

IN THE MATTER OF THE
THE APPLICATION OF
BELAIR ROAD WHITE MARSH
JOINT VENTURE
FOR ZONING RECLASSIFICATION
FROM D.R. 3.5 AND D.R. 16
TO B.R., ON PROPERTY LOCATED
ON THE N/SIDE WHITE MARSH BLVD.
(PROPOSED), 945' EAST OF C/L
OF BELAIR RD., ALSO 220' EAST
OF C/L SUSQUEHANNA
TRANSMISSION CO. POWERLINE
14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

OPINION

This case comes before this Board on Petition to reclassify from D.R. 3.5 to B.R. some 2.8 acres and to reclassify from D.R. 16 to B.R. some .4 acre located in the Fourteenth Election District of Baltimore County. The case was heard this day in its entirety.

In the 1988 Comprehensive Map Process, this parcel was part of a much larger parcel zoned D.R. 5.5. During the comprehensive map process, this was rezoned down to D.R. 3.5. At that time, the State Highway Administration was in the process of locating the new White Marsh Boulevard, hereafter known as Route 43, and was holding this parcel pending the final location of this proposed boulevard. The location of the boulevard is now firmly established and construction has begun. This 3.28-acre parcel is now separated from the larger parcel by this boulevard. In effect, this creates a small sliver of residentially-zoned land abutting B.R.-zoned land, and, in addition, imposes serious constraints because of the flood plain section, steep slopes, and wetlands. White Marsh Joint Venture is in the process of developing the B.R. parcel that this small parcel abuts. It is the opinion of this Board that to

Case No. R-90-412 Belair Road White Marsh Joint Venture 2
maintain the residential zoning on this now-isolated parcel is impractical. The final location of Route 43 which creates this isolated parcel is a significant change in the character of this area.

In view of the above, this Board is of the opinion that the D.R. 3.5 and D.R. 16 zoning afforded this site is in fact in error and will grant the reclassification to the proposed B.R. zoning so that it conforms to the property that it abuts. Both the Planning Board and the Planning Office are in agreement that the D.R. zoning is in error and that the proper zoning should be B.R.

ORDER

IT IS THEREFORE this 21st day of December, 1990 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification in Case No. R-90-412 from D.R. 3.5 and D.R. 16 to B.R. be and the same is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Harry E. Buchheiser, Jr.
Harry E. Buchheiser, Jr.

Lynn B. Moreland
Lynn B. Moreland

RECLASSIFICATION PETITION * BEFORE THE
FROM DR 3.5 AND DR 16 to BR * BOARD OF APPEALS
OF BELAIR ROAD WHITE MARSH * BALTIMORE COUNTY
JOINT VENTURE

MEMORANDUM OF REASONS FOR RE-CLASSIFICATION

The subject property is located in the Sixth Councilmanic District and is part of a larger parcel of property located on the southeast side of Belair Road approximately 1500 foot north of its intersection with Putty Hill Road. The subject property lies along the rear of this tract and is irregularly shaped and unimproved. It formerly was part of the Sunrise Mobile Home Park.

The remainder of the larger parcel is already zoned BR. This particular parcel was originally part of the State Highway Administration condemnation for White Marsh Boulevard.

The State Highway Administration has only recently indicated they do not need this property as part of storm water management area for White Marsh Boulevard. As a result, Petitioner may retain it and use it as part of the rest of its property. As this property is now isolated from other residential zoning by White Marsh Boulevard and the State's decision not to acquire it, the Petitioner believes that the resultant change in circumstance and projected usage since the maps were enacted makes this property appropriate for rezoning to BR.

LAW FIRM
ROMADKA,
GONTRUM &
HENNEGAN, P.A.
ESSEX, MARYLAND

1

The subject site already has approved CRG for development. Modifications would have to be made to the CRG plan as a result of the usage of this site or its incorporation in the site plan.

During the 1988 zoning map process the subject site was not a zoning issue. Had the information now available been made available during the 1988 process or had the assumption been different with the State Highway Administration condemnation of the property, the Petitioner believes the property clearly should be rezoned to BR because of the assumption now proved erroneous have been changes we believe that the zoning classification of this petition as DR 3.5 and DR 16 was error. Accordingly, Petitioner requests reclassification of the subject property from DR 3.5 and DR 16 to BR.

Respectfully submitted,
John B. Gontrum,
Attorney for Petitioner

LAW FIRM
ROMADKA,
GONTRUM &
HENNEGAN, P.A.
ESSEX, MARYLAND

2

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

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 3.5, D.R. 16... zone to an... BR... zone, for the reasons given in the attached statement, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

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

MAP NE BR
E.D. 14th
DATE 10-31-91
200 RF
3000
6

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

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

Legal Owner(s):
Belair Road White Marsh Joint Venture
(Type or Print Name)

Signature: Edward Personette

Address: 1415 Belair Rd., Towson, Md. 21204

City and State: Baltimore, Maryland

Attorney for Petitioner:

John B. Gontrum
(Type or Print Name)

Signature: John B. Gontrum

Address: 809 Eastern Boulevard

City and State: Baltimore, Maryland 21221

Attorney's Telephone No.: (301) 686-8274

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name: Edward Personette

Address: 1415 Belair Rd.

City and State: Towson, Md. 21204

Phone No.: (301) 686-8274

Address: 1415 Belair Rd.

City and State: Towson, Md. 21204

Phone No.: (301) 686-8274

DAVE MCCLINE-WALKER, INC. 200 East Perry/Hanna Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705
Land Planning & Development Consultants

Description

To Accompany Petition For Zoning Reclassification

3.288 Acre Parcel

A Portion of The Belair Road

White Marsh Joint Venture Property

Southeast of Belair Road, North of Putty Hill Road

Fourteenth Election District, Baltimore County, Maryland

Beginning for the same at a point situate on the line dividing the BR zone and the D.R. 3.5 zone, as shown on sheet N.E. 8-F of the 1988 Comprehensive Zoning Map of Baltimore County, at the end of the two following courses and distances as measured from the intersection of the centerline of Belair Road with the centerline of Ridge Road, referring all courses of this description to the Grid Meridian as established in the Baltimore County Metropolitan District, 1) Northeasterly 1485 feet, more or less, along the centerline of Belair Road and thence 2) Southeasterly at right angles to said centerline of Belair Road 945 feet, more or less, to the point of beginning of the parcel herein described, thence leaving said point of beginning and running and binding on the aforesaid line dividing the BR and D.R. 3.5 zones the four following courses and distances, viz: (1) North 75 degrees 39 minutes 52 seconds East 234.73 feet, thence (2) North 36 degrees 28 minutes 41 seconds East 672.82 feet, thence (3) North 41 degrees 58 minutes 26 seconds East 211.47 feet to a point where the line dividing the D.R. 3.5 zone and the D.R. 16 zone intersects the aforesaid line dividing

Page 1 of 2

the BR and D.R. 3.5 zones and, thence continuing the same course (4) North 41 degrees 58 minutes 26 seconds East 47.68 feet, thence leaving said line and running through the aforesaid D.R. 16 zone the five following courses and distances, viz: (5) South 46 degrees 14 minutes 40 seconds East 37.40 feet, thence (6) South 30 degrees 14 minutes 40 seconds East 216.49 feet, thence (7) South 01 degrees 21 minutes 37 seconds West 58.24 feet, thence (8) South 64 degrees 52 minutes 40 seconds West 8.26 feet and thence (9) South 64 degrees 53 minutes 02 seconds West 35.75 feet to intersect the aforesaid line dividing the D.R. 3.5 and D.R. 16 zones, thence running through the aforesaid D.R. 3.5 zone the six following courses and distances, viz: (10) South 64 degrees 53 minutes 02 seconds West 51.44 feet, thence (11) South 57 degrees 16 minutes 00 seconds West 371.97 feet, thence (12) South 51 degrees 14 minutes 48 seconds West 278.70 feet, thence (13) South 37 degrees 35 minutes 00 seconds West 104.29 feet, thence (14) South 80 degrees 58 minutes 25 seconds West 169.26 feet and thence (15) North 86 degrees 59 minutes 05 seconds West 88.10 feet to the point of beginning, containing 3.288 acres of land more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES

ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 27, 1990

Our Job No. 88021-L (L88021L)

Page 2 of 2

LAW FIRM

Romadka, Gontrum & Hennegan, P.A.

IRVINGTON FEDERAL BUILDING
809 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE (301) 686-8274
FAX # 686-0118

ROBERT J. ROMADKA
JOHN B. GONTRUM
JOHN O. HENNEGAN
DONALD H. SHEFFY
NANCY E. DWYER
SHARON R. GAMBLE

June 7, 1990

William Hackett, Chairman
Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
Case No. R-90-412

Dear Chairman Hackett:

We would appreciate, if at all possible, utilizing any available earlier hearing date for the above referenced case. We understand that under the cycle zoning process we may not have a hearing earlier than September 1st. We would make ourselves available for an earlier hearing date then the one currently scheduled in November. We do not anticipate that this matter will take more than half a day. Be it, of course, we would be responsible for all costs of readvertising this matter as a change of hearing date would be at our request. We thank you for your consideration of this request.

Very truly yours,

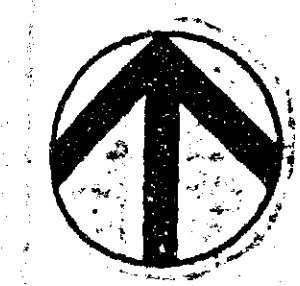
John B. Gontrum

JBG:kb
cc: Peter Max Zimmerman
Mr. David Rhodes

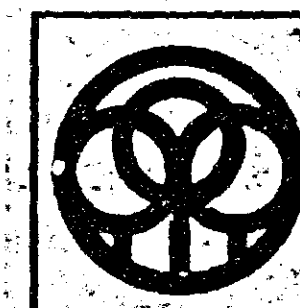
RECEIVED
COUNTY BOARD OF APPEALS
JUN 11 11 11 AM '90



WHITE MARSH RETAIL CENTER



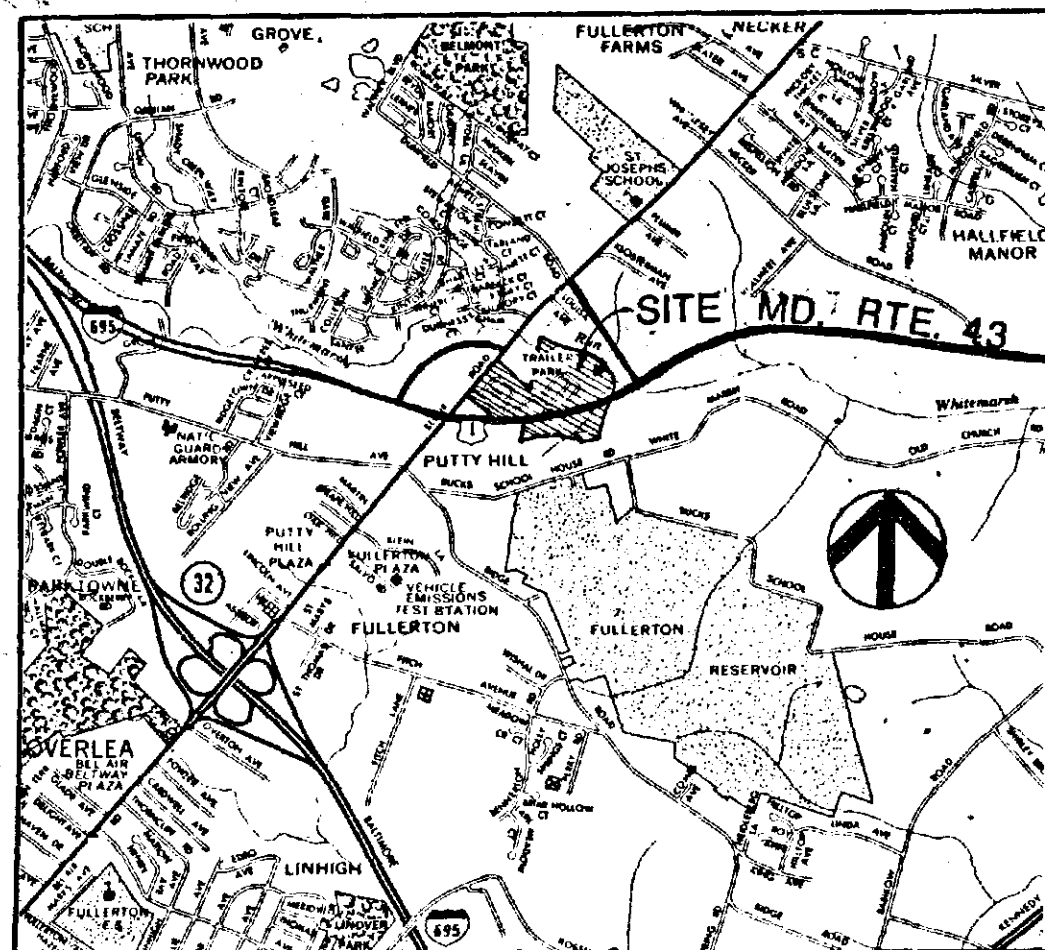
SCALE: 1"=100'



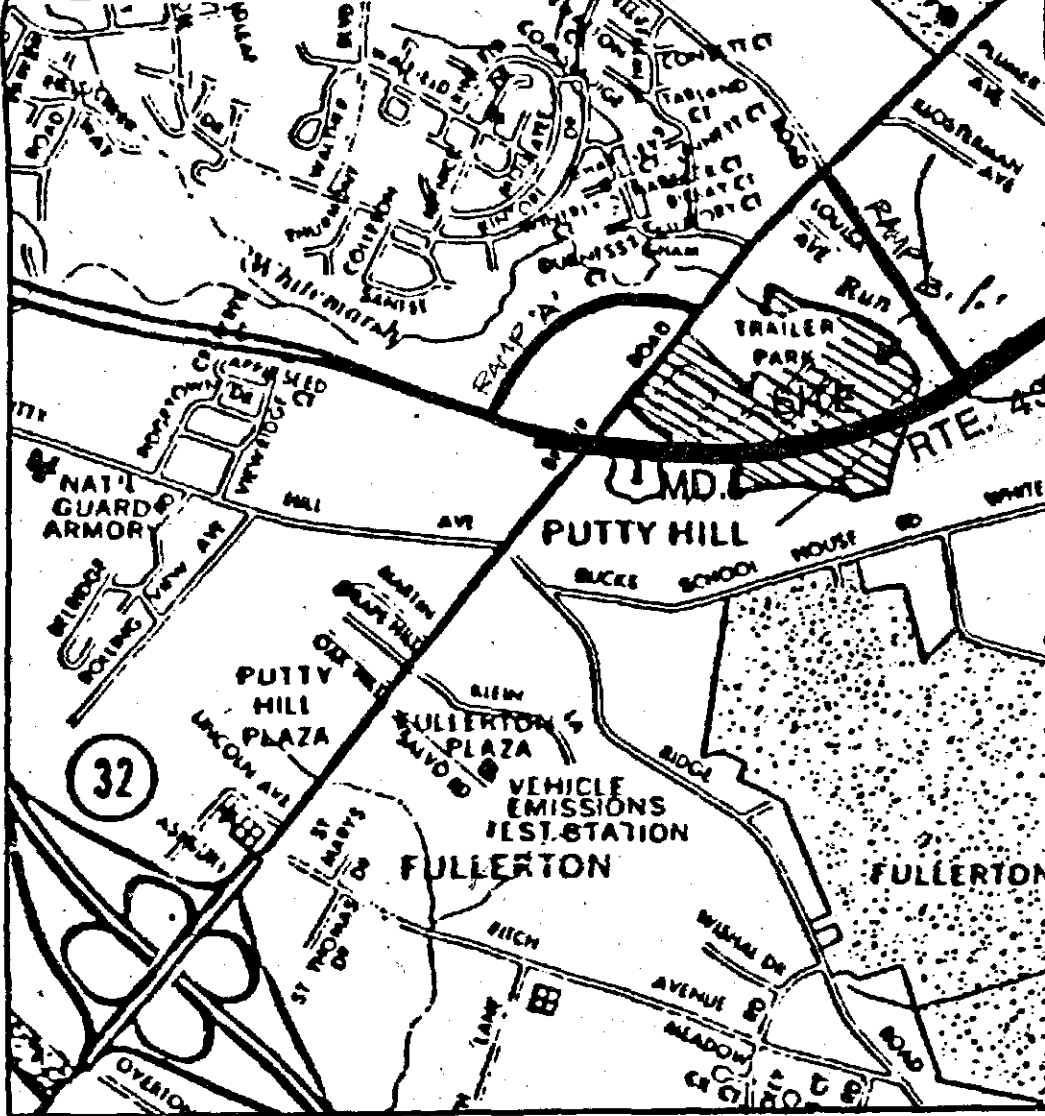
DAFT • McCUNE • WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 556-3333

R 90-412 Patterson 3

MICROFILMED



VICINITY MAP 1"=2,000'



VICINITY MAP 1"=1,000'

GENERAL NOTES

1. Applicant: **Barings Properties, Inc.**
21000
2001 48-0000
2. Election District 14, Council District 6, Census Tract 4406.
3. Unincorporated, Suburban 18.
4. Site Data:
 Net = 20.73 Ac. ± 2.07 Ac. D.R. 5.5, = 21.80 Ac.
 21.10 Ac. ± 2.07 Ac. D.R. 5.5, = 23.17 Ac.
 Gross = Incl. 330' of State Road R/W

Site No.	Area	Volume	Proposed	Proposed
	Ac.	cu yd	S.F.	PAR (30 Rows)
Lot 1	2.354	2,414	12,325	0.17
Lot 2	2.887	3,002	14,800	0.11
Lot 3	4.292	4,441	14,000	0.04
Lot 4	11.461	11,972	28,550	0.03
Lot 5	0.766	7,995	31,475	0.04
Total	22.801	23,172	1,038,233	

Additional S.F. to be leased from BOKB, Alt. 2000 A.

Lot	Area	Volume	Proposed	Proposed
	Ac.	cu yd	S.F.	PAR (30 Rows)
Lot 1	15,325 S.F.	15,325 (15 W/C)	103 (15 W/C)	103 (15 W/C)
Lot 2	14,800 S.F.	14,800 (14 W/C)	103 (14 W/C)	103 (14 W/C)
Lot 3	14,000 S.F.	14,000 (14 W/C)	103 (14 W/C)	103 (14 W/C)
Lot 4	14,000 S.F.	14,000 (14 W/C)	103 (14 W/C)	103 (14 W/C)
Lot 5	14,000 S.F.	14,000 (14 W/C)	103 (14 W/C)	103 (14 W/C)
Total	71,675 S.F.	71,675 (71 W/C)	548 (548 W/C)	548 (548 W/C)

All spaces will be 8-12' x 18'. Access spaces are for display of cars.

Landscaping Planting

Required =
 200 LF Interior Road 1/20 = 135 Trees (40 Maj. Dec.)
 200 LF Adjacent Road 1/20 = 60 Trees (10 Maj. Dec.)
 1800 LF Screening 1/20 = 107 Trees (107 Maj. Dec.)
 1800 LF Screening 1/20 = 600 Shrubs

Provided =
 = 303 Trees (203 Maj. Dec.)
 = 600 Shrubs

All planting will be in accordance with Baltimore County Landscaping Manual.

Open Space

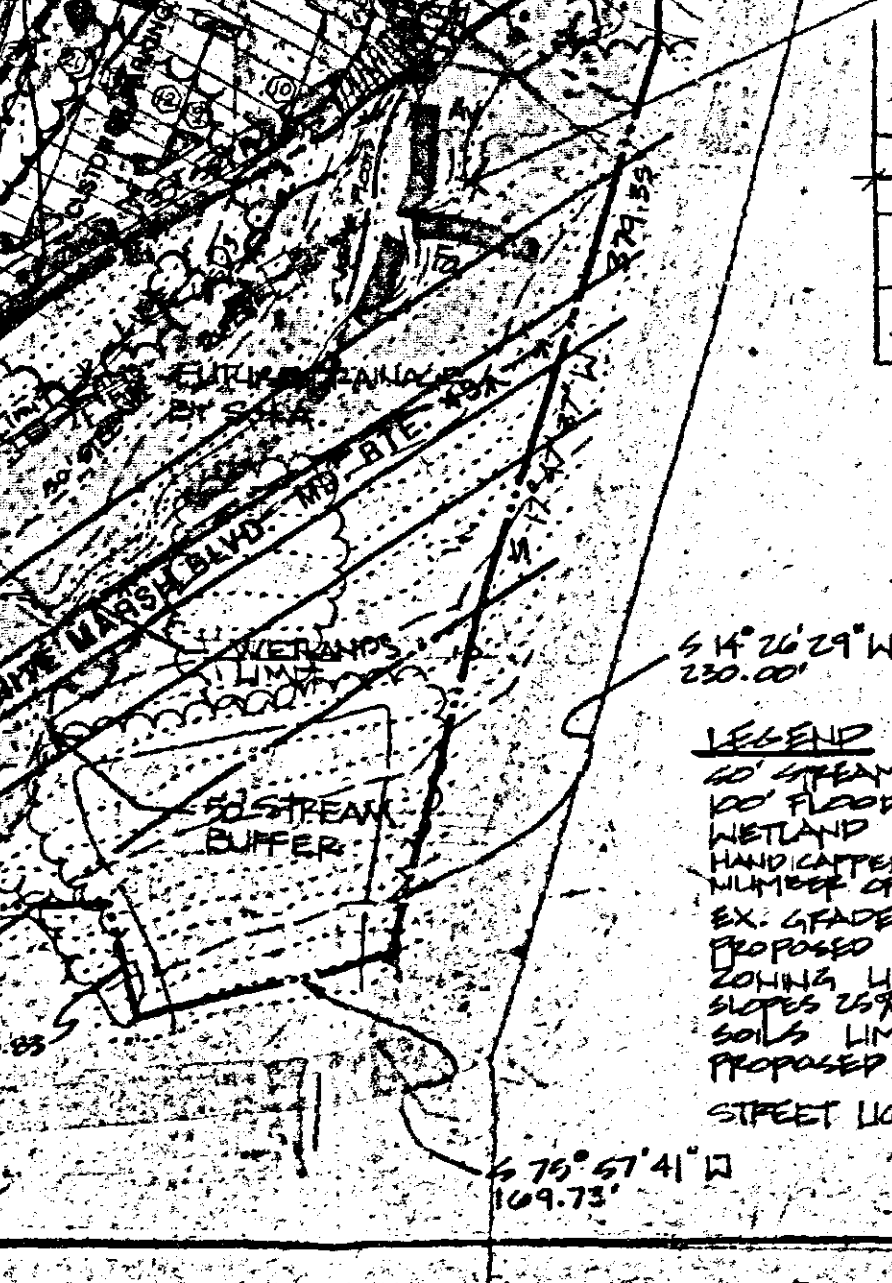
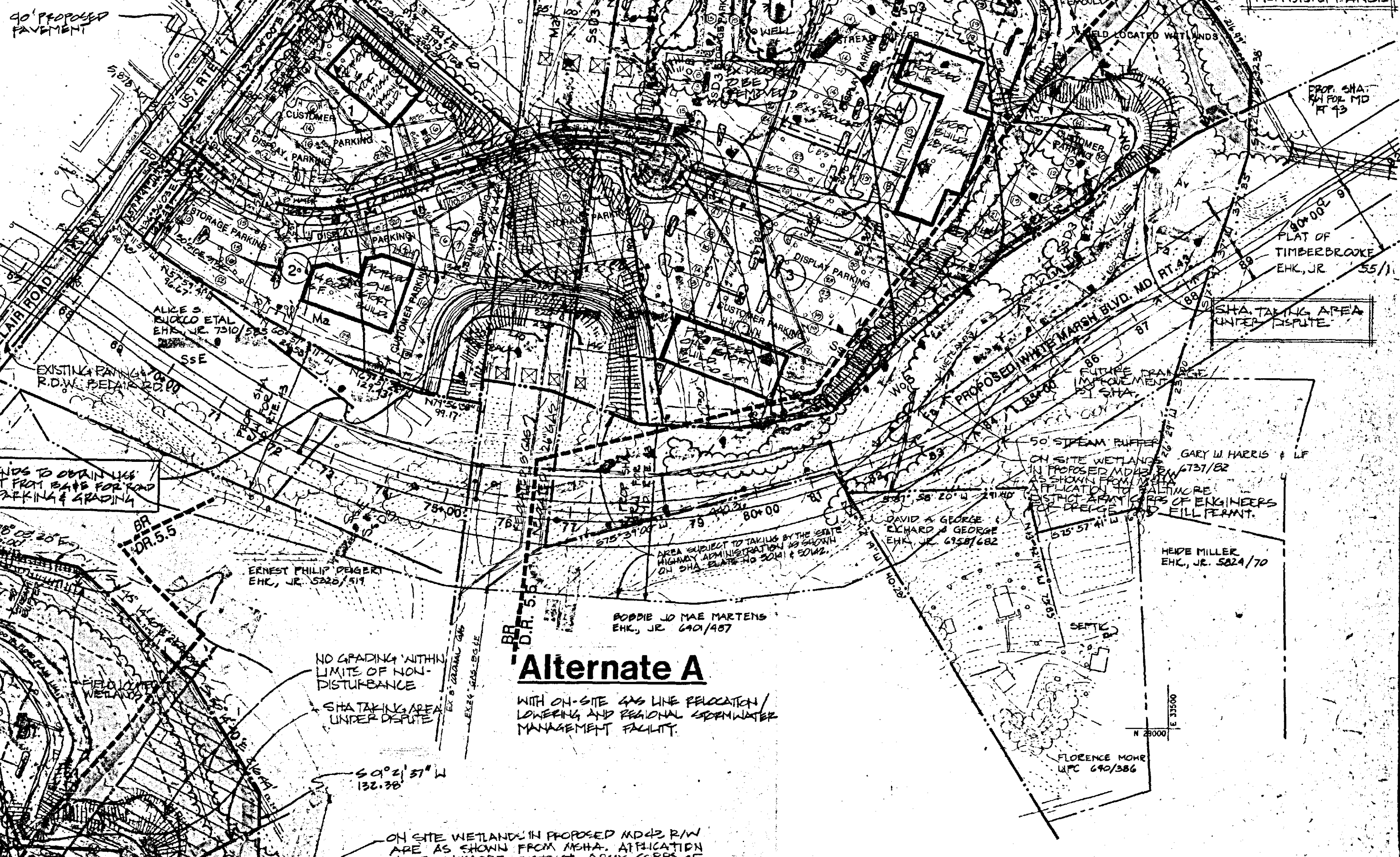
None required

5. There are no known existing wells or septic on site.

6. The site is approximately 20 percent wooded deciduous forest, with scattered ornamentals, young and cleared land across the remainder. Existing roads will be retained wherever possible.
7. Relating structures are shown with associated 100 year floodplains. No clearing, grading or construction shall be permitted in the stream buffer or wetlands.
8. Relating structures will be removed and are not in the Baltimore County Landscaping List or the National Register. Structures will be removed for asbestos prior to removal.
9. Current Ownership:
 North W. Langensfelder
 5511 Hamilton Avenue
 Baltimore, MD 21204
 Deed Reference: 1804/220
 Property No. 1-16-12-002176 & 77
 71,675 S.F. retail @ \$21,000 S.F. = \$1,505,250
10. This site is located within a 10' local traffic service area.
11. Structures will be managed by either an underground facility with shared maintenance responsibility (Alternative A), or four separate underground facilities (Alternative B) as shown on the plans.
12. Wetlands have been field located and are shown. No clearing, grading or disturbance of wetland soils will occur except as permitted by Baltimore County Water Quality Policy.
13. There are no known Critical Areas, archaeological sites, endangered species habitats, nor hazardous materials on site.
14. All existing mobile homes and structures are to be removed from the site.
15. Wetlands will be sought to allow commercial parking in a 10-15' zone.
16. In addition to all other applicable requirements, such parking facilities shall be subject to the following conditions:
 A. The land or used must be adjacent to or across an alley or street from the building or industrial structure.
 B. Only passenger vehicles, including buses, may use the parking facility.
 C. No loading, service, or any use other than parking shall be permitted.
 D. Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required.
 E. A satisfactory plan showing parking arrangement and vehicle access must be provided.
 F. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.
 G. Any conditions not listed above which, in the judgment of the zoning Commissioner, are necessary to ensure that the parking facility will not be detrimental to adjacent properties.
17. Damaged or disabled motor vehicles may be stored on the premises of any commercial enterprise or manufacturing use activity, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements:
 A. All such vehicles shall be screened from view by a wall or building structure, or by a fence or other barrier at least 6 feet high. However, a screening wall or fence shall not be taller than the building or structure behind it.
 B. All such vehicles shall be screened from view by a wall or building structure, or by a fence or other barrier at least 6 feet high. However, a screening wall or fence shall not be taller than the building or structure behind it.
 C. All such vehicles shall be screened from view by a wall or building structure, or by a fence or other barrier at least 6 feet high. However, a screening wall or fence shall not be taller than the building or structure behind it.

18. The storage area shall be paved with permanent all-weather aggregate over existing compacted and compacted base materials, and shall be properly drained.
19. All signs shall be in accordance with section 411 of the Code and all existing signs shall be removed.
20. This site plan is a concept plan on which minor changes in parking, signage, etc., may be made subject to final approval.
21. PARKING LOT & STREET LIGHTING SHALL BE LOCATED SO THAT ADJACENT RESIDENTIAL AREAS ARE NOT ILLUMINATED.
22. DUMPSTERS SHALL BE SCREENED FROM VIEW BY A WALL OR FENCE AT LEAST 6 FEET HIGH. EXISTING DRAIN NO. 76-0334. EXISTING DRAIN NO. 76-0334. EXISTING DRAIN NO. 76-0334.
23. ALPS SHALL NOT BE DISHATED WITHIN LANDSCAPED AREAS.
24. THERE ARE NO KNOWN UNDERGROUND FUEL TANKS.

PROPOSED WIDENING
 DISPLAY SETBACK 22.5'
 ANGLED SETBACK 37.5'
 PROPOSED RAMP 'A'
 45' EXISTING PAVEMENT
 40' PROPOSED PAVEMENT



LEGEND

10' STREAM BUFFER
 10' FLOOD PLAIN
 WETLAND DELINEATION
 HAND CAPPED PARKING
 NUMBER OF PARKING SPACES
 EX. GRADE
 PROPOSED GRADE
 ZONING LINE
 SLOPES 2% OR GREATER
 SOLID LIMITS
 PROPOSED SHM
 STREET LIGHTING

BUILDING FRONT
 LIMIT OF NON-DISTURBANCE
 OF WETLANDS AND STREAM
 BUFFER
 DUMPSTER

Alternate B

WITHOUT ON-SITE GAS LINE RELOCATION/LOWERING AND INDIVIDUAL LOT SEWAGE MANAGEMENT FACILITY.

Alternate A

WITH ON-SITE GAS LINE RELOCATION/LOWERING AND REGIONAL SEWAGE MANAGEMENT FACILITY.

PRINTED
 NOV 12 1990

REVISIONS
 3. ADDED NOTES 23, 24.

DAFT McCUNE WALKER INC.
 LAND PLANNING CONSULTANTS
 ENGINEERS ARCHITECTS
 21000
 TOWSON, MD 21204
 TELEPHONE 301-256-3333

PUBLIC SERVICES CRG NO. 89005
 PLANNING NO. XIV-275

**CRG PLAN
 WHITE MARSH
 RETAIL CENTER**

SCALE:
 1"= 100'
 JOB ORDER NO.
 88021
 ISSUE DATE
 1/21/89

DATE	REVISIONS	SCALE
1/21/89	1. ADDED NOTES 23, 24.	1"= 100'
2/21/89	2. ADDED NOTES 23, 24.	1"= 100'

1/2

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY
FROM D.R. 3.5 AND D.R. 16 : BOARD OF APPEALS
TO B.R. ZONE : OF BALTIMORE COUNTY
N/S Whitmarsh Blvd. (Proposed)
945' E of C/L of Belair Rd.;
Also 220' E of C/L of
Susquehanna Transmission
Company Powerline
14th Election District
6th Councilmanic District
BELAIR ROAD WHITE MARSH
JOINT VENTURE, Petitioner : Case No. R-90-412
(Item 13, Cycle III)

ENTRY OF APPEARANCE

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

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 26th day of April, 1990, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, 809 Eastern Ave., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

November 26, 1990



Dennis F. Rasmussen
County Executive

John B. Gontrum, Esquire
809 Eastern Avenue
Baltimore, MD 21221

RE: Item No. 13
Case No. R90-412
Petitioner: Belair Road/White
Marsh Joint Venture
Reclassification Petition

Dear Mr. Gontrum:

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

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before October 26, 1990. 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.

Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 1st day of March, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Belair Road White Marsh Joint Venture

Petitioner's Attorney: John B. Gontrum

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

RECEIVED

MAY 14, 1990 MAY 25 1990

ZONING OFFICE



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

Zoning Classification Cycle III
Item No. 13
Property Owner:
Case No./Hearing Date:
Contract Purchaser:
Location:

April 1990 - October 1990
Belair Road White Marsh Joint Vent.
R-90-412; November 13, 1990
N/S White Marsh Blvd. (Proposed),
945' E of centerline Belair Road;
also 220' E of centerline of
Susquehanna Transmission Company
Powerline.

Existing Zoning: D.R.-3.5 (2.848 acres)
D.R.-16 (0.440 acre)
Election District: 14th
Councilmanic District: 6th
Acres: 3.288 (+/-)
Proposed Zoning: B.R.

Dear Mr. Hackett:

The existing D.R.-3.5 & D.R.-16 zoning can be expected to generate approximately 183 trips per day. The proposed B.R. zoning can be expected to generate approximately 4,300 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lvw

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

April 25, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: BELAIR ROAD WHITE MARSH JOINT VENT.
Location: N/S WHITE MARSH BLVD.
Item No.: 13 Zoning Agenda: APRIL 1990 - OCTOBER 1990

Gentlemen:

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

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

REVIEWER: *Paul H. Reincke* Noted and Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
interoffice correspondence

TO: ZONING ADVISORY COMMITTEE DATE: MAY 14, 1990
FROM: ROBERT W. BOWLING, P.E.

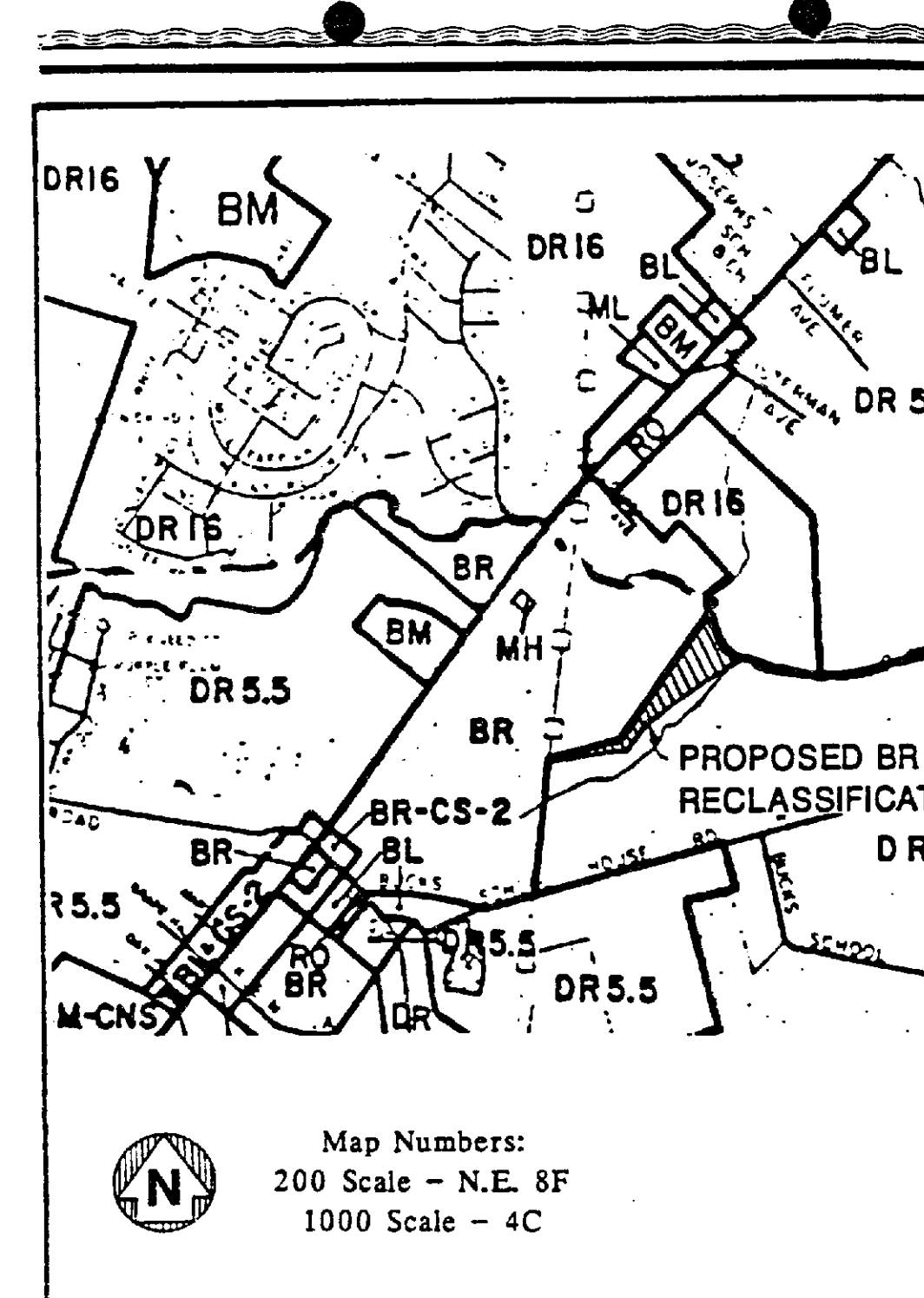
RE: Reclassification and Redistricting Petitions
Cycle III April 1990 - October 1990

We have reviewed the subject Cycle Zoning Items and we have no comments for Item 1, 2, 3, 7, 8, 10, 11, 12, 13, 15, and 16.

For Items 4, 5, 6, 9 and 14, the previous County Review Group Comments still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., CHIEF
Developers Engineering Division

RWB:s



ITEM NUMBER 13
Location of Property Under Petition

Scale: 1"=1,000'

127

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(410) 287-3353
J. Robert Wallace
Zoning Commissioner

OCT 26 1990



Dennis F. Rasmussen
County Executive

Belair Road White Marsh Joint Venture
102 N. Pennsylvania Avenue
Towson, Maryland 21204
ATTN: EMARD PERSONNEL

Re: Petitions for Zoning Re-classification
Case #89025: R-90-412
N/S White Marsh Blvd. (Proposed), 945' E of Belair Road; also
220' E of C/L of Susquehanna Transmission Company Powerline
Legal Owner(s): Belair Road White Marsh Joint Venture
Hearing Scheduled: TUESDAY, NOVEMBER 13, 1990 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$572.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

J. Robert Wallace
Zoning Commissioner

cc: File
John B. Gorman, Esq.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWM DATE: January 17, 1991
Mr. Powell / EIRD
Mr. Wilson / W/S
Mr. Flowers / CBCA
Mr. Fisher / Planning
Mr. Richards / Zoning
Mr. Bowling / DEB
Mr. Farrell / Traffic
Mr. Weiss / Sanitation
Mr. Beaumont / Land Acq.
Ms. Lutz / House Nos.
Capt. Kelly / Fire Dept.
Mr. Kincer / Rec.&Parks
Mr. Brocato / SHA
Mr. Butcher / C&P

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: District: 1406
Project Name: White Marsh Retail Center
Project No.: 89025
Engineer: Daft, McCune, and Walker, Inc.
Phone No.: 296-3333

ACTION REQUESTED:
CRG Plan Review (Meeting Waived) :
CRG Plan Refinement Review :
CRG Non-Material Amendment Review :
CRG Plan Approval Extension Review:
Paraphrase Minor CRG Plan Review :
Minor Subdivision Review :

Please review the attached plan for compliance with current regulations and return comments to our office by 2/6/91. If you have no comments or do not need to review this plan, please indicate by placing your initials here.

Thank you for your attention to our request.

SDW:mmm
cc: File

XIV-275
R-90-412

WHITE MARSH RETAIL CENTER

Old #89025
Planning #XIV-275

C.R.G. Refinement Plan
Plan Date: 10/31/90 (Printed 12/31/90)
Plan Received by Zoning: 1/17/91
Comments Due: 2/6/91
Comments Date: 3/1/91

This plan is approved for C.R.G. by the Zoning Office.

The site is, in part, subject to zoning reclassification case #R-90-412 in which the Board granted a request for B.R. zoning on 3.3 acres. The Zoning Office has not received the file in case #R-90-412 from the Board of Appeals. If a documented approved site plan exists for the Board's Order, then compliance with this site plan and Order is mandatory on all C.R.G./building permits submitted for approval.

Compliance with any previous C.R.G. comments which have not been addressed is necessary prior to final zoning approvals (see copy attached).

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

JLL:scj

cc: Current Planning
Zoning File - #R-90-412
Waiver File

NOTICE OF MEETING
ZONING RECLASSIFICATION

Belair Road White Marsh Joint Venture
N/S White Marsh Blvd.
(Proposed), 945' E of Belair Road; also
220' E of C/L of Susquehanna Transmission Company Powerline
Legal Owner(s): Belair Road White Marsh Joint Venture

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CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10-17-90.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zeke Olson

Publisher

\$ 209.21

Belair Road White Marsh Joint Venture
N/S White Marsh Blvd.
(Proposed), 945' E of Belair Road; also
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Hearing Scheduled: TUESDAY, NOVEMBER 13, 1990 at 10:00 a.m.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM D.R. 3.5 AND D.R. 16 : OF BALTIMORE COUNTY
TO B.R. ZONE :
N/S White Marsh Blvd. (Proposed) : Case No. R-90-412 (Item 13, Cycle III)
Also 220' E of Centerline of :
Susquehanna Transmission :
Company Powerline :
BELAIR ROAD WHITE MARSH :
JOINT VENTURE, Petitioner :

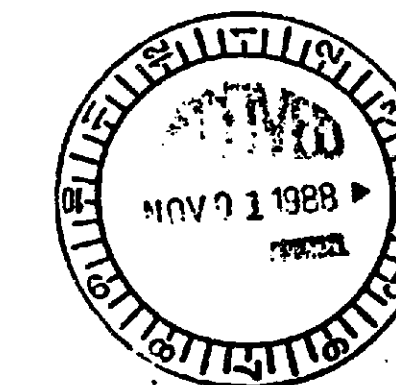
PEOPLE'S COUNSEL'S LIST OF EXHIBITS

The Recommended Baltimore County Comprehensive
Zoning Map, Log of Issues, June 28, 1988,
A Report by the Baltimore County Planning Board
for Public Hearings by the Baltimore County
Council 1
Baltimore County Council Minutes, October 13, 1988 4
Report by the Baltimore County Planning Board to
The Baltimore County Board of Appeals Zoning
Reclassification Petitions, Cycle III, 1990,
July 31, 1990 6

THE RECOMMENDED BALTIMORE COUNTY COMPREHENSIVE ZONING MAP

Log of Issues; June 28, 1988

A Report by the
Baltimore County Planning Board
For Public Hearings by the
Baltimore County Council



R 90412 People's Counsel 1

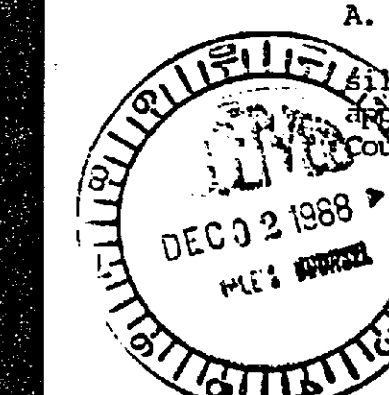
THE RECOMMENDED BALTIMORE COUNTY COMPREHENSIVE ZONING MAP

Log of Issues, June 28, 1988

A Report by the
Baltimore County Planning Board
For Public Hearings by the
Baltimore County Council



BALTIMORE COUNTY 1988 COMPREHENSIVE ZONING MAP ISSUES									
NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING AND ACRES	RECOMMENDED ZONING AND ACRES	PLAN NO. RECOMMENDATION DATE	ZONING COUNCIL DECISION	COMMENTS	
6-192	By County Council	300' E of Golden Ring Rd & 200' E of Goldenwood Rd	1.75	DR 5.5 1.75	DR 3.5 1.75	DR 3.5 1.75			
6-193	By County Council	SW side of Baltimore Beltway NW of Linover Park	50.00	DR 5.5 50.00	DR 3.5 50.00	DR 3.5 50.00			
6-194	By County Council	Betw Bucks School House RD/White Marsh Rd & Whittemore Rd 1000' E of Belair Rd	50.00	DR 5.5 50.00	DR 3.5 50.00	DR 3.5 50.00			
6-195	By County Council	W side of Baltimore Beltway S of I-95	92.00	DR 5.5 92.00	DR 3.5 92.00	DR 3.5 92.00		See Issues 6-196, 6-197	
6-196	By County Council	E side of Baltimore Beltway S of I-95	52.00	DR 10.5 52.00 or DR 5.5 52.00	DR 3.5 52.00 or DR 5.5 52.00	DR 3.5 52.00 or DR 5.5 52.00		See Issues 6-195, 6-197	
6-197	By County Council	W side of Roseville Blvd S of I-95	144.00	DR 5.5 138.80 NO 5.20	DR 3.5 138.80 NO 5.20	DR 3.5 138.80 NO 5.20		See Issues 6-194, 6-195, 6-196, 6-201	
6-198	By County Council (Requested by Staff)	SW side of Middle River Rd 300' SE of Tully Rd	6.00	DR 16 6.00	DR 16 6.00	DR 16 6.00		See Issues 6-023, 6-041, 6-103, 6-126, 6-135	



A. The meeting was called to order by Chairman Volz at 7:30 P.M.
The Chairman then asked the audience to rise for a moment of
silent meditation and the Pledge of Allegiance to the Flag. There were
approximately 200 persons in attendance and the following
Councilmembers were present:

MELVIN G. MINTZ
C.A. DUTCH RUPPERSBERGER, III
BARBARA P. BACHUR
NORMAN W. LAUENSTEIN
WILLIAM P. EVANS
DALE T. VOLZ

SECOND DISTRICT
THIRD DISTRICT
FOURTH DISTRICT
FIFTH DISTRICT
SIXTH DISTRICT
SEVENTH DISTRICT

B. CALL OF BILLS FOR FINAL READING AND VOTE

BILL NO. 144-88, Comprehensive Zoning Maps - First District,
was called. Councilman Volz moved to accept the Planning Board's
recommendation on the following issues: 1-002, 1-006, 1-013, 1-015,
1-017, 1-018, 1-019, 1-020, 1-022, 1-025, 1-028, 1-029, 1-030, 1-031,
1-032, 1-033, 1-037, 1-038, 1-040, 1-044, 1-045, 1-047, 1-051, 1-052,
1-053, 1-054, 1-055, 1-056, 1-057, 1-058, 1-059, 1-060, 1-061, 1-062,
1-063, 1-064, 1-066, 1-067, 1-068, 1-070, 1-071, 1-074, 1-076, 1-077,
1-079, 1-080, 1-084, 1-085, 1-086, 1-087, 1-088, 1-089, 1-090, 1-091,
1-092, 1-093, 1-096, 1-097, 1-098, 1-099, 1-100, 1-103, 1-104, 1-105,
1-107, 1-109, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-120, 1-121
and 1-123. Councilman Mintz seconded the motion and these issues were
passed unanimously by the six Councilmembers present.

Chairman Volz then moved for the following changes in the First
District Comprehensive Zoning Map:

Issue 1-001 from RO to DR 5.5. Motion was seconded by
Councilman Bachur and passed unanimously by the six Councilmembers
present.

Issue 1-009 from BL to DR 3.5. Motion was seconded by
Councilman Evans and passed unanimously by the six Councilmembers
present.

Issue 1-010 from DR 10.5 to DR 10.5 and RO as shown on the
overlay. Motion was seconded by Councilman Ruppertsberger and passed by
the six Councilmembers present.

Issue 1-021 from RO to RO and DR 5.5 as shown on the overlay.
Motion was seconded by Councilman Evans and passed unanimously by the
six Councilmembers present.

Issue 1-023 from BL to M.F.-M. Motion was seconded by
Councilman Ruppertsberger and passed unanimously by the six
Councilmembers present.

Aye - Mintz, Ruppertsberger, Bachur, Evans, Volz
Nay - None
Abstain - Lauenstein
Absent - Hickernell

Councilman Lauenstein then moved the following changes:

Issue 5-146 from RO to DR 5.5. Motion was seconded by
Councilman Evans and passed unanimously by the six Councilmembers
present.

Issue 5-184 from BL to DR 5.5. Motion was seconded by
Councilman Evans and passed unanimously by the six Councilmembers
present.

Thereafter, upon motion by Councilman Lauenstein, seconded by
Councilman Evans, Bill 148-88, as amended, passed by the following roll
call vote:

Aye - Mintz, Ruppertsberger, Bachur, Lauenstein, Evans, Volz
Nay - None
Abstain - Hickernell

BILL NO. 149-88, Comprehensive Zoning Maps - Sixth District,
was called. Councilman Evans moved to accept the Planning Board's
recommendation on the following issues: 6-001, 6-002, 6-004, 6-005,
6-006, 6-007, 6-009, 6-010, 6-011, 6-012, 6-014, 6-015, 6-017, 6-018,
6-019, 6-020, 6-021, 6-022, 6-023, 6-024, 6-027, 6-028, 6-029, 6-030,
6-031, 6-033, 6-034, 6-035, 6-036, 6-037, 6-038, 6-039, 6-040, 6-043,
6-044, 6-045, 6-047, 6-048, 6-049, 6-050, 6-052, 6-053, 6-055, 6-056,
6-057, 6-058, 6-059, 6-060, 6-061, 6-062, 6-064, 6-065, 6-066, 6-068,
6-069, 6-071, 6-073, 6-075, 6-076, 6-077, 6-078, 6-079, 6-080, 6-082,
6-083, 6-085, 6-086, 6-088, 6-089, 6-090, 6-091, 6-092, 6-093, 6-094,
6-095, 6-096, 6-097, 6-100, 6-102, 6-103, 6-104, 6-105, 6-106, 6-108,
6-109, 6-110, 6-113, 6-114, 6-115, 6-117, 6-119, 6-120, 6-121, 6-122,
6-123, 6-124, 6-125, 6-126, 6-127, 6-129, 6-130, 6-131, 6-132, 6-133,
6-134, 6-135, 6-136, 6-138, 6-139, 6-140, 6-143, 6-144, 6-145, 6-146,
6-147, 6-148, 6-149, 6-151, 6-153, 6-154, 6-156, 6-157, 6-158, 6-160,
6-161, 6-162, 6-163, 6-164, 6-165, 6-166, 6-167, 6-168, 6-169, 6-171,
6-172, 6-173, 6-174, 6-175, 6-177, 6-178, 6-180, 6-181, 6-182, 6-183,
6-185, 6-187, 6-188, 6-189, 6-190, 6-191, 6-192, 6-193, 6-194, 6-195,
6-196, 6-197, 6-198, 6-199, 6-201 and 6-202. Motion was seconded by
Councilman Volz and these issues were passed unanimously by the six
Councilmembers present with the exception of issue 6-061 in which
Councilman Volz abstained from the vote on that issue.

Councilman Evans then moved for the following changes in the
Sixth District Comprehensive Zoning Maps:

Issue 6-003 from DR 16 to RO. Motion was seconded by
Councilman Bachur and passed unanimously by the six Councilmembers
present.

Issue 6-008 from DR 16 to BL. Motion was seconded by
Councilman Bachur and passed unanimously by the six Councilmembers
present.

Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

ZONING RECLASSIFICATION PETITIONS

Cycle III, 1990

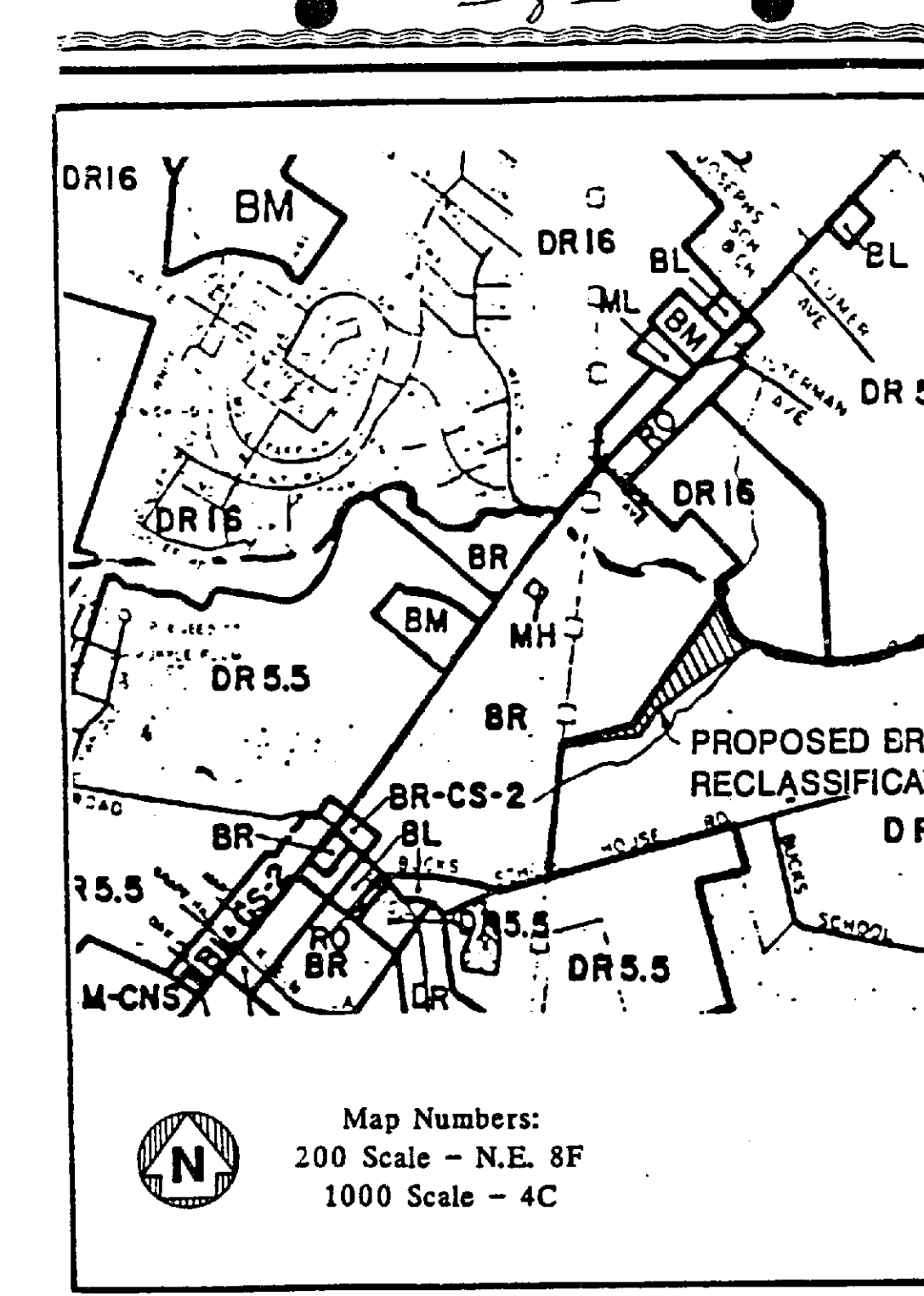
July 31, 1990

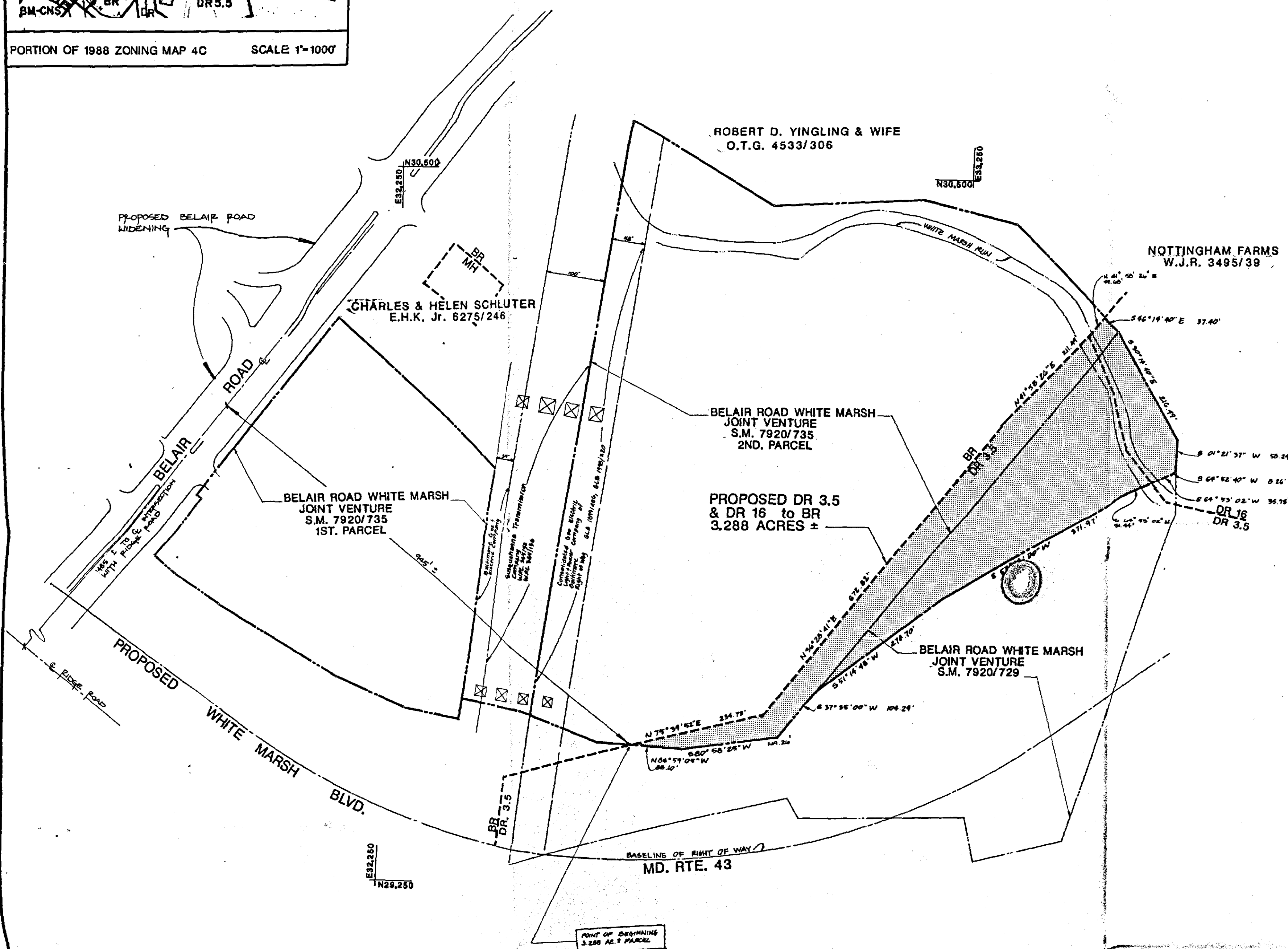
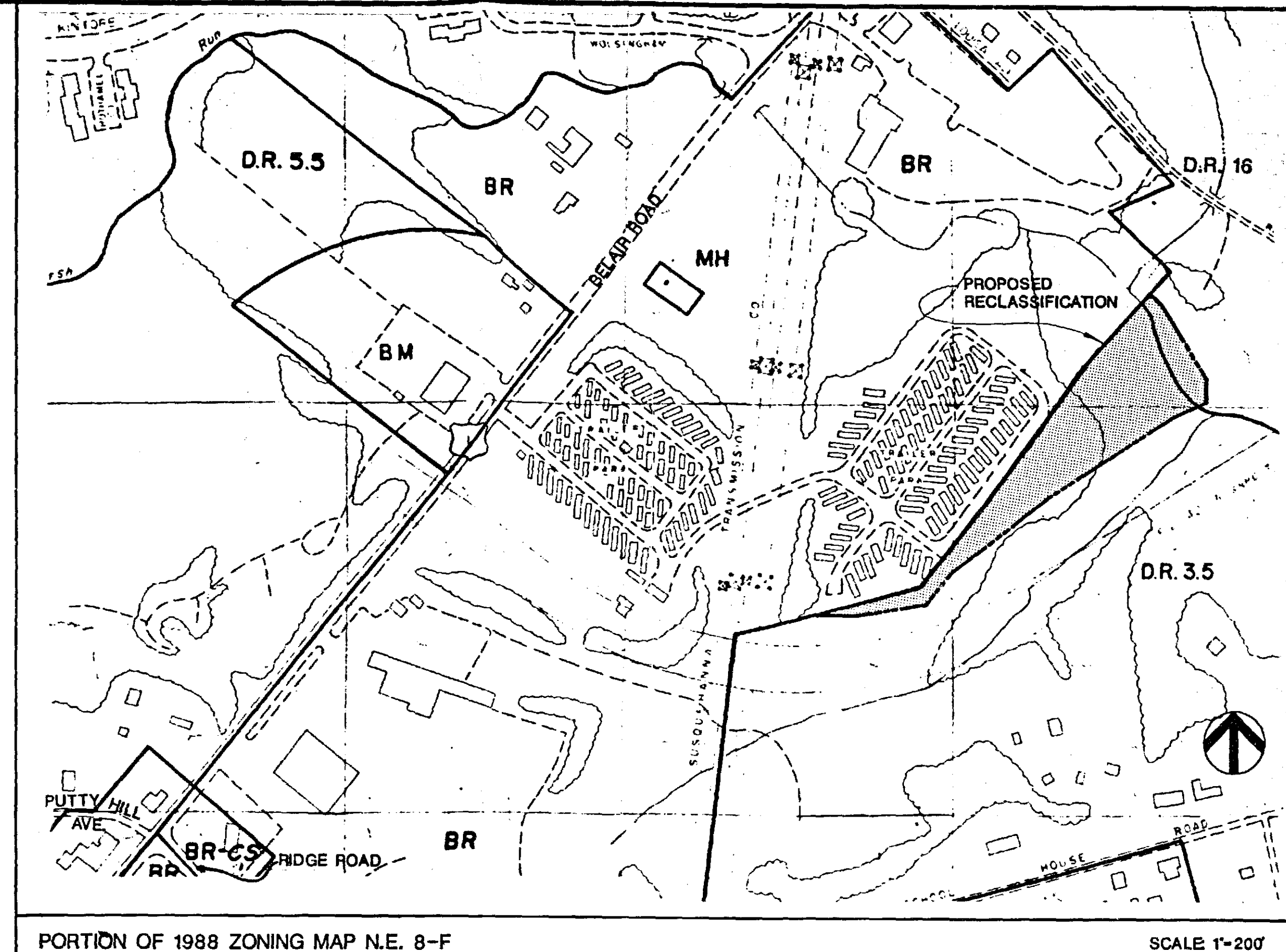
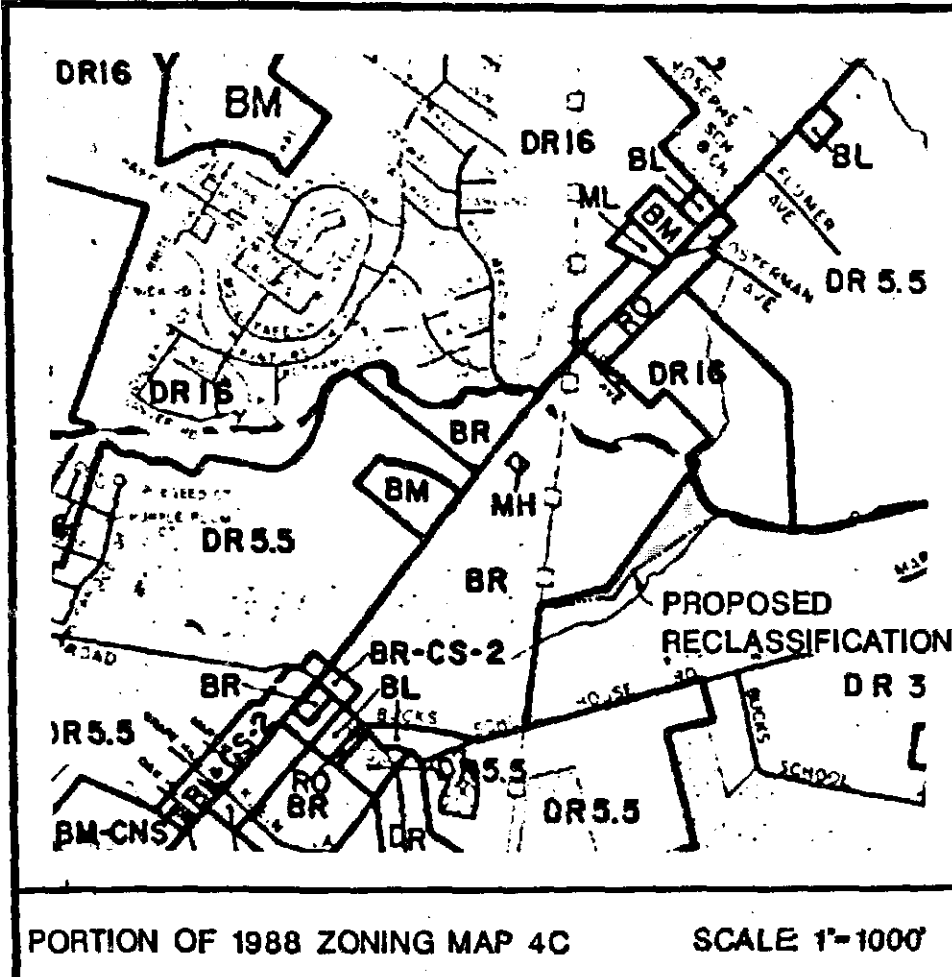


Dennis F. Ruppertsberger
County Executive

ITEM NO. and PETITIONER	LOCATION	ACREAGE	EXISTING ZONING	RECOMMENDED ZONING	OPZ RECOMMENDATION	PLANNING BOARD
ITEM NO. 8 Tall Sun Der R-90-407; 10/17/90	NE/2 Reisterstown Road, 440' SE of the centerline of Mt. Wilson Lane Extended	2.608	D.R. 3.5	B.L.	D.R. 3.5	D.R. 3.5
ITEM NO. 9 Mobil Oil Corporation CR-90-408 X2SPB; 10/23/90	SE/2 Reisterstown Rd, 960'±, SW of I-695 centerline (#1708 Reisterstown Rd)	.6432	B.L.	B.L.-C.N.S.	B.L.-C.N.S.	B.L.-C.N.S.
ITEM NO. 10 Claridge Towers Company CR-90-409 SPB; 10/24/90	E/2 Bellona Lane, 74'±, N. of centerline Bellona Av (#8415 Bellona Lane)	4.944	D.R. 16	O-1	D.R. 16	D.R. 16
ITEM NO. 11 Calvin & Belores Unified R-90-410; 10/31/90 John L. Lindner	SE/2 MD, PA Railroad, 340'±, SW of the centerline of Glen Ave Road	2.490	R.C. 5	B.L.-C.N.	R.C. 5	R.C. 5
ITEM NO. 12 Ruth C. Stephens, Personal Representative in the Estate of Ruth Chatterton R-90-411; 11/7/90	NE/2 Goettner Road, 205'±, SE of centerline Belair Road	0.24	R.C. 5	B.L.	R.C. 5	R.C. 5
ITEM NO. 13 Belair Road White Marsh Joint Venture R-90-412; 11/13/90	N/2 White Marsh Blvd (Proposed), 945' E. of centerline Belair Road; also 220' E. of centerline of Susquehanna Transmission Company Powerline	3.2882 (2.948 acres) D.R. 16 (0.440 acre)	D.R. 3.5 B.R.	B.R.	B.R.	B.R.
ITEM NO. 14 Perry Hall Mini Storage & Company R-90-413; 11/14/90	SW/2 Roseville Blvd, 827'± E. of Perry Hall Blvd (#7750 Roseville Boulevard)	.6772	D.R. 5.5	N.L.-I.N.	D.R. 5.5	D.R. 5.5
ITEM NO. 15 Shell Oil Company CR-90-414 X2SPB; 11/27/90	SW/2 Stammers Run Road, cor. W/2 Marlip Avenue (#401 Stammers Run Road)	0.372	B.L.	B.L.-C.N.S.	B.L.-C.N.S.	B.L.-C.N.S.
ITEM NO. 16 Charles Bailey R-90-415; 11/28/90	NE/2 North Point Blvd, between City Line and Rolling Mill Road (#6000 Rolling Mill Road)	.32	N.H.-I.N.	B.R.-I.N.	N.H.-I.N.	N.H.-I.N.

CYCLONE/TITIGAL
7/31/90

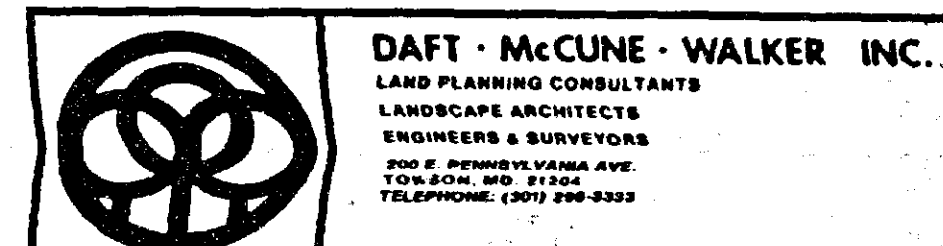




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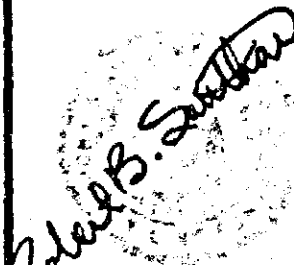
DAFT-MCCUNE-WALKER, INC.

AREA OF PROPOSED RECLASSIFICATION	
DR 3.5 to BR	2.848 ACRES ±
DR 16 to BR	0.440 ACRES ±
TOTAL	3.288 ACRES ±



**BELAIR WHITE MARSH
#13 JOINT VENTURE**
PETITION FOR ZONING
RECLASSIFICATION
R-90-412

14th. Election District Councilmanic District 6

			SCALE:
			1"=100'
			JOB ORDER NO. 88021.L
			ISSUE DATE 2-28-90
DATE	REVISIONS		

1 OF 1

R-90-412 Petitioners 1

TR 90-412 Petitioners 2