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J. Charles Himmula
Zoning Commissioner
of Baltimore County

County Commissioners

Date: 4/16/53

13

Approved:

the

247

Petition for Zoning Re-Classification

1. or we, Walter H. Simons & Son, Inc. legal owner of the property situated in the District of Baltimore County, being the land outlined in red on the plat attache hereto filed herewith, the description of which is attached hereto and made a part hereof.

2/3/53 ✓

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1. RESEARCH - The process of gathering information about a subject or problem. It involves identifying a question, collecting data, and analyzing the results.

2. ANALYSIS - The process of examining data or information to identify patterns, trends, and relationships. It involves breaking down complex information into smaller, more manageable parts.

3. INTERVIEW - A conversation with a person or group of people to gather information. It can be structured or unstructured, depending on the purpose of the research.

4. QUESTIONNAIRE - A written survey or form that is distributed to a large number of people to collect data. It typically consists of a series of questions that respondents answer.

5. FOCUS GROUP - A small group of people who are brought together to discuss a specific topic or problem. The discussion is facilitated by a researcher and can provide valuable insights into the attitudes and beliefs of the group.

6. EXPERIMENT - A controlled study in which a researcher manipulates one or more variables to observe the effect on another variable. It is used to establish cause-and-effect relationships.

7. CASE STUDY - A detailed examination of a single case or a small number of cases. It involves gathering information from multiple sources, including interviews, observations, and documents, to provide a comprehensive understanding of the case.

8. CONTENT ANALYSIS - A systematic method for analyzing the content of communication. It involves identifying and quantifying the presence of certain words, phrases, or themes in a body of text.

9. ETHNOGRAPHY - A research method that involves observing and participating in the daily lives of a group of people in their natural setting. It is used to understand the culture and social norms of a community.

10. DETAILED DESCRIPTION - A thorough and comprehensive account of a subject or event. It provides a clear and detailed picture of the subject, often including specific examples and evidence.

11. CONCLUSION - A statement or judgment reached after a process of reasoning or investigation. It summarizes the findings of a study and provides a final assessment of the results.

Size and height of building: front.....feet; depth.....feet; height.....feet.
Front and side set backs of building from street lines: front.....feet; side.....feet.

M. P. Smith

Ralph W. Johnson

8126 Loch Raven Boulevard, Baltimore

2/11/53
11 AM

by the "Zoning Law of Baltimore County," in a newspaper of general circulation and whose approval

Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the.....

(over)

Testing Completion of Retention Goals

(over)

7/11/50
11 AM
C-SIGNS

11th day
7/11/53
11 AM
C-SIGNS

155.00 ✓

Zoning Commission

Hearings:
Wednesday, Feb. 11, 1953
at 11:00 a.m.
basement of
Hickord Bldg.,
Towson, Md.

PAID
JAN 29 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *Thomas H. [unclear]*

DESCRIPTION OF PROPERTY TO BE RECLASSIFIED FROM "A" RESIDENCE
ZONE TO "D" RESIDENCE ZONE

BEGINNING for the first thereof at the intersection of the south side
 of Dartmouth Avenue with the west side of Hillside Road, said place of beginning
 being at the beginning of the 17th line of the lot firstly described in deed to
 Ralph W. Silmers and Son, Inc., of the 1st of March, 1903, to wit: 21 1/2
 degrees 18' 30" East, 1883 feet 21 1/2 and running thence north 86 degrees 59 minutes
 45 seconds west 1226 and 34/100ths feet, thence running westerly and northerly
 and easterly and southerly and easterly and southerly and easterly and southerly
 binding on the southern and northern and eastern and western sides of the
 lot firstly described in deed to Ralph W. Silmers and Son, Inc., of the 1st of March, 1903,
 to wit: 88/100ths of a foot for the distance of 227 and 3/100ths feet, thence
 leaving Dartmouth Avenue and running the following courses and distances:
 north 80 degrees 07 minutes 45 seconds east 100 and 1/100ths feet, south 72 degrees
 20 seconds east 207 and 3/100ths feet, south 55 degrees 04 minutes
 20 seconds east 30 and 24/100ths feet, southerly by a curve to the left with a
 radius of 150 feet for the distance of 223 and 3/100ths feet, southerly by a curve to
 the left with a radius of 230 feet for the distance of 80 and 4/100ths feet, south 2
 degrees 59 minutes 45 seconds east 734 feet for the distance of 728 and 28/100ths feet,
 south 52 degrees 20 minutes 42 seconds west 355 feet, south 37 degrees 30 minutes
 15 seconds east 452 feet, south 37 degrees 30 minutes 15 seconds east 1205 feet
 to the left with a radius of 1205 feet for the distance
 of 79 and 34/100ths feet, thence south 41 degrees 26 minutes 33 seconds east 2 and
 7/100ths feet to the beginning of the 17th line of the lot firstly described in deed to
 Ralph W. Silmers and Son, Inc., of the 1st of March, 1903, to wit: 21 1/2
 degrees 18' 30" East, 1883 feet 21 1/2 and running thence north 86 degrees 59 minutes
 45 seconds west 1226 and 34/100ths feet, thence south 41 degrees 26 minutes 33 seconds
 east 2 and 7/100ths feet, thence south 72 degrees 20 minutes 34 seconds east 1010 and 6/100ths feet
 and south 8 degrees 28 minutes 36 seconds east 76 and 3/100ths feet to the place of beginning.

BEGINNING, at the second thereof on the south side of Taylor Avenue at
the distance of 183 and 01/100ths feet southeasterly measured along the south side
of Taylor Avenue from its intersection with the second line of the parcel hereina-
fore firstly described, thence running north 77 degrees 31 minutes 26 seconds east
to Baltimore County Line in L.B.R.S. No. 183 folio 216 and running thence
easterly binding on the south side of Taylor Avenue 293 feet, more or less, to
western side of Derkum's Lane 163 feet, more or less, to the parcel of land hereinabove
firstly described, thence bounding on the land hereinabove firstly described north
50 degrees 07 minutes 30 seconds west 270 feet, more or less, to the corner of
said parcel of land hereinbefore first mentioned, 773 and 01/100ths feet, thence
southerly by a curve to the left with a radius of 770 feet for the distance of 99
and 55/100ths feet, thence running north 27 degrees 31 minutes 26 seconds east to

All as shown on the plat attached hereto and made a part hereof, and filed herewith as a part of this petition.

Baltimore County Metropolitan District

Court House, Townsh. 4, Mo.

February 19, 1953

Mr. N. C. Heinmuller
Zoning Engineer
303 Washington Avenue
Towson 4, Maryland

Dear Mr. Heimgartner:

You wrote me on February 13, 1953, requesting information on the adequacy of sewers in the area lying immediately south of Taylor Avenue and east of Loch Raven Boulevard. I have had a survey made of sewers in this area and give you the following report:

The interceptor down to Taylor Avenue is presently taking care of a population of around 9,000. During a recent storm the line was gauged and was found to be handling 4.8 million gallons per day. This large flow was contributed mainly by infiltration. However, it is a problem that has to be considered in arriving at the available capacity through the proposed development.

The proposed development will contribute approximately 0.5 million gallons per day (based on 400 homes at 3.4 people per home) to the interceptor. This added to the existing flow will mean the pipes will carry approximately 5.3 million gallons per day during storm periods.

At the present time there is a 15 inch pipe running through the proposed development with a critical velocity of 0.85 per cent. The pipe at this area can only carry 3.6 million gallons per day.

Another condition exists at the city line which is very critical. The city is receiving the flow from the 21 inch county line with an 18 inch C.I.P. on a 0.8 per cent slope. Our line is capable of discharging 11.0 million gallons per day. The city's line can only take care of 5.8 million gallons per day.

On the basis of these facts, I would not recommend the development of the property now owned by Ralph W. Simms & Son, Inc. and the East Gate Corporation at this time and under the present conditions.

Very truly yours,

Charles B. Wheeler
CHARLES B. WHEELER
Chief Engineer

CIG:nl

FILED FEB 2 1953

CERTIFICATE OF PUBLICATION

TOWSON, MD.....January 30, 1953.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published at Torton, Baltimore County, Md. XXXXXXXXXXXX at 2 times XXXXXXXXXXXX before the 11th day of February 1953, the first publication appearing on the 23rd day of January 1953.

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

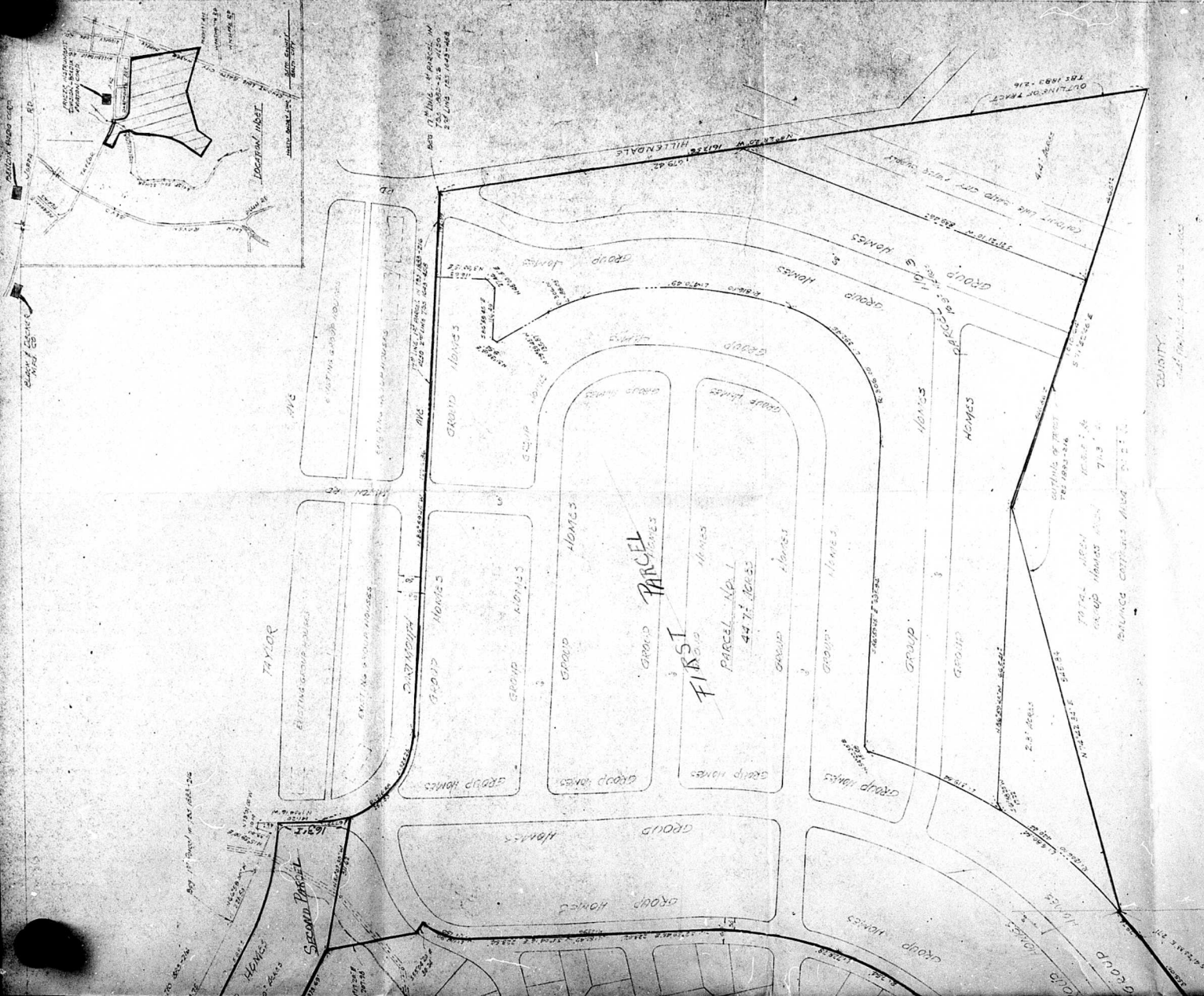
[illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

[illegible]



LOCAL RAVEN BLVD



PRELIMINARY LAYOUT

HILLDALE
9th DISTRICT
BALTIMORE COUNTY, MD



Albert E. Foster
Professional Engineer
State of Maryland
License No. 1000
Office: 1000 North
Baltimore, Md.
Date: 1/10/53