

Petition for Zoning Re-Classification #4864

The Zoning Commission of Baltimore County

DATE: September 3, 1960
 Petitioner: Dean Building Co., Ralph DeChiaro, Agent
 (Agent)
 as shown on the attached plat, as described on the attached sheets prepared by Whitman, Neard & Associates. (S.S. Dec. 1st)

MAP
 11-B
 11/10/60

4864

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
 100 N. GREENSBORO RD.
 TOWSON, MARYLAND 21204

MAILING ROOM
 DEAN B. ADAMS
 ZONING COMMISSIONER

Dean Building Co.
 700 Fairmount Ave.
 Towson 1, Md.

NOTICE OF HEARING

Re: Johnnysville Road and Inwood Road
 157th District-Dean Building Co.
 and DeChiaro

TIME: 1:00 P.M.
 DATE: Wednesday, January 27, 1960
 PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue
 Towson, Maryland

Zoning Commissioner
 of Baltimore County

RECEIPT

Date: 1/5/60

RECEIVED OF: Anthony P. DeChiaro - Baltimore County, Md. - Office of Plans
 LOCATION OF PROPERTY: see above
 AMOUNT: \$ 56.00 1-560 9935 • • • TIL - 5600
 1-560 7733 • • • TIL - 5650

Zoning Commissioner
 of Baltimore County

February 5, 1960

Dean Building Company
 700 Fairmount Ave. and Tallico Rd.
 Baltimore 9, Md.

Attn: Mr. Anthony P. DeChiaro

Omitments

Thank you for check in the amount of Eighty-five Dollars (\$85.00) to cover the additional advertising for the property on the Northwest Johnnysville and Inwood Road.

Yours very truly,

Wladis H. Adams
 Zoning Commissioner
 of Baltimore County

MAILING

PMD - Baltimore County, Md. - Office of Plans

2-560 892 • • • TLP - 8500
 2-560 892 • • • TLP - 8500

01627 850 00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 157th
 Date of Posting: 1-13-60
 Posted for: Dean Building Co. & Ralph DeChiaro
 Petitioner: Dean Building Co. & Ralph DeChiaro
 Location of property: S. Westside Rd. & Johnnysville Rd. & Inwood Road
 Location of Signage: 157th District
 Date of return: 1-14-60

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
 Baltimore, Md.

THE COMMUNITY PRESS
 Duxbury, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 1st day of January 1960, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
 Editor and Manager

OFFICE OF PLANNING

Inter-Office Correspondence

From: George E. Garvalis
 To: John Rose, Deputy Zoning Commissioner
 Subject: #4864, 157th District (1100 P.M.)

area of 180 acres with no provision being made for open space other than part of a proposed elementary school site. The developer's plan provided for a total of 110 detached units (110 fewer than I developed with all semi-detached dwellings) at a gross density of 4.95 families to the acre and provided 2.3 acres of open space. Four tracts totaling about 5 acres will be turned over in fee to the County for recreational purposes. A horse arena tract will be reserved for a community club and swimming pool.

4. The Office of Planning is in accord with the concept of a "mixed housing type" development on the Chadwick tract. We do not believe that granting the petition would establish a new house character for the locality. The density of 4.95 dwellings to the acre as developed with 5.6 dwellings to the acre in a typical row house development should allow these fears. In our opinion, we do not believe that granting the petition would lead subsequently to requests for row house zoning on the 157th District of the tract. Although provisions of the proposed R.V.T. zone definitely preclude the use of the row house tract, the very zoning process which mixed housing types and the harmonious density aspects of the petition would not subsequently set aside the zoning process that made the rezoning desirable. This office would appose strenuously further row house zoning on the Chadwick tract. Furthermore, the petitioners and residents of the area could be worked out to provide guarantees against future rezoning of the 157th District of the Chadwick tract.

OFFICE OF PLANNING

Inter-Office Correspondence

From: George E. Garvalis
 To: John Rose, Deputy Zoning Commissioner
 Subject: #4864, 157th District (1100 P.M.)

The Office of Planning has reviewed the subject petition for reclassification of five separate parcels from R-2 to R-3 zoning and has the following advisory comments to make:

- In the adopted Master Plan for this portion of the First District, that part of the Chadwick tract southward from the proposed extension of Security Boulevard (and including the frontage along the northern side of the Boulevard) to proposed Interstate Route 70N was contemplated for light and restricted manufacturing use. Court decisions dealing with Metairie Park and Rutherford Park have stated that the County cannot hold developers against their will to the land use proposals of a Master Plan prior to Council's adoption of the Zoning Map.
- The developers of Chadwick have clearly indicated their unwillingness to develop their property under the broad industrial zoning proposals of the Master Plan. They were willing to reserve a portion of the property adjacent to the expressway and Balling Road for high density residential use as the proposed industrial zoning eastward to the Balling.
- Sketch plans have been developed by the planning staff aimed at a reinterpreting not only of land use, but of neighborhood and community organization of circulation and school facilities based on predominantly residential use of the Chadwick tract. The tract now is zoned R-2 and, therefore, the owner has a perfect right to develop it with semi-detached units exclusively at a possible density of 5.6 dwellings to the gross acre. The owners felt, however, that a more attractive development could result from an integrated plan containing a variety of housing types such as is provided in the proposed R.V.T. (Residence, Varied Type) Zone. A development plan was made to incorporate some of the features of the R.V.T. zone - a variety of housing types including cottage, semi-detached, and group house units (but excluding apartments) and the provision of open space or recreational areas.

Complete development of the Chadwick tract in semi-detached units could lead to a yield of 1,000 dwellings on the total residential

December 18, 1959

Sewer Drain Comments Cont'd:

The outfalling of drainage onto the right-of-way of the U. S. Route 70, North-Expressway falls under the jurisdiction of the State Roads Commission.

Construction of new bridge and box culverts located totally within the development will be designed by the Developer's Engineer. One-half of the total actual construction cost exclusive of engineering design will be paid by the Developer. The remaining 50 per cent of actual construction costs will be paid by the County. All of the engineering design costs will be the responsibility of the Developer.

Water Comments:

Water must be supplied to this development from the Catonsville Fourth Zone of Service because the Western Third Zone cannot supply adequate water pressure at the higher elevations in the subdivision.

Water will not be available until the new Catonsville Pumping Station is placed in operation, which, then will probably be some time in 1961.

In order to extend the Catonsville Fourth Zone system to this subdivision, a 20-inch water main must be installed in Rolling Road from the proposed 30-inch main at Powers Lane to Bangor Road; a 16-inch main must be installed in Bangor Road from the proposed 20-inch main in Rolling Road to western boundary of the development, and a 16-inch main must be installed in Rolling Road from Bangor Road to the northern boundary of the development.

This property is in water Connection Area 2-W. There will be an Area Connection Charge of \$150.00 per housing unit, in addition to the regular front foot assessment, and meter charge for individual dwellings.

Due to a lack of Metropolitan District funds the Developer will be responsible for the total cost of the proposed water main in Rolling Road. The Developer will recover funds as the area develops. The amount recoverable and the time limit for recovering these funds will be determined by the Director of Public Works.

Sewer Comments:

The proposed subdivision lies in the Dead Run and Cedar Branch Watersheds. The ridge line generally follows Johnycake Road; the portion to the northeast being in the Dead Run drainage area and the southwestern portion is in the Cedar Branch Watershed.

December 18, 1959

Sewer Comments Cont'd:

The northeast portion will flow by gravity into the Dead Run Interceptor, which is tentatively an 18" sewer terminating at the southern corner of the proposed Rolling Road Farms subdivision, and Rolling Road. It will be necessary to construct approximately 1,500' of off-site sewers to meet the above mentioned sewer. However, should the Developer of "Rolling Road Farms" delay construction of the interceptor through his property, it will be necessary for the Developer of "Chadwick Manor" to extend the sewer to the existing Dead Run Interceptor.

A pumping station is required to serve the southwestern portion, its location determined by a study of flows acceptable to the existing Dead Run Interceptor. The pumping station will discharge into the sewer serving the northeastern portion of Chadwick Manor. For this reason, the gravity sewer through the development to the proposed Dead Run Interceptor must be sized to accept the flows from the pumping station as well as flows from properties within the proposed subdivision.

Due to the lack of Metropolitan District funds, the Developer will be responsible for the total cost of the pumping station, force main and necessary gravity sewers. The Developer will recover funds as the area develops, depending upon the location of the pumping station. The amount recoverable and the time limit for recovering these funds will be determined by the Director of Public Works.

The Dead Run Area Charge (5-S) is \$25.00 and the Dead Run Pumped Area Charge (3-S) is \$120.00.

DIVISION OF LAND DEVELOPMENT COMMENTS:

Upon compliance with the foregoing comments the plan may be submitted for tentative approval.

Very truly yours,

J. Fred Offutt (per A)

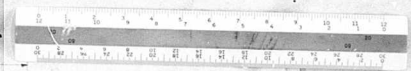
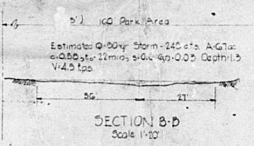
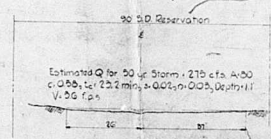
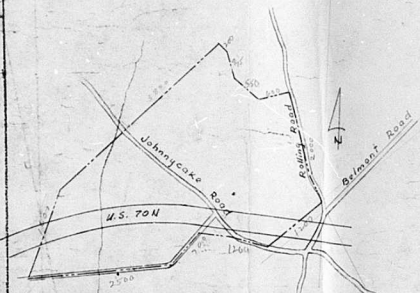
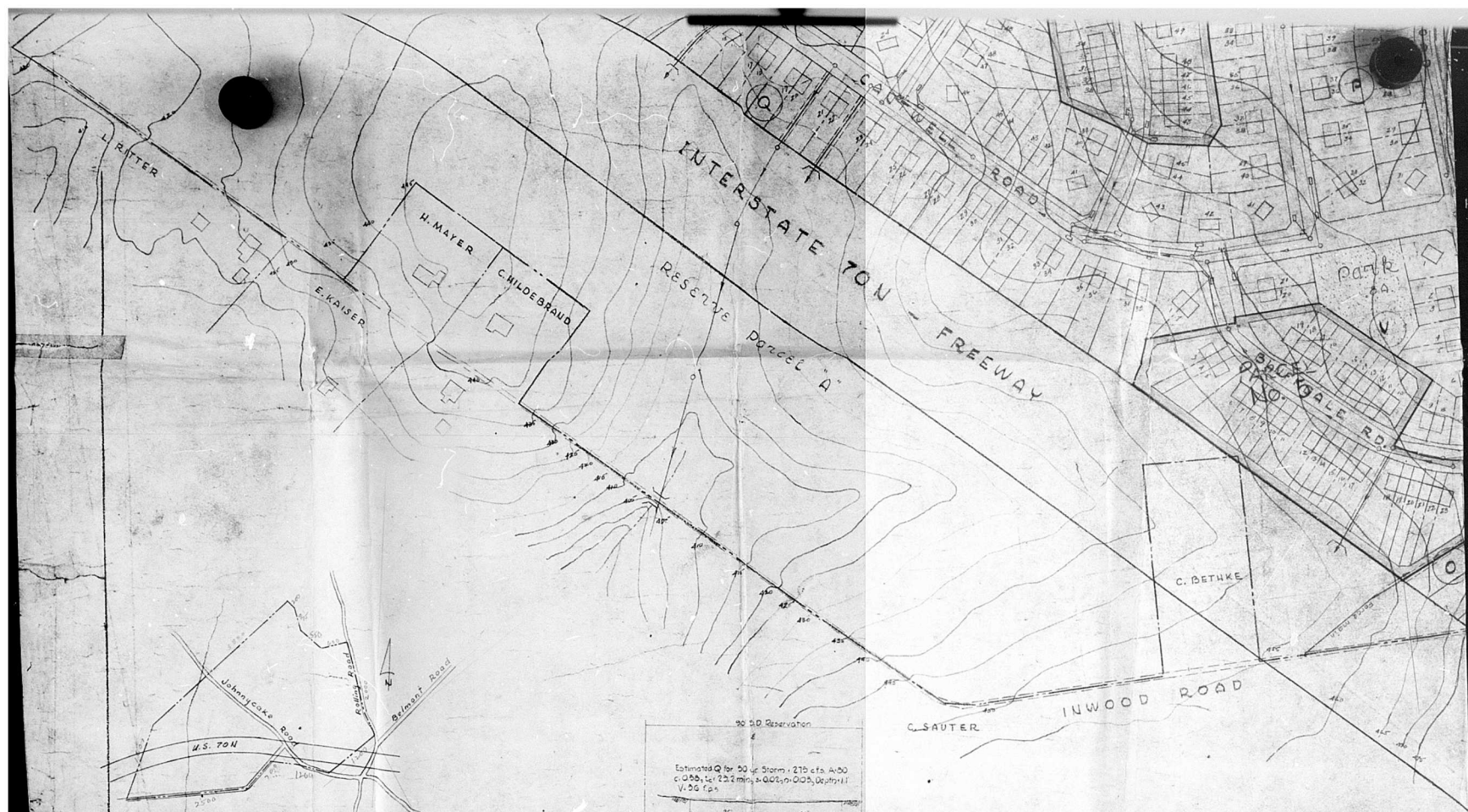
J. FRED OFFUTT
Chief,
Bureau of Public Services

JFO:MER:br

cc: Witsman, Requardt & Assoc., 1304 St. Paul St., Balto. 2, Md.
Bernard M. Williamson & Assoc., Dulany Valley Rd., Phoenix, Md.
Planning, Engineering, Health, File.

Chadwick a D-S. Developm Manor





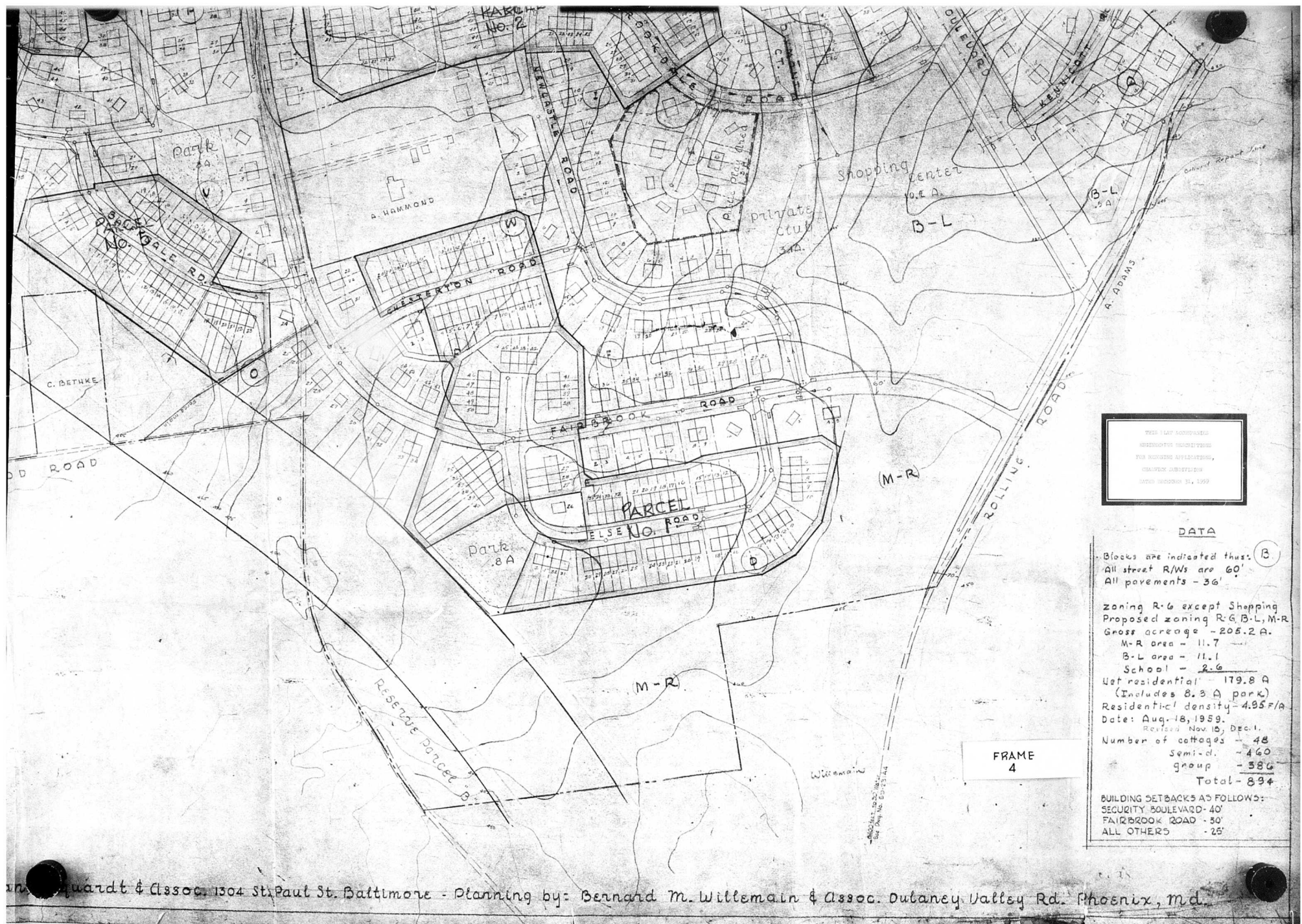
#4864
MAP
#1-B

FRAME
2

Development

High School Site





THIS LAY OUT SHOWS
STRENGTHENING MODIFICATIONS
FOR RECORDING APPLICATIONS,
CHARTER SUBDIVISION
DATE OCTOBER 31, 1959

DATA

Blocks are indicated thus: (B)
All street R/Ws are 60'
All pavements - 36'

zoning R-6 except Shopping
Proposed zoning R-6, B-L, M-R
Gross acreage - 205.2 A.
M-R area - 11.7
B-L area - 11.1
School - 2.6
Net residential - 179.8 A
(Includes 8.3 A park)
Residential density - 4.95/F/A
Date: Aug. 18, 1959.
Revised Nov. 18, Dec. 1.
Number of cottages - 48
Semi-d. - 460
group - 386
Total - 894

BUILDING SETBACKS AS FOLLOWS:
SECURITY BOULEVARD - 40'
FAIRBROOK ROAD - 50'
ALL OTHERS - 25'

FRAME
4