rosemeier Property
Map #81, Block # 10, Parcel #63

Dear Commissioner:

Included is the required information for a petition for Zoning Re-Classification for the above-referenced property.

Currently, the property is spot: zoned with 3.53 acres zoned IM5.5 and the remaining 0.10 acres zoned R0.

The Baltimore Beltway is located to the north of the site. The property to the east is zoned M (manufacturing). There is BL (business) zoning to the south. Although Double Rock Park exists to the west and is zoned IM5.5, there is a stream that acts as a natural buffer between the site and the park.

The current spread of commercialization along Belair Road, as indicated by the zones surrounding the site, shows change in character of the neighborhood. Based on this, the disregard of the existing topography and the fact the stream (as shown on the site plan) acts as a natural buffer between residential and commercial zones, it appears the stream was not considered during Comprehensive Zoning. We, therefore, feel that, because of the above information, this site warrants consideration for a re-zoning classification, as requested.

We will provide additional support information at the hearing. Thank you for your consideration in this matter.

Very truly yours,

Robert L. Stout
Robert L. Stout
Principal

RLS:lep

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1985

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

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Transport Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. & Mrs. Donald G. Rosemeier
7720 Belair Road
Baltimore, Maryland 21236

Re: Item No. 3 - Cycle II
October 1985 - April 1986
Petitioner - Ronald G. Rosemeier, et ux
Reclassification Petition

Dear Mr. & Mrs. Rosemeier:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning map. The petition 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 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 revised as to reflect better compliance with the zoning regulations and current agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required, at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James P. Dyer
James P. Dyer, Chairman
Zoning Plans Advisory Committee
Enclosures
JPD:JPD
cc: Mr. Dyer
9 Grain Highway, NE
Glen Burnie, Md. 21061



Maryland Department of Transportation

State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

September 25, 1985

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 3
Property Owner: Ronald
G. Rosemeier Et UX
Location: N/W side
Belair Road (Route 1-N)
575' NE of centerline of
Fowler Avenue
Existing Zoning: D.R.
5.5 and R.O.
Proposed Zoning: R.O.
and D.R. 5.5
Acres: 3.634
District 14th

Att: James Dyer

Dear Mr. Dyer:

The State Highway Administration - Bureau of Project Planning is currently conducting a study for improvements to the Baltimore Beltway (I-695) from Reisterstown Road, (Route 140) to John F. Kennedy Highway (I-95). A distance of approximately 16 miles.

This will include the modification of various interchanges and the realignment of existing roadways that are to be reviewed.

With the "Rosemeier Properties" at 7720 Belair Road having frontage along the I-695 interchange ramp and Belair Road (Route 1-N) we (SHA - Bureau of Engr. Access Permits) are forwarding Item #2 Cycle Zoning to the S.H.A. Bureau of Project Planning for review and comment.

Upon receipt of this information, additional comments will be forthcoming.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

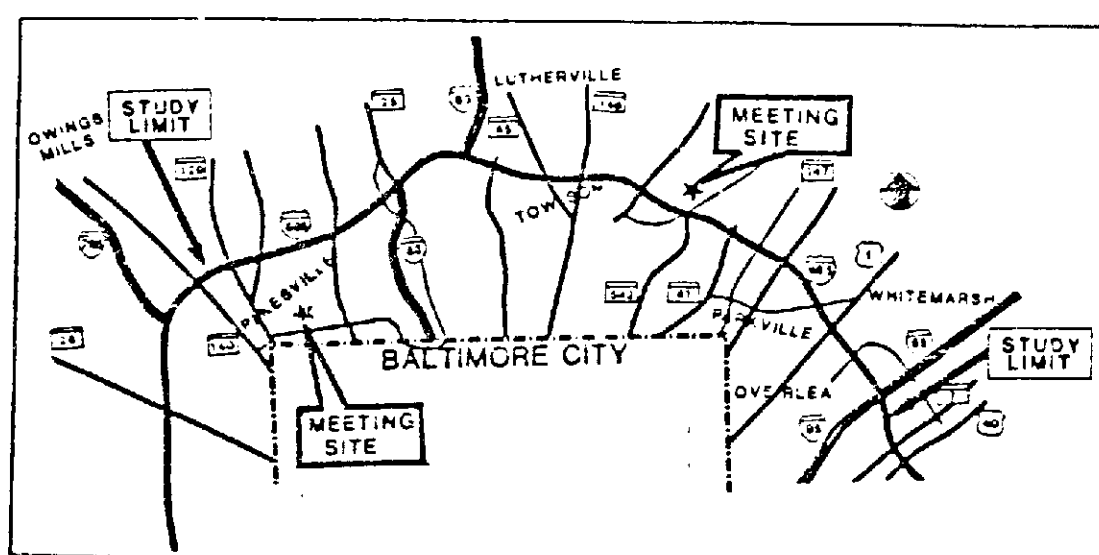
By: George Wittman

CL-GW:es
cc: J. Ogle
Enclosure
My telephone number is 301-653-1350.
Teletypewriter for impaired hearing or speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-425-5652 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 0717

PUBLIC NOTICE MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION INTERSTATE ROUTE 695 BALTIMORE BELTWAY ALTERNATES PUBLIC MEETING

October 2, 1985
7:30 pm.
Loch Raven Senior High School
1212 Cowpens Road
Towson, Maryland 21204

October 8, 1985
7:30 pm.
Pikesville Senior High School
5621 Labritoth Road
Pikesville, Maryland 21208



The proposed improvement alternatives consider increasing the safety and capacity of Interstate Route 695 by the addition of lanes from east of Maryland Route 140 (Reisterstown Road) to east of Interstate Route 95 (John F. Kennedy Memorial Highway) a distance of approximately 16 miles. The modification of various interchanges and the re-alignment of the existing roadway in the vicinity of Maryland Route 542 (Loch Raven Boulevard) will also be discussed.

This project is currently in the Project Planning phase, which includes agency and public involvement, engineering and environmental studies, and concludes with the receipt of Location and Design Approvals.

Beginning at 6:30 pm. wall displays will be presented and representatives of the State Highway Administration will be available to discuss the project with interested persons.

The purpose of this meeting is to acquaint the public with the need for the project and the progress of the study to date. Aerial photographs depicting the project alternatives will be on display. A formal presentation of approximately thirty minutes will be followed by a review of

the alternatives and discussion with the public. Representatives of the State Highway Administration will be available to record your comments and discuss points of interest with you.

All interested persons are invited to attend this meeting and express their views regarding the proposed alternatives, including the social, economic, and environmental effects. Brochures and forms for written comments will be available at the meeting.

Citizen involvement in the planning process is encouraged. Written comments and requests to be included on the project mailing list may be submitted to Mr. Neil J. Petersen, Director, Office of Planning and Preliminary Engineering, State Highway Administration, Post Office Box 717, Baltimore, Maryland 21203-0717.

September 15, 1985

Hal Kassoff
State Highway Administrator

RECEIVED

SEP 19 1985

BUR. OF ENGR.
ACCESS PERMITS



Maryland Department of Transportation

State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

November 6, 1985

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item # 3
Property Owner: Ronald
G. Rosemeier ET UX
Location: N/W side
Belair Road (Route 1-N)
575' NE of centerline of
Fowler Avenue
Existing Zoning: D.R.
5.5 and R.O.
Proposed Zoning: R.O.
and D.R. 5.5
Acres: 3.634
District 14

Att: Mr. James Dyer

Dear Mr. Dyer:

The State Highway Administration-Bureau of Project Planning is currently conducting a study for improvements (Route 140) to John F. Kennedy Highway (I-95). A distance of approximately 16 miles.

They are continuing their review of the Rosemeier property, 7720 Belair Road at the southbound ramp terminal. Their preliminary review indicates the present access to this property constitutes a significant safety hazard which requires remedial action. They are preparing studies of a frontage road to relocate access in the vicinity of Fowler Avenue. They will review these studies with the Director, Office of Planning and Preliminary Engineering and will advise you accordingly.

Very truly yours,

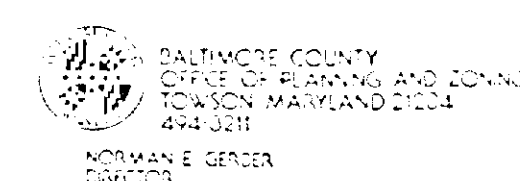
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

By: George Wittman

CL-GW:es

My telephone number is

Teletypewriter for impaired hearing or speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-425-5652 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 0717



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

SEPTEMBER 24, 1985

Re: Zoning Study Meeting of SEPTEMBER 17, 1985
Item # 3 - Cycle II
Property Owner: RONALD G. ROSEMEIER, et ux
Location: N/W side BELAIR RD 575' NE of
FOWLER AVE.

Dear Mr. Jolson:

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 AT THIS TIME.
- ☐ 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 circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ The access is not satisfactory.
- ☐ The site 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 9/11/85.
- ☐ The property is located in a deficient service area as defined by Bill 13-79. 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 13-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are established annually by the County Council.
- ☒ Additional comments:
- ☒ ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF BILL 56-87, THE DEVELOPMENT REGULATIONS.

Eugene A. Boser
Chief, Current Planning and Development

cc: James Hackett

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

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

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

Cycle II Meeting of September 17, 1985
Item No. 3
Property Owner: Ronald G. Rosemeier, et ux
Location: N/W side Belair Road, 575' NE of centerline
of Fowler Avenue
Existing Zoning: D.R. 5.5 and R.O.
Proposed Zoning: R.O. and D.R. 5.5

Acres: 3.634
District: 14th

Dear Mr. Hackett:

The existing zoning for this site can be expected to generate 220 trips per day. The proposed zoning can be expected to generate approximately 500 trips per day.

Access to this site is at the end of a off ramp from I-695 and any increase in traffic at this location will increase the accident hazard.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/bld

Mr. James Dyer
Page 2
December 17, 1985

It is proposed that access to this and adjacent properties be provided by means of a frontage road west of U.S. Route 1 outletting into Belair Road at Fowler Avenue. This frontage road is proposed to be established by Baltimore County.

It is recommended that no further development or re-zoning of this or adjacent properties be allowed until the proposed frontage road has been implemented.

If you have any questions, please do not hesitate to call this office or Mr. Donald Honeywell, State Highway Administration-Project Manager at 659-1136.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle
J. Markle

enclosure

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

PAUL H. REINCKE
CHIEF
William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

September 23, 1985

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ronald G. Rosemeier, et ux

Location: N/W side Belair Rd, 575' NE of centerline on Fowler Avenue
Item No.: 3 Zoning Agenda: Meeting of 9/17/85

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.

(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.

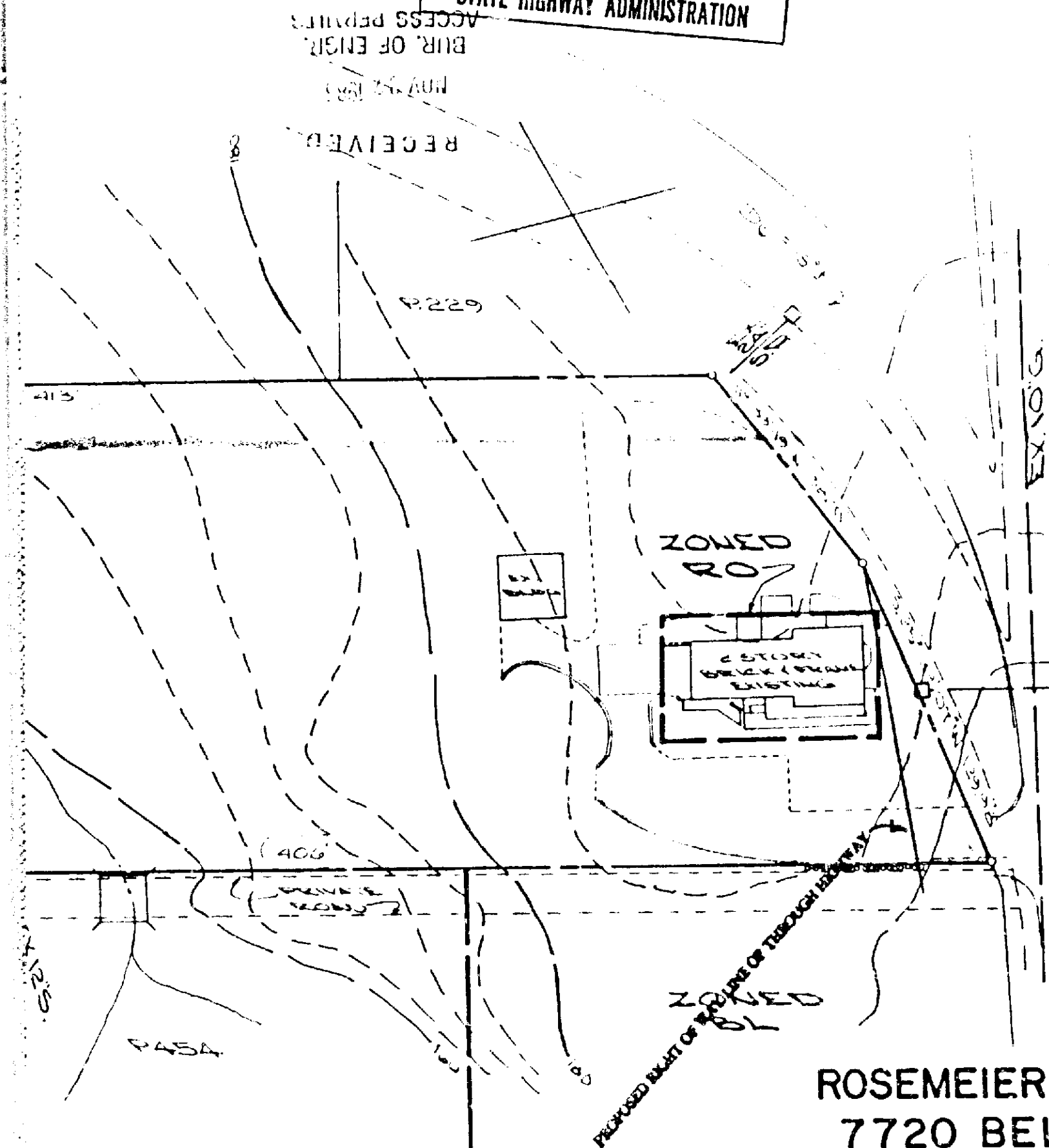
() 6. Site plans are approved, as drawn.

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

REVIEWED: *John F. O'Neill* Noted and Approved: Fire Prevention Bureau
Special Inspection Division

/mb

TENTATIVE
SUBJECT TO REVISION
Nov. 22, 1985
PROJECT PLANNING
STATE HIGHWAY ADMINISTRATION



ROSEMEIER
7720 BEL
Tax Map 81
14th. COUNCILMA
Baltimore Co

Scale: 1"=50'

PREPARED
RLS DESIGN
feasibilities - planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hackett, Chairman, Board of Appeals

TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985

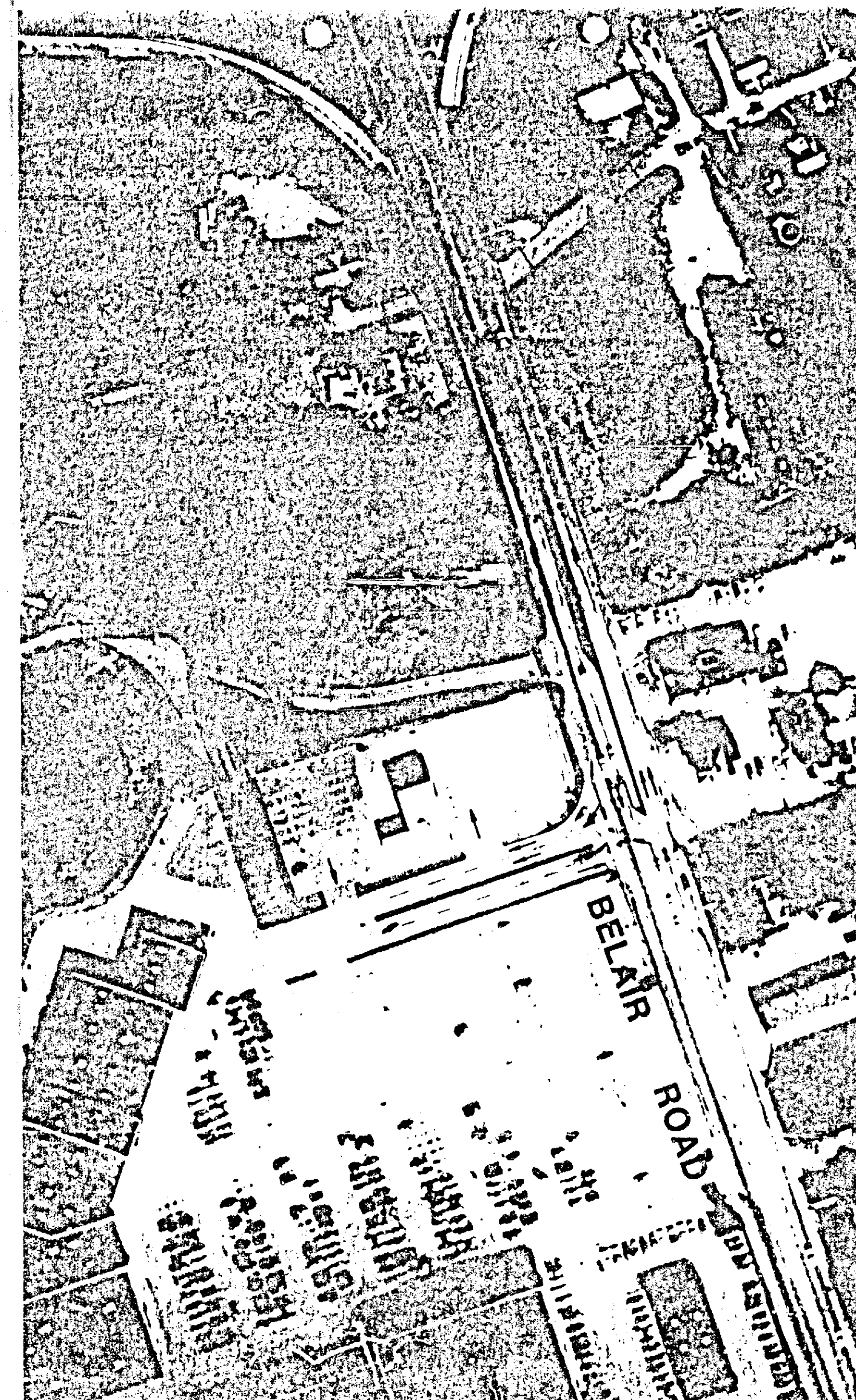
FROM: Charles E. Burnham, Chief, Building Plans Review, Department of Permits and Licenses

SUBJECT: Cycle II Zoning
Meeting Scheduled 9/17/85

ITEM #3 - Ronald G. Rosemeier, et ux
N/W side Belair Road, 575' NE of centerline of Fowler Avenue
14th. Election

A change of use from residential to office uses would require a change of occupancy permit as well as an alteration permit to upgrade the structure to meet the Code requirements for Business Uses. This includes engineers' certification for live load floor design, exit compliance, Handicapped Code Compliance (State law) etc., etc. See Section 103.2 of the 1984 B.O.C.A. Basic Building Code as adopted by Council Bill #17-85.

CEB/vw



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 17, 1985

Mr. William Hackett
Chairman-Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 3
Property Owner: Ronald
G. Rosemeier ET UX
Location: N/W side
Belair Road (Route 1-N)
575' NE of centerline of
Fowler Avenue
Existing Zoning: D.R.
5.5 and R.O.
Proposed zoning: R.O.
and D.R. 5.5
Acres: 3.634
District 14th

Att: James Dyer

Dear Mr. Dyer:

The State Highway Administration - Bureau of Project Planning has completed their review of the re-zoning plot located along the west side of U. S. Route 1 (Belair Road) immediately south of I-695 at the ramp terminal.

The location of the ramp roadway is incorrect on the submitted re-zoning plat. The existing Right of Way Line of Through Highway along most of the frontage of this property as per right of way plats 20773 and 24888 was not indicated on the submitted property plat.

We have recently submitted solutions to several traffic operational problems in this vicinity to Baltimore County for their review and comment; see attached letter dated November 20, 1985. These solutions have significant impact upon the Rosemeier property including acquisition of right of way and extension of the Right of Way Line of Through Highway across the entire frontage of the property; these effects are shown on the returned property plat and preliminary study on aerial photography enclosed herewith.

Continued

My telephone number is 301-659-1350

Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717, 707 North Calvert St., Baltimore, Maryland 21203-0717



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

September 25, 1985

Mr. William Hackett
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Reclassification Petitions
Cycle II - 1985
Meeting September 17, 1985
Item No. 3
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and D.R. 5.5
Acres: 3.634
District 14th

Att: James Dyer

Dear Mr. Dyer:

The State Highway Administration - Bureau of Project Planning is currently conducting a study for improvements to the Baltimore Beltway (I-695) from Reisterstown Road, (Route 140) to John F. Kennedy Highway (I-95). A distance of approximately 16 miles.

This will include the modification of various interchanges and the realignment of existing roadways that are to be reviewed.

With the "Rosemeier Properties" at 7720 Belair Road having frontage along the I-695 interchange ramp and Belair Road (Route 1-N) we (SHA- Bureau of Engr. Access Permits) are forwarding Item #3 Cycle Zoning to the S.H.A. Bureau of Project Planning for review and comment.

Upon receipt of this information, additional comments will be forthcoming.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

Enclosure

My telephone number is 301-659-1350

Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717, 707 North Calvert St., Baltimore, Maryland 21203-0717



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

November 20, 1985

Re: Contract No. B 635-151-472
Interstate Route 695
(Baltimore Beltway)
Maryland Route 140 to
Interstate Route 95
PDMS No. 031113

Mr. Norman E. Gerber, Director
Baltimore County Office of
Planning and Zoning
New County Courts Building
Towson, Maryland 21204

Dear Mr. Gerber:

As part of our continuing coordinated planning process, we have received for review a rezoning plat of the Rosemeier property, 7720 Belair Road, as located along the west side of U.S. Route 1 at the southbound exit ramp from the Baltimore Beltway (Interstate Route 695). Our review of the submitted plat has revealed a number of access related issues along U.S. Route 1 from the Beltway southerly to Fowler Avenue that seem to warrant comprehensive planning revisions to correct a number of deficiencies which could constitute significant future problems.

As you are aware, our current Project Planning study focuses upon capacity improvements to the Baltimore Beltway together with interchange modifications to improve traffic operations. Our study includes consideration of improvements on intersecting roadways to the first intersection with potential to influence Beltway operation.

At the U.S. Route 1 interchange, the eastbound to southbound outer connection joins Belair Road immediately adjacent to the entrance to the Rosemeier property. Abutting this entrance is another entrance to the Lodge Cliff restaurant/catering facility which is contiguous to Double Rock Park. Motorists entering Belair Road from the ramp are controlled by a yield sign. However, the absence of a transitional speed change lane causes numerous conflicts. Compounding this problem is the availability

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to ramp traffic of a left turn movement across Belair Road into Overton Avenue. The eastbound Interstate Route 695 to southbound U.S. Route 1 outer connection has been designated a High Accident Ramp each year since 1978. This situation is expected to worsen as development densifies and traffic volumes increase unless remedial action is taken.

Our preliminary solution to this situation consists of several elements of shared responsibility as shown on the attached sketch. Notable elements are:

- Symmetrical widening of Belair Road to a six lane divided urban street from the Beltway ramp terminals to and including the Fowler Avenue intersection; by State Highway Administration.
- Extending the southbound outer connection to preclude left turns into Overton Avenue from the interchange ramp; by State Highway Administration.
- Establishing a frontage road along the west side of Belair Road from an improved intersection with Fowler Avenue to the Rosemeier property; by Baltimore County.
- Acquisition of access controls along the west side of Belair Road from Fowler Avenue northward; by State Highway Administration.

The proposed frontage road is envisioned as a County street which should be established prior to rezoning of the Rosemeier property. Portions of the Belair Beltway Plaza shopping center parking lot would be converted to a County street and the present access road to the Double Rock Park maintenance facility would be disconnected from Belair Road.

Another salient access feature we recommend is that all undeveloped land east of Belair Road presently accessed by Overton Avenue should be accessed by the proposed improved intersection at Fowler Avenue. This also appears achievable through County action.

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I request your consideration and early comment on this proposal. I would be pleased to meet with our respective staffs to discuss this proposal.

Very truly yours,

Neil J. Pedersen
Neil J. Pedersen, Director
Office of Planning and
Preliminary Engineering

NJP:tn

cc: Mr. Charles R. Olsen
Mr. Robert H. Tresselt
Mr. George A. Wittman
Mr. Louis H. Ege, Jr.

My telephone number is 659-1110

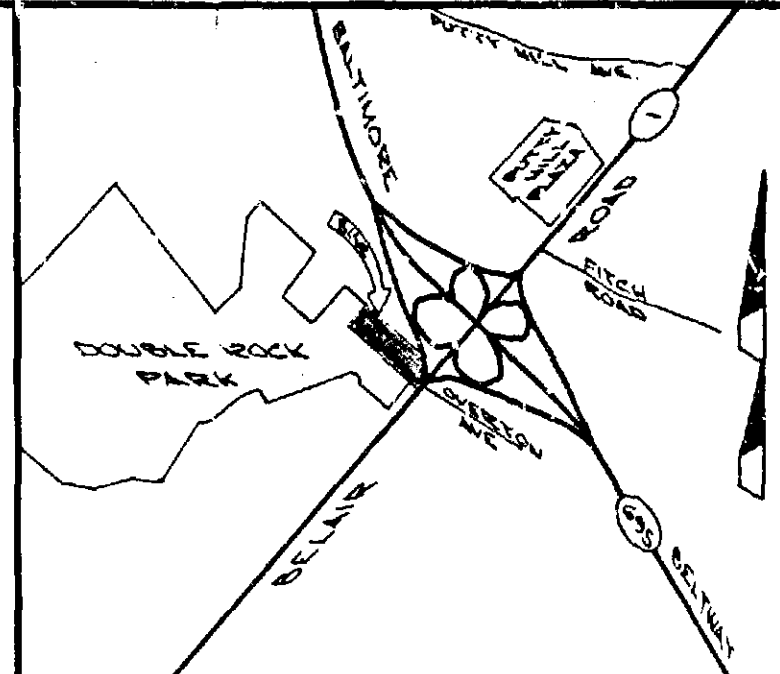
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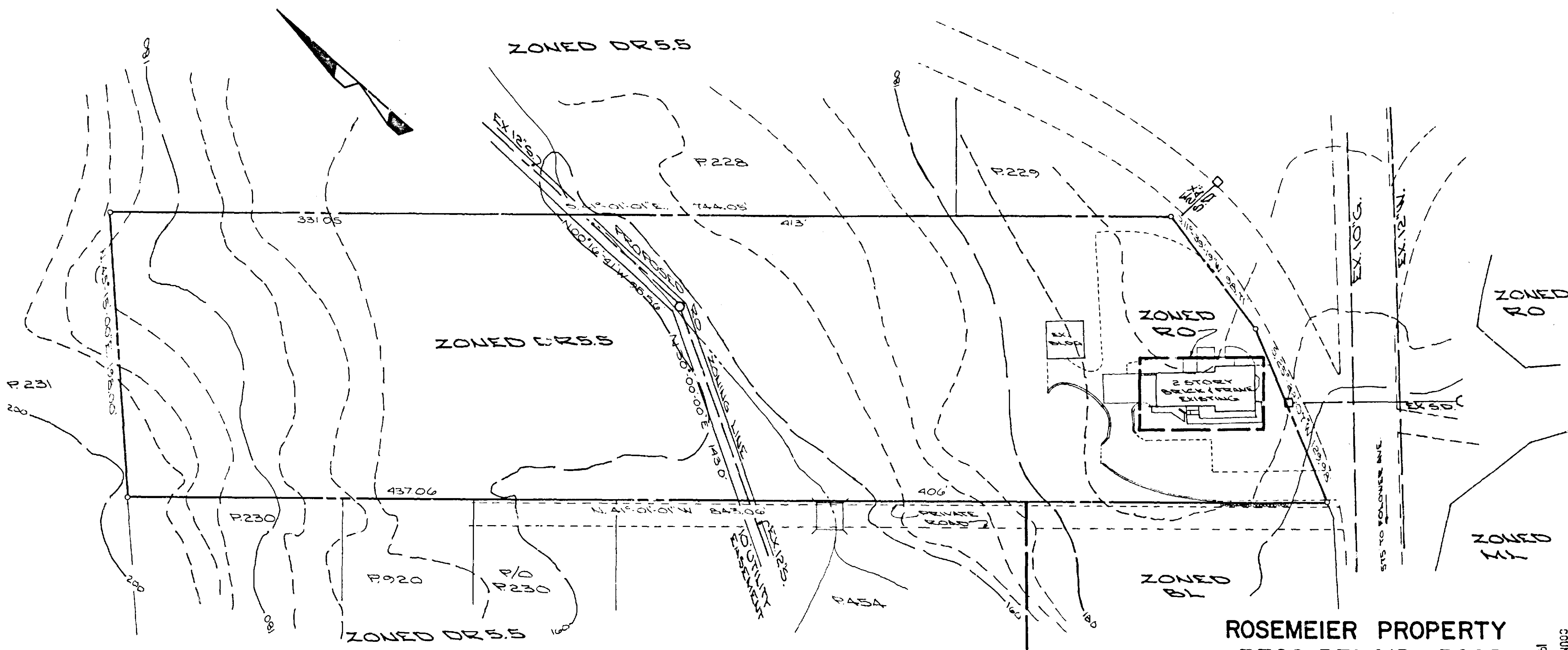
1. TAX MAP: 81, BLOCK 10, PARCELS 63.
2. EXISTING PUBLIC HIGHWAY.
3. EXISTING PUBLIC WATER.
4. BOUNDARY BASED ON LOCATION SURVEY PREPARED BY EVANS, HAGEN AND HOLDEFER, INC., SURVEYORS AND CIVIL ENGINEERS.
5. SOIL TYPE:
 - a. BELTSVILLE-URBAN LAND COMPLEX, 0-5% SLOPE.
 - b. JOPPA-URBAN LAND COMPLEX, 5-15% SLOPE.
6. DEED REFERENCE:
 - a) 6805/445 RONALD C. ROSEMEIER AND LINCOLN L. ROSEMEIER, HIS WIFE FROM THE FORD PARTNERSHIP DATED OCT. 15, 1984.
 - b) 6431/452 THE FORD PARTNERSHIP FROM JOHN O. SIMONS AND J. EDGAR BRIGERWALD, JR., DATED SEPT. 8, 1982.

TABULATION

TOTAL AREA	(3.63 AC.)	158,122.8
EXISTING ZONING		
RO	(0.10 AC.)	4,350.0
DR5.5	(3.53 AC.)	153,772.8
PROPOSED ZONING		
RO	(1.01 AC.)	70,131.6
DR5.5	(2.62 AC.)	87,991.2



VICINITY MAP
SCALE: 1" = 2,000'



ROSEMEIER PROPERTY 7720 BELAIR ROAD

Tax Map 81; Par. 63
14th COUNCILMATIC DISTRICT
Baltimore County, Md.

Scale: 1" = 50' Aug., 1985

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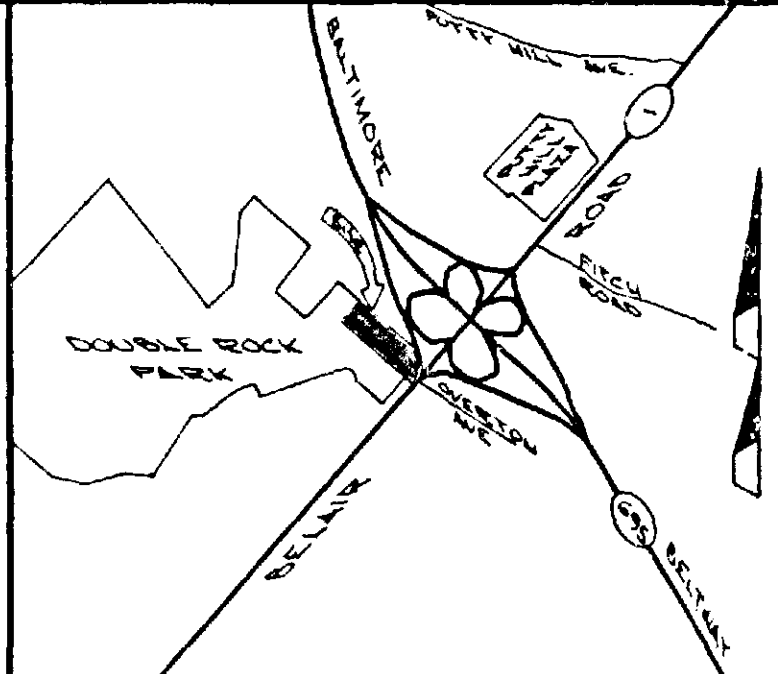
Revised Plan
June 3 - Cycle II
9/26/85

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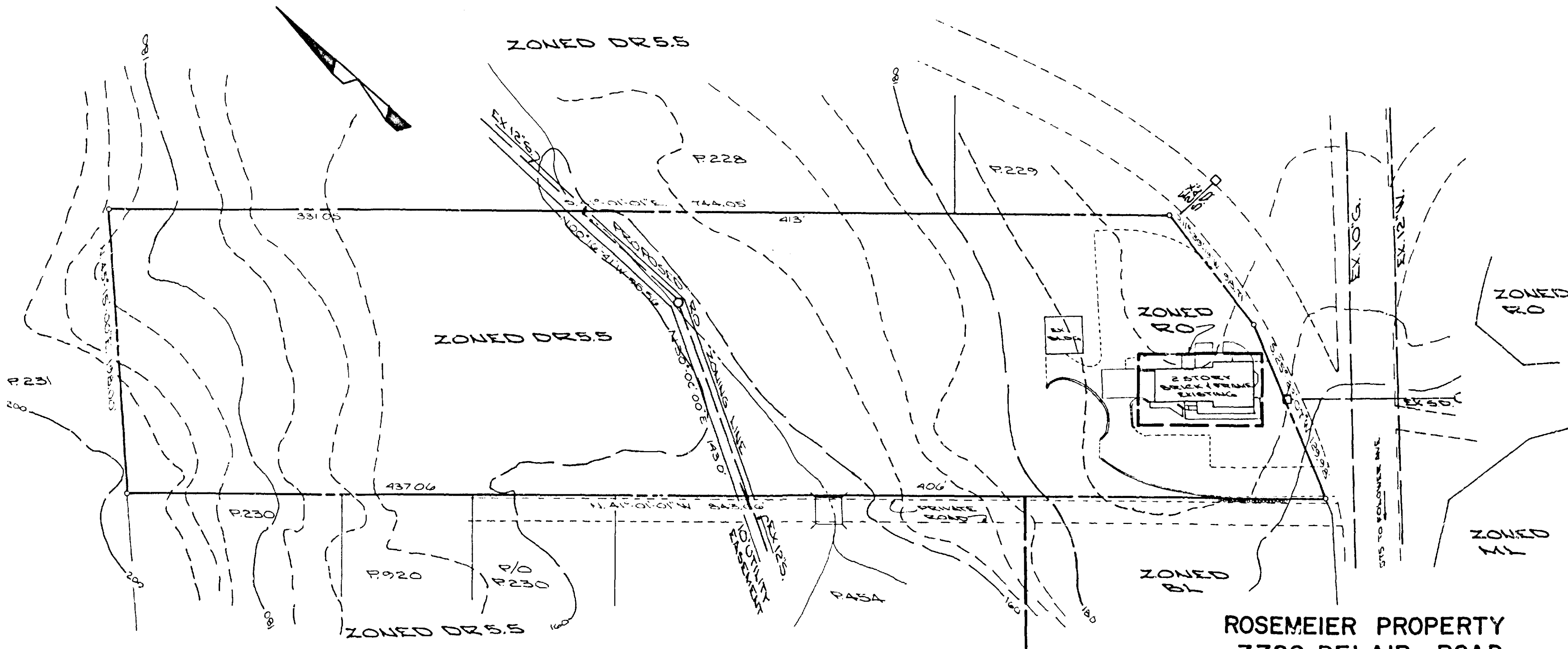
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