

IN THE MATTER OF THE APPLICATION OF EDGEWATER PARTNERSHIP LIMITED PARTNERSHIP FOR A ZONING RECLASSIFICATION FROM D.R. 16 (.71 ACRE) & 0-1 (1.2 ACRES) TO B.L. ON PROPERTY LOCATED ON THE NORTH SIDE OF OLD PIMLICO ROAD, CORNER WEST SIDE I-83 (NO SPECIFIC ADDRESS) 3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. CR-91-362 Item #4, CYCLE V 1991

ORDER OF DISMISSAL

Petition of Edgewater Partnership Limited Partnership for a zoning reclassification from D.R. 16 (.71 acre) and 0-1 (1.2 acres) to B.L. on property located on the north side of Old Pimlico Road, corner west side I-83 (no specific address) in the Third Election District of Baltimore County; and

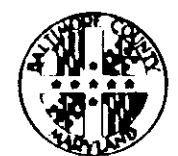
WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of Petition filed September 5, 1991 (a copy of which is attached hereto and made a part hereof) from Julius W. Lichter, Esquire, Counsel for the Petitioners/Property Owners; and

WHEREAS, the Petitioners request that the Petition filed herein be withdrawn as of the above date,

IT IS HEREBY ORDERED this 5th day of August, 1993 by the County Board of Appeals of Baltimore County that said Petition be and the same is hereby WITHDRAWN AND DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett, Chairman  
C. William Clark  
S. Diane Levero



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

August 19, 1993

Julius W. Lichter, Esquire  
LEVIN & GANN, P.A.  
305 W. Chesapeake Avenue  
Towson, MD 21204

Re: Case No. CR-91-362  
EDGEWATER PARTNERSHIP LTD PART.

Dear Mr. Lichter:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

The Zoning Office has indicated that the advertising fees are still outstanding as of this date. Please contact Gwen Stephens at 887-3391 to finalize this matter.

Sincerely,

Charlotte E. Radcliffe  
Legal Secretary

encl.

cc: Edgewater Partnership Ltd. Part.  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy H. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk /ZADM  
Arnold Jablon /ZADM

CR-91-362

#4

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 situated 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 D-1 & D.R. 16 zone to an B.L. zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

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

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

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

Contract Purchaser: Edgewater Partnership Limited Partnership  
Signature: [Signature]  
Address: [Address]  
City and State: [City and State]

Legal Owner(s): Edgewater Partnership Limited Partnership  
Signature: [Signature]  
Address: [Address]  
City and State: [City and State]

Attorney for Petitioner: Julius W. Lichter  
Signature: [Signature]  
Address: [Address]  
City and State: [City and State]

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Julius W. Lichter  
Address: [Address]  
City and State: [City and State]

Attorney's Telephone No.: [Number]

CR-91-362

#4

ENVIRONMENTAL IMPACT STATEMENT  
TO ACCOMPANY ZONING RECLASSIFICATION PETITION

RE: Old Pimlico Road Property  
N/S Old Pimlico Road at  
W/S Interstate Route 83

SECTION I

The purpose of this document is to discuss the possible environmental effects of the proposed plan of development for the referenced site. It should be noted that, while this report is prepared to accompany a petition for zoning reclassification for the property, the character of the development herewith proposed bears very little difference from a plan of development that would be proposed under the existing zoning.

The subject site is located on the north side of Old Pimlico Road, adjacent to the west right-of-way of Interstate Route 83, the Jones Falls Expressway. The net acreage of the lot is approximately 1.98 acres.

The improvements to the site proposed herewith include 15,600 square feet of retail space one story tall with 78 parking spaces to support the use. Access is provided by a short drive located opposite Jones Falls Terrace which provides access to the community known as Brook Falls. This small shopping center is intended to service the densely populated communities immediately surrounding it.

SECTION II

The site is located adjacent to a portion of State right-of-way which overlays Old Pimlico Road. Within the right-of-way is a V-ditch type channel, partially lined with concrete, that was constructed to convey runoff from a

limited area of approximately 7 acres, more or less, to a culvert that passes under the Interstate and joins with another culvert that conveys the flows of an existing stream toward the Jones Falls.

The site itself rises at a steady slope of 15 to 24 percent. Two soil types are present, according to the U.S. Department of Agriculture Mapping for Baltimore County: Legore (Le D2) and Chrome (Co E3). These soils present a severe erosion hazard and generally are quite shallow. Sporadic vegetation clings to the slopes. Immediately above the site is Twin Ridge, a development of garden condominiums. The total length of the slope is slightly over 200 feet.

The V-ditch at the toe of the slope exhibits marginal hydric characteristics, but must be considered insignificant as a provider of water quality benefits.

SECTION III

Development of the site will require extensive use of retaining walls to provide an area for buildings and parking. A total impervious surface of 46,395 square feet is proposed: 15,600 square feet of building and 30,595 square feet of parking and drives. A culvert will be placed in the existing V-ditch to provide access to the site from Old Pimlico Road.

SECTION IV

Control of the volume of stormwater runoff will be provided either by storage within structures underneath the proposed parking lot or behind a weir structure placed before the existing culvert at Interstate Route 83 and

utilizing the natural storage capacity of the low area between the southeast side of the site and the aforementioned culvert.

Water quality benefits can be achieved through pre-treatment of the water prior to its release into the volume storage area.

The net effect of a development of this nature will be the stabilization of an otherwise unstable condition. An analysis of the slope indicates severe erosion potential. While there is no water body immediately adjacent to this site, it is quite likely that transported sediments are currently finding their way into the Jones Falls.

Development of this site will control the existing sheet erosion over this hillside area and attenuate its discharge. In addition, pollutant removal can be achieved, where presently there exists little opportunity for removal of pollutants prior to the discharge of runoff into the receiving culvert.

Special sediment control structural measures will be utilized to control sediment transport during construction. Attractively landscaped areas will be created about the site under well stabilized conditions.

CR-91-362

#4

DESCRIPTION OF OLD PIMLICO ROAD PROPERTY  
TO ACCOMPANY RECLASSIFICATION PETITION

Beginning for the same at a point on the northerly right-of-way line of Old Pimlico Road, which point is 320 feet, more or less, westerly from the intersection of the centerline of Old Pimlico Road with the centerline of Jones Falls Terrace; thence, leaving the northerly right-of-way line of Old Pimlico Road, North 53° 23' 00" East 98.95 feet to a point; thence, North 29° 37' 00" East 263.85 feet to a point; thence, North 67° 47' 40" East 198.83 feet to a point; thence, North 27° 07' 00" East 134.22 feet to intersect the westerly right-of-way line of Jones Falls Expressway, Interstate Highway 83; thence, binding upon the said westerly right-of-way line of Jones Falls Expressway, South 16° 21' 15" East 214.80 feet to a point; and, South 15° 40' 00" West 47.25 feet to intersect the first mentioned northerly right-of-way line of Old Pimlico Road; thence, binding on the northerly right-of-way line of Old Pimlico Road the following nine (9) courses:

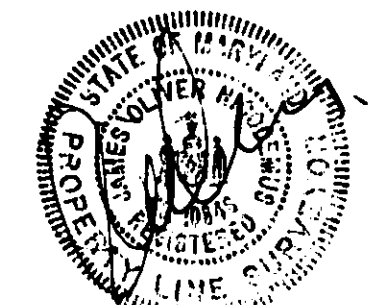
1. South 48° 36' 29" West 82.76 feet to a point;
2. South 55° 52' 47" West 52.50 feet to a point;
3. South 59° 03' 02" West 51.66 feet to a point;
4. South 62° 19' 00" West 50.99 feet to a point;
5. South 66° 08' 56" West 53.80 feet to a point;
6. South 70° 51' 49" West 44.06 feet to a point;
7. South 74° 15' 12" West 142.94 feet to a point;
8. South 72° 27' 33" West 48.98 feet to a point; and,

February 27, 1991  
DESCRIPTION OF OLD PIMLICO ROAD PROPERTY  
TO ACCOMPANY RECLASSIFICATION PETITION

9. South 77° 31' 52" West 33.46 feet to the point of beginning.

Containing 1.986 acres of land, more or less.

This description taken from and intended to comply with a Plat prepared by APR Associates, Inc. for Frederick Klaunberg, Jr., et al., dated August 18, 1987.



**receipt**  
#7

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

Account R 001.6150  
Number

Date *3/1/91*

*Edgewater Partnership Limited Partnership*

Please Make Checks Payable To: Baltimore County

Validation

**receipt**

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

Account R 001.6150  
Number

Date *3-1-91*

*See hand-written receipt dated 3-1-91*

Please Make Checks Payable To: Baltimore County

Validation

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887 3354

DATE: 9-12-91

Edgewater Partnership Limited Partnership  
300 Water Street  
Baltimore, Maryland 21202

Re: Petition for Zoning Reclassification  
CASE NUMBER: CR-91-362  
N/S Old Pimlico Road, cor W/S 1-83  
(no specific address)  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Edgewater Partnership Limited Partnership  
HEARING: WEDNESDAY, OCTOBER 16, 1991 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$689.00 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 immediately mail same to the attention of G. Stephens, Zoning Officer, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

J. Robert Haines  
Zoning Commissioner

cc: Julius W. Lichter, Esq.

NOTICE OF HEARING

Petition for Zoning Reclassification  
CASE NUMBER: CR-91-362  
N/S Old Pimlico Road, cor W/S 1-83  
(no specific address)  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Edgewater Partnership Limited Partnership

PROPERTY DESCRIPTION

Beginning for the same at a point on the northerly right-of-way line of Old Pimlico Road, which point is 320 feet, more or less, westerly from the intersection of the centerline of Old Pimlico Road with the centerline of Jones Falls Terrace; thence, leaving the northerly right-of-way line of Old Pimlico Road, North 53 degrees, 23 minutes, 00 seconds East 58.95 feet to a point; thence, North 29 degrees, 37 minutes, 00 seconds East 263.85 feet to a point; thence, North 67 degrees, 47 minutes, 40 seconds East 198.83 feet to a point; thence, North 77 degrees, 07 minutes, 00 seconds East 134.22 feet to intersect the westerly right-of-way line of Jones Falls Expressway, South 16 degrees, 21 minutes 15 seconds East 214.80 feet to a point; and, South 15 degrees, 40 minutes, 00 seconds West 47.75 feet to intersect the first mentioned northerly right-of-way line of Old Pimlico Road; thence, binding on the northerly right-of-way line of Old Pimlico Road the following nine (9) courses:

- 1) South 48 degrees, 36 minutes, 29 seconds West 82.76 feet to a point;
- 2) South 55 degrees, 52 minutes, 47 seconds West 52.50 feet to a point;
- 3) South 59 degrees, 03 minutes, 02 seconds West 51.46 feet to a point;
- 4) South 62 degrees, 19 minutes, 00 seconds West 50.99 feet to a point;
- 5) South 66 degrees, 08 minutes, 56 seconds West 53.80 feet to a point;
- 6) South 70 degrees, 51 minutes, 49 seconds West 44.06 feet to a point;
- 7) South 74 degrees, 15 minutes, 12 seconds West 142.94 feet to a point;
- 8) South 72 degrees, 27 minutes, 33 seconds West 48.98 feet to a point; and,
- 9) South 77 degrees, 31 minutes, 52 seconds West 33.46 feet to the point of beginning.

Containing 1.986 acres of land, more or less.

RECLASSIFICATION: Petition to reclassify the property from D.R.-16 and O-1 zoning to B.L. zoning.

HEARING: WEDNESDAY, OCTOBER 16, 1991 at 10:00 a.m.

LOCATION: County Office Building, Room 301  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
County Board of Appeals

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887 3354

October 1, 1991

Julius W. Lichter, Esquire  
305 W. Chesapeake Ave, Suite 113  
Towson, MD 21204

RE: Item No. 4  
Case No. CR91-362  
Petitioner: Edgewater Partnership Ltd  
Reclassification Petition

Dear Mr. Lichter:

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 16, 1991. 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.

CR91-362  
Julius W. Lichter  
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: Ms. Arlene D. Chodosh  
Edgewater Partnership Limited  
300 Water Street  
Baltimore, MD 21202

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887 3354

Your petition has been received and accepted for filing this 1st day of March, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Edgewater Partnership Limited  
Petitioner's Attorney: Julius W. Lichter

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: June 19, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Famill

SUBJECT: Zoning Reclassification Cycle V

ITEM NUMBER: 4

The existing D.R.-16 and O-1 zoning for this site can be expected to generate approximately 600 vehicle trips per day, and the proposed B.L. zoning can be expected to generate approximately 960 vehicle trips per day. However, the proposed use shown on the documented site plan can be expected to generate approximately 1,490 vehicle trips per day.

*Rahee J. Famill*  
Rahee J. Famill  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-1500

APRIL 24, 1991

APRIL, 1991 - OCTOBER, 1991 ZONING RECLASSIFICATION CYCLE V

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

RE: Property Owner: EDGEWATER PARTNERSHIP LIMITED  
Location: N/S OLD PIMLICO ROAD  
Item No.: 4

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.

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", 1988 edition prior to occupancy.

REVIEWER: *William F. Dwyer*  
Planning Group  
Special Inspection Division

Noted and Approved  
Fire Prevention Bureau

JR/KEK

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 17, 1991  
FROM: Dennis A. Kennedy, P.E.  
RE: Zoning Advisory Committee Meeting  
for Zoning Reclassification Cycle V  
April 1991 - October 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 5 and 7.

For Items 1, 2 and 4, County Review Group Meeting will be required.

For Items 3 and 6, revised County Review Group Meetings will be required

*Dennis A. Kennedy*  
Dennis A. Kennedy, P.E., Acting Chief,  
Developers Engineering Division

DAR:e

CR-91-362  
#4

POINTS OF ERROR AND CHANGE

CONCERNING PROPERTY OF EDGEWATER LIMITED PARTNERSHIP  
NORTHWEST CORNER OF OLD PIMLICO ROAD AND JONES FALLS EXPRESSWAY--  
SECOND COUNCILMANIC DISTRICT-BALTIMORE COUNTY

THE PETITIONER, EDGEWATER PARTNERSHIP LIMITED PARTNERSHIP, a Maryland Limited Partnership, asserts that the Baltimore County Council erred in classifying the subject property 0-1 and D.R. 16 and in support thereof states as follows:

1. The subject property is zoned 0-1 and D.R. 16 and should have been classified in the B.L. zone.
2. There is insufficient B.L. zoning in the area to adequately service the community which is predominated by high density residential uses.
3. Due to the location, size, configuration and topography of the property, the 0-1 and D.R. 16 zones are confiscatory and do not recognize the potentials which the B.L. zone allows to serve the community.
4. The subject property is adjacent to the right-of-way of the Jones Falls Expressway.
5. The property to the east, across the Jones Falls Expressway, is zoned MLR, ML, BR and BL and is improved with industrial, commercial and retail uses.
6. The property adjoining the southern boundary of the subject property, comprising 1.13+ acres, is zoned 0-1 and is unimproved.

7. For additional reasons as may be disclosed upon more detailed review during the pendency of this Petition assigning error by the Council.

Respectfully Submitted,

*Julius W. Lichter*  
Julius W. Lichter

*Kathryn A. Turner*  
Kathryn A. Turner  
Attorneys for the Petitioner

EDGEWATER PART. LTD. PART.  
N/S Old Pimlico Rd., cor W/s  
I-83 (no specific address)

#CR-91-362  
Item #4, Cycle V, 1991  
3rd Election District  
2nd Councilmanic District

D.R.-16 (.71 acre) & 0-1 (1.2 acres) 1.986 acres  
to B.L. (Documented Plan)

March 1, 1991 Petition filed.

Julius W. Lichter, Esquire  
Levin & Gann, P.A.  
305 W. Chesapeake Avenue  
Suite 113  
Towson, Maryland 21204

Counsel for Petitioner

Edgewater Partnership Ltd. Part.  
Arlene D. Chodosh, Agent  
300 Water Street  
Towson, Maryland 21204

Petitioner

Mr. James Earl Kraft  
Baltimore County Board of Education  
940 York Road  
Towson, Maryland 21204

Phyllis C. Friedman, Esquire  
P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Chief Deputy County Attorney

People's Counsel for Baltimore County

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 NICHOLS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
301-530-1300  
TELECOPIER 301-625-0550

LAW OFFICES  
LEVIN & GANN  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
301-321-0600  
TELECOPIER 301-296-2801  
September 4, 1991

ELLIS LEVIN 1893-19601  
CARROLL COUNTY OFFICE  
1137 LIBERTY ROAD  
STEVESVILLE, MD 21154

JULIUS W. LICHTER

HAND DELIVERED

William T. Hackett, Chairman  
Baltimore County Board of Appeals  
111 West Chesapeake Avenue  
Towson, MD 21204

RE: Edgewater Partnership Limited Partnership  
N/S Old Pimlico Road  
Case No. CR-91-362  
Cycle V, Item 4

Dear Chairman Hackett:

On behalf of and at the request of, Edgewater Partnership Limited Partnership, please withdraw the above referenced petition for reclassification which is set for October 16, 1991.

Please call me if you have any questions.

Sincerely,

*Julius W. Lichter*  
Julius W. Lichter

JWL/dgh

cc: Mr. Glen Weinberg

PURCHASE REQUISITION NO. M 52814 PURCHASE REQUISITION BALTIMORE COUNTY, MARYLAND OFFICE OF CENTRAL SERVICES

PLEASE ORDER THE FOLLOWING FOR: Zoning Office DATE: \_\_\_\_\_

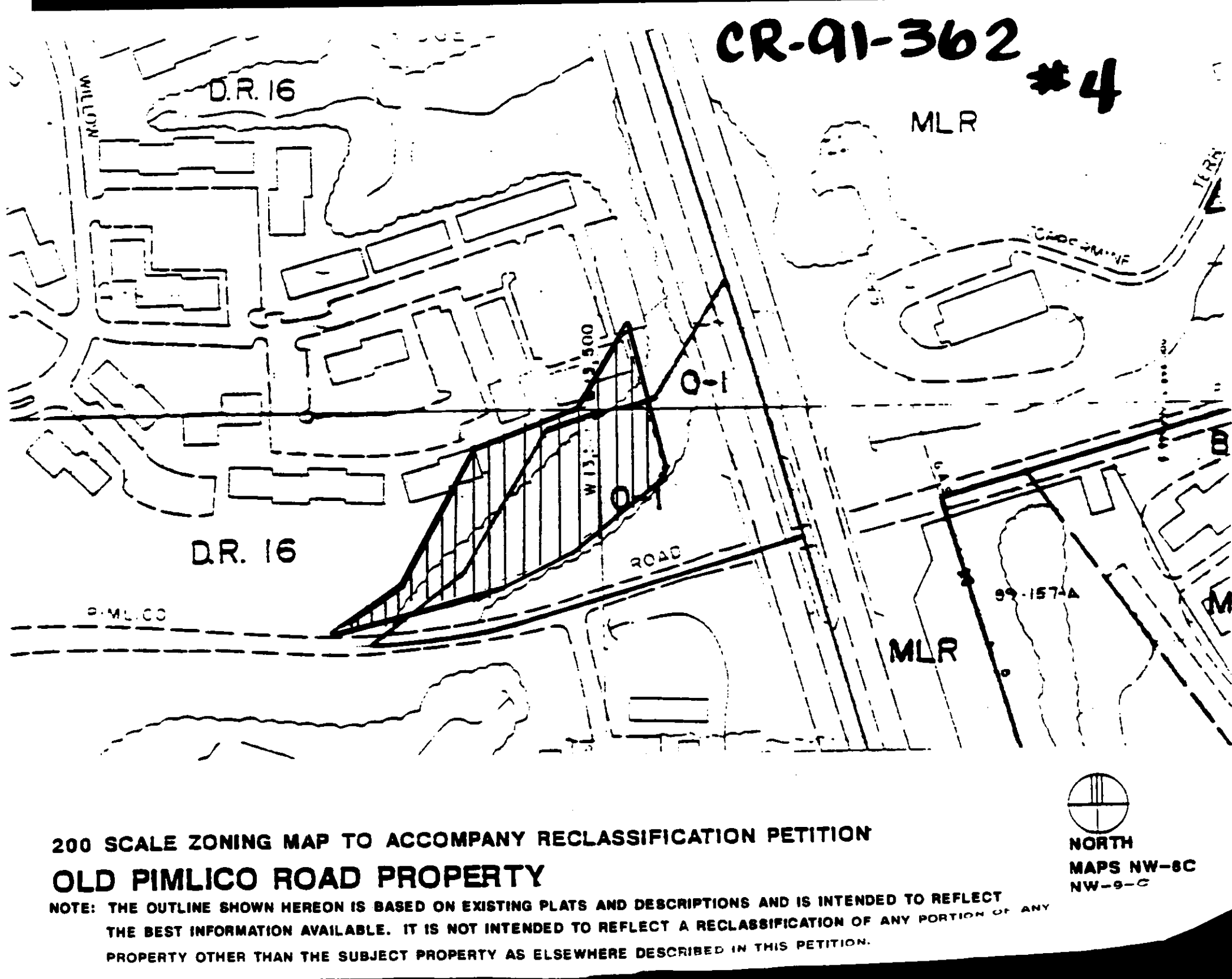
BUDGET CODE	YEAR	FUND	AMOUNT	OBJ.	DESCRIPTION OF MATERIAL	UNIT PRICE	TOTAL PRICE	PURCHASE/SUB-ORDER NO.
92	001	012	1202	0412	00		1110	
8020	001	000						

Case Number: CR-91-362  
Old Pimlico Road, Corner W/S I-83  
Edgewater Partnership  
HEARING: WED. OCT. 16, 1991 at 10 a.m.

ISSUES: 9/18/91 and 9/19/91

PURCHASE FROM: TOWSON TIMES & JEFFERSONIAN  
VENDOR NO. 737164  
TERMS F.O.B.

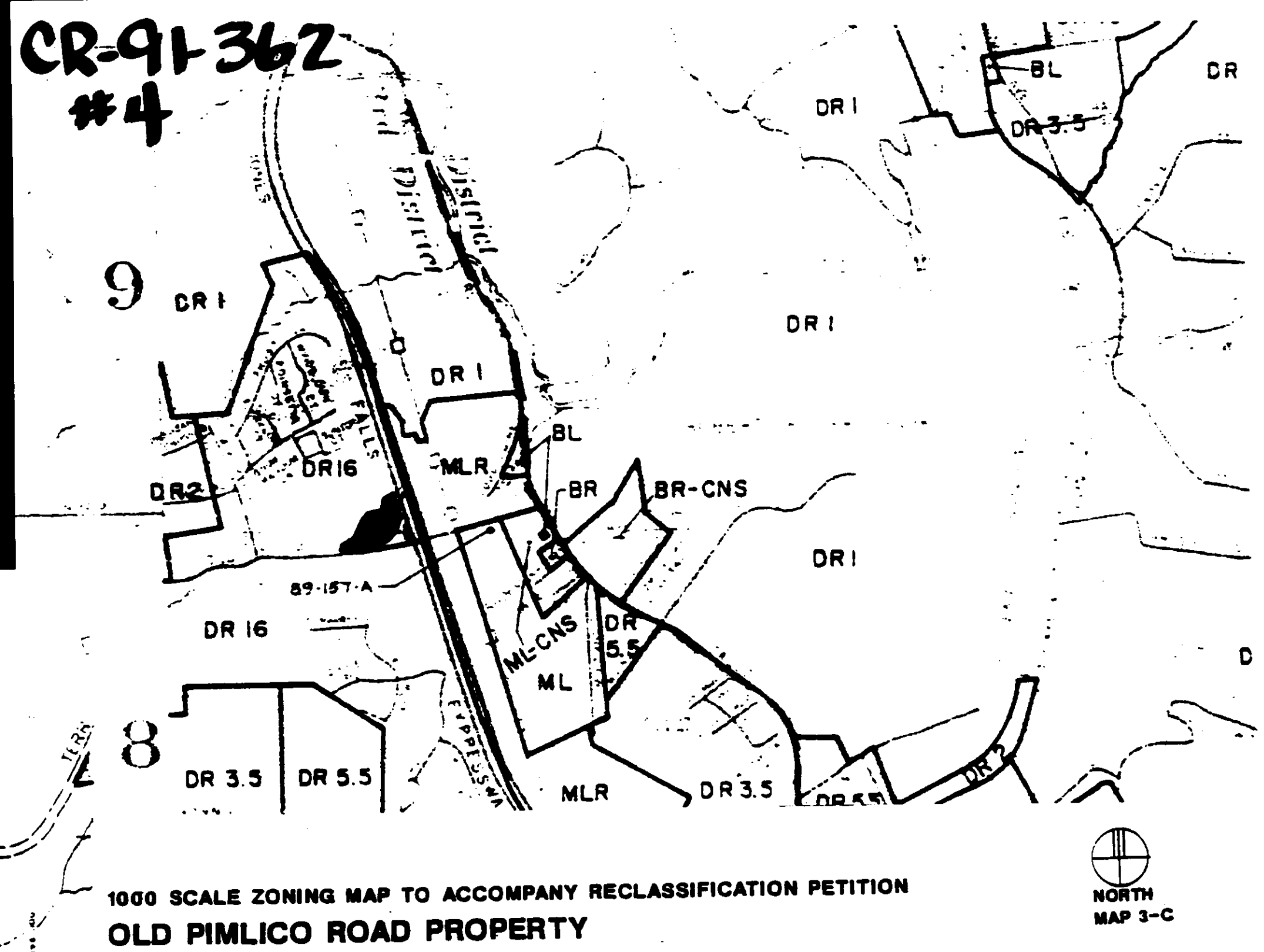
APPROVED BY: Zoning Office #3388



200 SCALE ZONING MAP TO ACCOMPANY RECLASSIFICATION PETITION  
OLD PIMLICO ROAD PROPERTY

NOTE: THE OUTLINE SHOWN HEREON IS BASED ON EXISTING PLATS AND DESCRIPTIONS AND IS INTENDED TO REFLECT THE BEST INFORMATION AVAILABLE. IT IS NOT INTENDED TO REFLECT A RECLASSIFICATION OF ANY PORTION OF ANY PROPERTY OTHER THAN THE SUBJECT PROPERTY AS ELSEWHERE DESCRIBED IN THIS PETITION.

CR-91-362  
#4



1000 SCALE ZONING MAP TO ACCOMPANY RECLASSIFICATION PETITION  
OLD PIMLICO ROAD PROPERTY

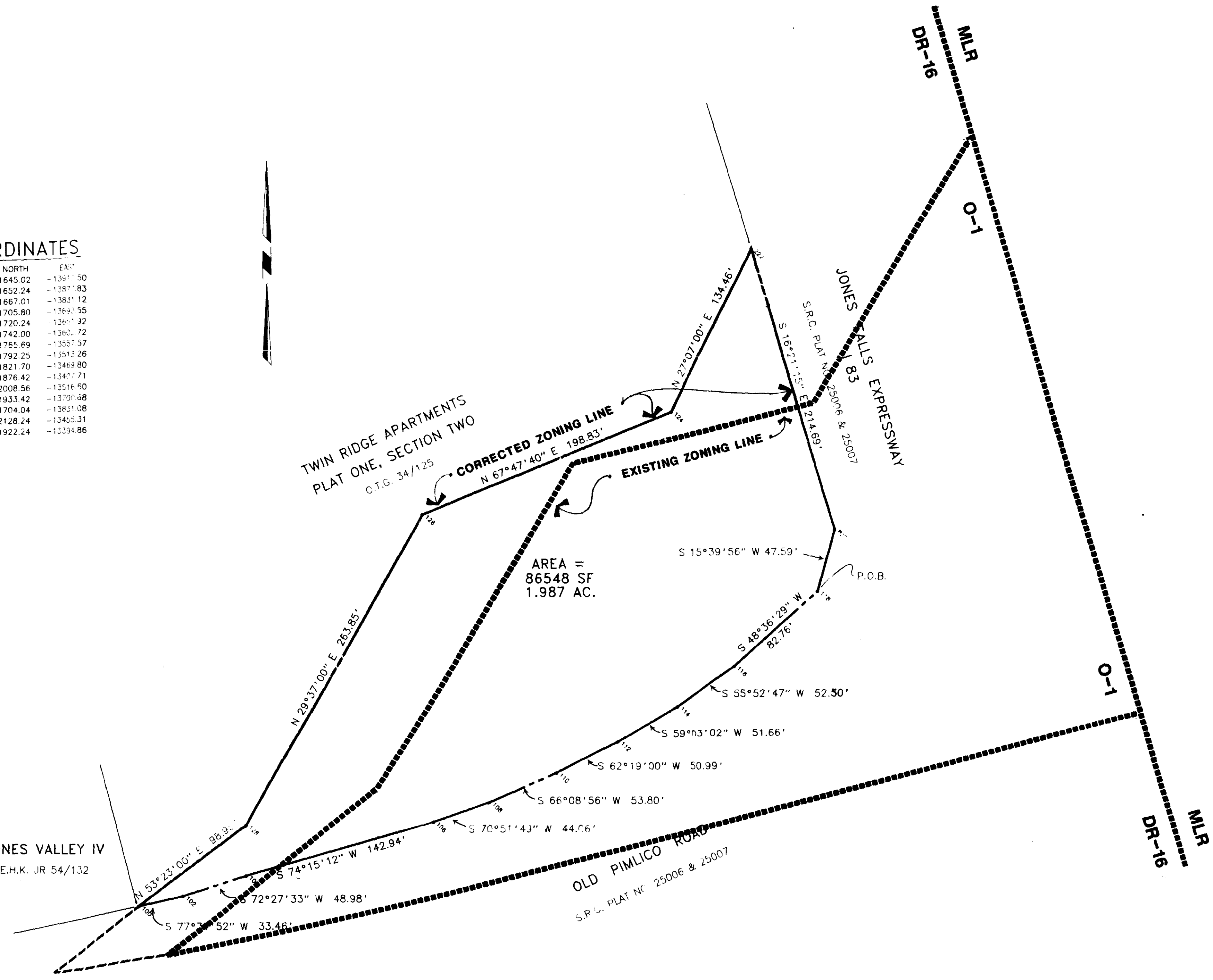
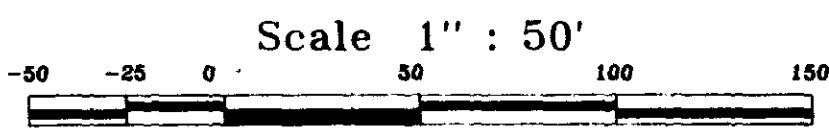
**COORDINATES**

NAME	NORTH	EAST
100	31845.02	-1391.30
102	31852.24	-1387.83
104	31867.01	-1385.12
106	31705.80	-1369.55
108	31720.24	-1365.32
110	31742.00	-1360.72
112	31765.89	-1355.57
114	31792.25	-1350.26
116	31821.70	-1346.80
118	31876.42	-1347.71
124	32008.56	-1351.50
126	31933.42	-1370.08
128	31704.04	-1383.08
222	32126.24	-1345.31
820	31922.24	-1339.86

JONES VALLEY IV  
E.H.K. JR 54/132

TWIN RIDGE APARTMENTS  
PLAT ONE, SECTION TWO  
C.T.G. 34/125

AREA =  
86548 SF  
1.987 AC.



July 22, 1991  
PROPERTY DESCRIPTION  
EDGEWATER PARTNERSHIP LTD. PARTNERSHIP PROPERTY  
AT OLD PIMLICO ROAD

Beginning for the same at a point formed by the intersection of the westernmost right-of-way line of the Jones Falls Expressway with the northernmost side of Old Pimlico Road as said point is shown on Plat No. 25006 of the State Roads Commission of Maryland entitled "Jones Falls Expressway - Interstate Rte. 43 Baltimore City Line Two Baltimore Beltway," thence, running with and binding upon the northernmost right-of-way line of Old Pimlico Road as shown on said Plat No. 25006 and on Plat No. 25007, as now surveyed, all bearings referenced to the Baltimore County Metropolitan District Grid Meridian, the following nine (9) courses and distances:

1. South 48°36'29" West 82.76 feet to a point; thence,
2. South 55°52'47" West 52.50 feet to a point; thence,
3. South 59°03'02" West 51.66 feet to a point; thence,
4. South 62°19'00" West 50.99 feet to a point; thence,
5. South 66°08'56" West 53.80 feet to a point; thence,
6. South 70°51'49" West 44.06 feet to a point; thence,
7. South 74°15'12" West 142.94 feet to a point; thence,
8. South 72°27'33" West 48.98 feet to a point; thence,
9. South 77°31'52" West 33.46 feet to a point, thence, leaving said right of way:
10. North 53°23'00" East 98.95 feet to a point; thence,
11. North 29°37'00" East 263.85 feet to a point; thence,
12. North 67°47'40" East 198.83 feet to a point; thence,
13. North 27°07'00" East 134.46 feet to a point on the aforesaid Plat No. 25006, thence, running with and binding upon said Plat the following two (2) courses and distances:
14. South 16°21'15" East 214.69 feet to a point; thence,
15. South 15°39'56" West 47.59 feet to the point of beginning.

Containing 1.9869 acres of land, more or less.  
Under and subject to items of record.

EDGEWATER PARTNERSHIP LTD. PARTNERSHIP  
PROPERTY  
@  
OLD PIMLICO ROAD

**CR-91-362**

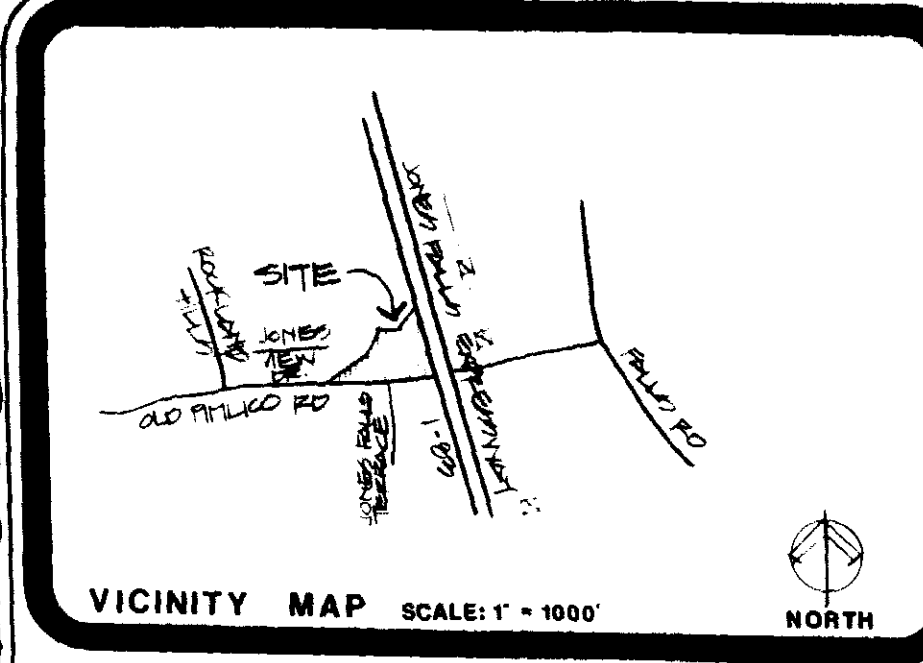
PLAT TO ACCOMPANY A PETITION  
FOR ZONING LINE CORRECTION

DATE: JULY 26, 1991

**D.S. THALER & ASSOCIATES, INC.**  
CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS  
7115 AMBASSADOR ROAD BALTIMORE, MARYLAND 21207 (301) 944-3647

EXHIBIT "E"

#4  
CR-91-362



OWNER/DEVELOPER  
EDGEWATER PARTNERSHIP  
LIMITED PARTNERSHIP  
1000 W. BALTIMORE STREET  
BALTIMORE, MARYLAND 21202  
752-5444  
John M. Olson, Baltimore



### GENERAL NOTES

OLD PIMLICO ROAD PROPERTY  
ELECTION DISTRICT: 3  
COUNCILMANIC DISTRICT: 2

**SITE AREA:**  
Total Site: 3.92 ac. net area  
1.986 ac. gross area (1.98 ac. net area of Old Pimlico Rd.)

**ZONING:**  
Current zoning: DR-16 # 1.72 ac. net area  
1.78 ac. gross (1.09 ac. net area of Old Pimlico Rd.)  
D-1 # 1.24 ac. net area  
1.30 ac. gross (1.24 ac. net area of Old Pimlico Rd.)  
Proposed zoning: M-1 # 1.986 ac.

**USE:**  
Existing: 2nd FLOOR UNDERSTORY (OFFICE/RETAIL)  
Proposed: retail

**PARKING:**  
Required: 15,600 S.F. @ 5 spaces/1000 S.F. = 78 spaces  
Proposed: 78 spaces (of which 4 are handicapped)

**ANGLED OPEN SPACE:**  
Required: 0.3 @ 1.98 ac. = 0.59 ac.  
Proposed: 0.4 ac.

**UTILITIES:**  
Public water and sewer will be provided

**BOUNDARY:**  
From a Plat prepared by APB Associates, Inc., dated August 18, 1987.  
THE D-1'S ARE BASED ON BALTIMORE CO. 200 PLAT 270.

**NOTES:**  
Signs are noted on the plan and will comply with B.C.D.R. Sign Regulations 413 and others as applicable.

**HOURS OF OPERATION:** 9:00 AM - 9:00 PM, 7 DAYS A WEEK

**MAXIMUM NUMBER OF EMPLOYEES:** 25

**MAXIMUM LEVELS AND ELEVATIONS:**  
Building will comply with all applicable codes and accepted standards relative to sound and other vibrations, dust, noise, gas light and heat emanations. No extraordinary emanations are anticipated.

**SITE FEATURES:**  
There are no existing wetlands, ponds or bodies of water on site.

**FLOOR AREA RATIO:**  
ALLOWED: 3.0 (1.0 x 3.0 = 3.0) (BASED ON D-1)  
PROPOSED: 2.15 (1.986 ac. x 3.0) (BASED ON D-1)

**SETBACKS:**  
15,000 S.F. @ 25' (15000 S.F. = 1402 S.F.)  
MINIMUM COVER: 40,000 S.F.

**PARKING:**  
ALL PARKING AREAS MUST BE SURFACE OR UNDERGROUND AND PERMANENTLY ATTEMPTED.

**LANDSCAPING:**  
ALLOWED: 50% OF FACE  
PROPOSED: 50% OF FACE (MINIMUM)

**ACCESS:**  
REQUIRED ACCESS IS THE ONLY REASONABLE MEANS OF ACCESS.

**REVISIONS:**

DATE: 3/28/91  
SCALE: 1" = 50'  
C.I. 5'

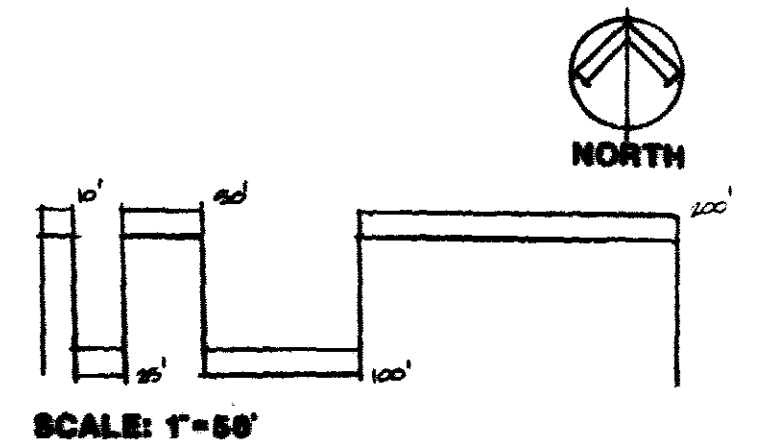
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
APPROVED BY:

PRINTED  
MAR 1 1991  
D.S. THALER & ASSOCIATES, INC.

PROJECT No. 2209  
SHEET No. 1

PLAN  
BALTIMORE COUNTY, MD.  
DOCUMENTED SITE PLAN TO ACCOMPANY RECLASSIFICATION PETITION  
OLD PIMLICO ROAD PROPERTY  
PUBLIC SERVICES COG. NO. PLANNING NO. ELECTION DISTRICT NO.

AREA OF RECLASSIFICATION  
1.986 AC.



SCALE: 1" = 50'

**LEGEND**

[Symbol]	Lot	[Symbol]	Proposed 2nd Flr	[Symbol]	Proposed
[Symbol]	Proposed	[Symbol]	Proposed	[Symbol]	Proposed
[Symbol]	Proposed	[Symbol]	Proposed	[Symbol]	Proposed
[Symbol]	Proposed	[Symbol]	Proposed	[Symbol]	Proposed
[Symbol]	Proposed	[Symbol]	Proposed	[Symbol]	Proposed
[Symbol]	Proposed	[Symbol]	Proposed	[Symbol]	Proposed
[Symbol]	Proposed	[Symbol]	Proposed	[Symbol]	Proposed
[Symbol]	Proposed	[Symbol]	Proposed	[Symbol]	Proposed
[Symbol]	Proposed	[Symbol]	Proposed	[Symbol]	Proposed
[Symbol]	Proposed	[Symbol]	Proposed	[Symbol]	Proposed

**REVISIONS**

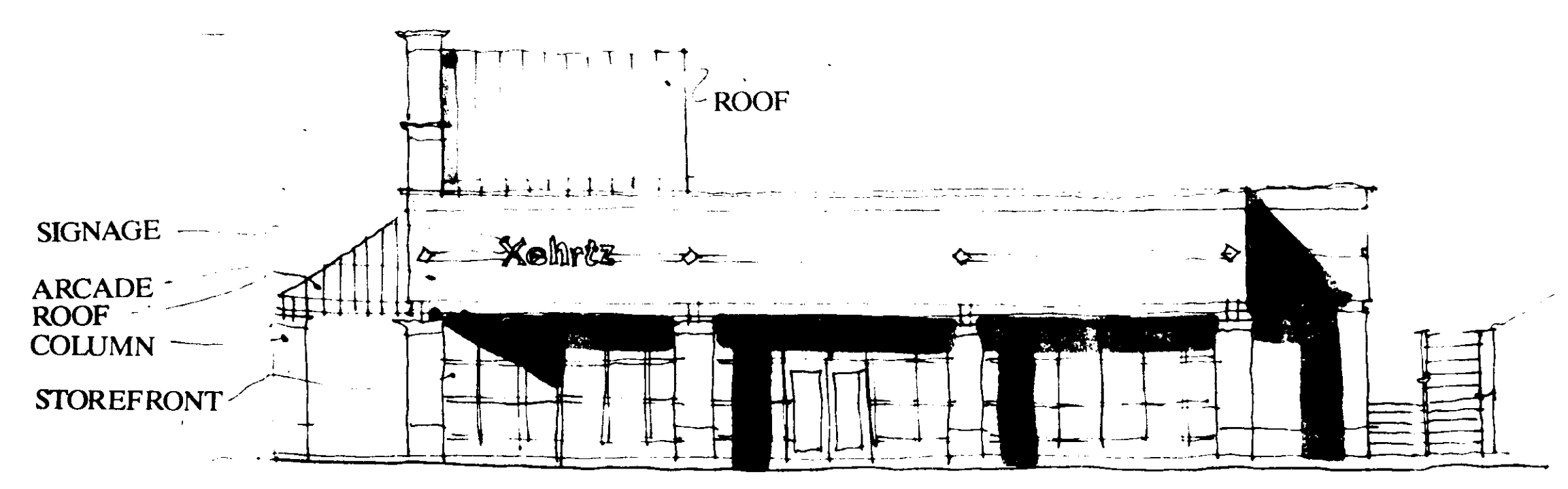

DATE: 3/28/91  
SCALE: 1" = 50'  
C.I. 5'

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
APPROVED BY:

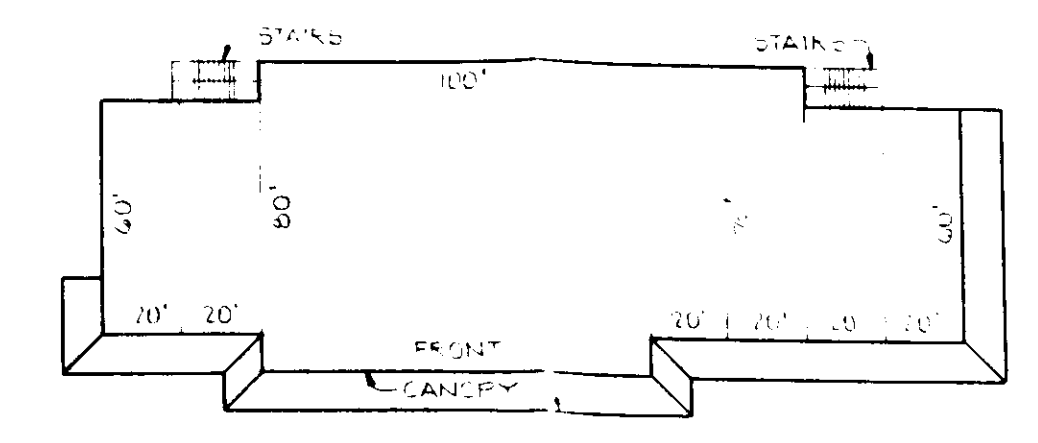
PRINTED  
MAR 1 1991  
D.S. THALER & ASSOCIATES, INC.

PROJECT No. 2209  
SHEET No. 1

T.O. GABLE  
 5'-0" 7'-0"  
 T.O. PARAPET  
 T.O. ARCADE  
 20'-0"  
 T.O. SLAB

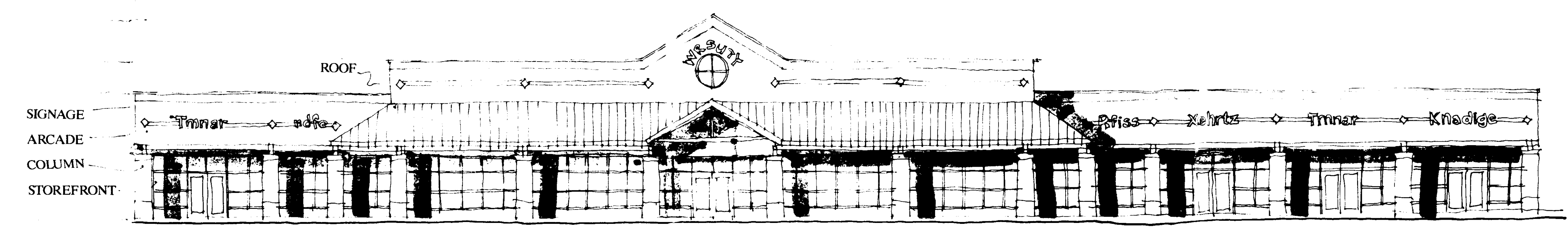


SIDE ELEVATION



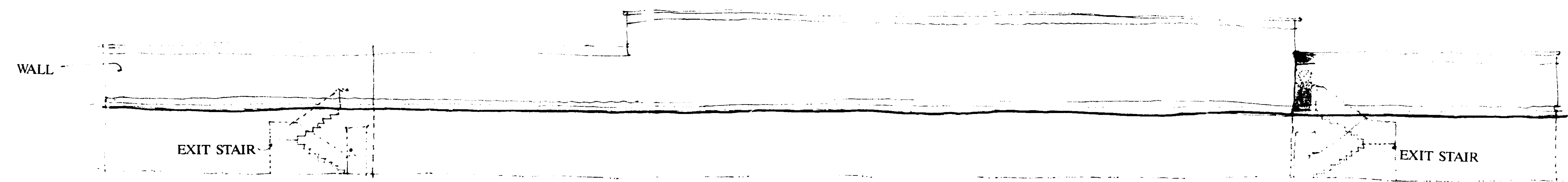
FLOOR PLAN  
 SCALE: 1/4"=1'-0"

T.O. GABLE  
 5'-0" 7'-0"  
 T.O. PARAPET  
 T.O. ARCADE  
 20'-0"  
 T.O. SLAB



FRONT ELEVATION

T.O. ARCADE  
 11'-0"  
 T.O. GRADE  
 9'-0"  
 T.O. SLAB



REAR ELEVATION

**OLD PIMLICO ROAD**

PREPARED BY: COLUMBIA DESIGN COLLECTIVE  
 DATE: FEBRUARY 27, 1991  
 SCALE: 1/8"=1'-0"

**DOCUMENTED SITE PLAN TO ACCOMPANY RECLASSIFICATION PETITION**

SHEET 2 OF 2

NOTE: BUILDING MATERIAL: MASONRY, PRECAST, DRYVIT OR WOOD SIDING  
 ROOF MATERIAL: METAL OR ASPHALT OR WOOD SHINGLES  
 BLDG. CHARACTER: NEIGHBORHOOD SHOPPING CENTER

**cdc**