Petition for Zo	ning Re-Classification 4864
P. P. Total Co.	imig he classification
and a second community of patrimor	Earlph DeChiarolegal owners. of the property alloste (Agent) as shown on the attached plats, and as
	RG
	1/18160
	1/18/00
	The second secon
ereby petition that the zoning status of th	he above described property be re-classified, pursuant to the
oning Law of Baltimore County from w	R-6zone go a B - Gzone g
Remons for Re Classication To pe	zone go og A iz zone g
Shown on the attack	rmit the erection of group houses as
shown on the Attach	ed subdivision plan of "Chedwick".

ze and height of building: front	feet; depthfeet; heightfeet,
ont and side set backs of building from st	
operty to be posted as prescribed by Zoni	
i, or we, agree to pay expenses of ab	ove re-classification, advertising, posting, etc., upon filing
this petition, and further agree to and are	to be bound by the zoning regulations and restrictions of
ltimore County adopted pursuant to the	Zoning Law for Baltimore County.
	1200 DALCA
	Chillian of Sango, v. Ben Calple Do Chiero Pin
	Dean Building Co. & Ralph BeChiaro, Agent
Contract Purchaser	700 Pairmount Ave., Townon 64 Md.
irens	Legal Owners
. No. 11-11-11	Tel. He. VA3-0638
ORDERED By The Zoning Commissioner	r of Baltimore County, thisdthday of
Suptember 169 that the s	ubject matter of this petition be advertised, as required
he "Zening Law of Baltimore (************************************	market of this petition be advertised, as required
and the framework county, is	n a newspaper of general circulation throughout Balti-
e County, that property be posted, and the	hat the public hearing hereon be kad in the office of the
	the Reckord Bldg., in Towson, Helting town on
27th day of January	19.60., at 1:00s clock-pPa.M.
16, 1960: Above petition for	Glass Column
ssification dimissed without	Zopier Commentary of Ballimote County
1/4 9/12	
ty Zoning Commission r	(over)
altimore County	2-5/6/1/5/ ZONENE IN
	O 3.197113
	1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland # 41854 Date of Posting. 1-13-60 Date of Posting
Posted for last A & David to Con A & Gare
Personer Allen Decelory let + Ratific All Presser printing recovery. I the hold of the first the first the second of the s BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

NOTICE OF HEARING

Dean Building Co. 700 Fairmount Ave. Towson h, Mi.

7DE: 1:00 P.M.

DATE: Mednesday, January 27, 1960

PLACE: _Boom 106, County Office Suilding, 111 W. Chesapeake Avenue____ Towson, Maryland

Date: 1/5/60

RECEIVED of: ____Anthony Senio -- Sellinore County, Mcl. -- Office of Finance

LOCATION OF PROPERTY: see above \$ 56.00 1--560 9935 · · • TXL--

0162 \$5600

Atte Mr. Anthony P. Rubino

Wilsie H. Adams Zoning Cosmissioner of Baltimore County

WHA : BC

PAID - Saldinger County, Mil. - Office of Fasace

2-560 892 · · IXP- 85.00 2--560 892 · • 11P- 85.00

orthogatery direction approxi-mately 235 feet; themee in sporous contractery direction approxi-ostheaatery direction approxi-southeaatery direction approxi-sately 125 feet; there is mately 10° Teet; these takey 125 feet proposed, 60° distinctly direction is distributed in a Southwesterly precision along the centerline of the southwesterly direction along the southwesterly direction approxi-

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catensville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD. (717-4001

January 14, 1960

THIS IS TO CERTIFY, that the annexed advertisement of Wilei H. Oderns, Zoning Commission

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before

the /LTL day of January 1960, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

Editor and Manager.

OFFICE OF PLANNING

From George E. Gavrelia

To ___John Sose, Deputy Zoning Commissioner Subject #1/861/ (7:00 P.M.)

area of 180 acres with no provision being made for open space other than part of a precosed elementary school site. The other control of the provision of the p

and retiming pool.

In The Office of Planning is in second with the company of a National housing type development on the Chadrice treat. We do not callier that granting the pottion would establish a row house character for the locality. The density of lay's deallings to the area as constructed to the control of the con

GEG: ad

OFFICE OF PLANNING

Inter-Office Correspondence

January 27, 1960

To ___John Rose, Deputy Zoning Commissioner Subject #4664, R-6 to BO in five separated parcels west of Rolling Hosd and north of proposed Internate Route TON (proposed replacement for U.S. Route h0). 552 acres total Dean Bullding Company (CHADWICK)

1st District 1/27/60 (1:00 P.M.)

The Office of Planning has reviewed the subject petition for reclassifica-tion of five separated parcels from R-6 to RT zoning and has the follow-ing advisory comments to maker

- The developers of Chaddick have clearly indicated their untill-ingness to develop their property under the broad industrial soning portion of the property adjacent to the varpressary and sholling load for NOI soning as a logical tensions of our proposed indistrial soning easterly to the Belluxy.
- coming caterily to the nettary,

 Seatch plane have been developed by the planning staff alsed at a
 repatterming not only of land use, but of neighborhood and community
 and the plane of th

imare County Bepartment Of Public Wark. UNITY OFFICE BUILDING

Bures of Public !

DOLL CHATAITCY NAMED 1st District

These comments are furnished in connection with the selection of the tentative plan on the subject subdivision.

OFFICE OF FLAMMING COMMENTS:

The road pattern should be indicated on vicinity sketch.

The typical lot disensions should be noted on the drawing. Essement width and uses should be indicated for all utilities.

The areas designated as a shopping center SL and MR have a moned as such and, therefore, the plat is approved subject to the appropriate sening.

Tentative approval is given subject to zoning of the row bears land or passing of the KT Law.

DIVISION OF LAND DEVELOPMENT COMMENTS:

Compliance with the foregoing comments is necessary prior buisaion of final check prints.

Yery truly yours,

J. Fred Offet (W.E.P.)

J. FFED OFFUTT Chief, Bureau of Public Services

JFO: MER: HF/labr

CHARMICK MANOR

co: Mitman, Repardt & Proc., 19th St. Paul St., Balto. 7, 14. Mr. Bernard W. Willessin, Bulancy Valley Sd., Phoenix, Ed. Planning, Engineering, Realth, File.

County Bepartment Of Bubly Morks COUNTY OFFICE BUILDING

west of Public Service

Chadwick Development Comp 700 Fairmount Avenue Townon b, Maryland

1st District

This is to advise that the preliminary plan of the subject subdivision has been reviewed and the following comments are furnished width for the information and guidance of you and your engineer.

These coments are based on such information as shown on the preliminary plan and are subject to change and/or addition with submission of a over complete plan. They shall not be contraded to indicate tentative approxi, which is obtained only with the signatures of authorised county officials on the plan topif.

Chadwick Manor subdivision was reviewed by the Baltimore County Jaint Subdivision Planning Committee on July 9, 1959 and July 23, 1959. We request that your engineer conform to the recommendations made at these meeting.

OFFICE OF PLANNING CONCENTS:

Both gross and net lensities should be indicated on the plat.

It should be noted that the processing of this plan by the Office of Planning does not in any way indicate approval of the pending recipit reports. Frien to testative approval the realistification shall have been declared and the plan shall copy; with the wristing spring.

all existing utility lines shall be indicated on the plan

The width of all existing streets shall be indicated on the

All blocks should be designated and lots curbered.

Prior to final approval, an agreement shall have been reached between the Developer and the Department of Recreation and Parks concerning the proposed pask size indicated to not be plan. This agreement shall is-dicate the provide ions for a equidition and maintenance.

Macomber 18, 1959

Highway Coments Cont'd:

3. The dedication of the widening at so cost

-1-

December 18, 1959

we down with

4. The grading of the widening and existing The grading or the winding and characterized to the established road grade and where adjacent proporties are adversely affected, the Developer shall be financially responsible for regains to these properties.

The construction of combination curb and gather in its ultimate location and a maximum of 169' of manadam parine along the Proctage of the property. Along commercial frontages, the Developer shall be responsible for 199' of

And the unbedealon of right-or-way information concerning the statum of the semaining right-ori-way. More right-or-way is not clear, it shall be the responsibility of the Devalops to have his suggister what the necessary right-or-way.

Bathar sharp curves have been noted on many of the atreets in this subdivision which must confor with Balthore County Supports for minimum length of curve, minimum radius and Edening.

Beste To Marth is a proposed Interstate Strikeny which will mests TO North is a previous intervials TO from which will pass through this undertains. It shall be the formalpur's responsibility to compy with all requirements of the Sinte Took Commission reparation thin birmay, and to procure all available information tree the Citate Rosed Commission in order to great the substitution in multi-mission that it will confirm in all reference to type proceed a dejump.

SECURITY COURTARD ICCOMAY COMESTS:

Security Security Secure and thall satisfactual by Approved and two (5) the lames and a tempty four (20) mediate on a 100° right-of-way. The lames are to be improved with conditioning with a derivation when such a standard of the parties seeking some standard of the security of the sec

Since this portion of Security bealward will serve only as a subdivision collector street until further imprevenents res made buy this subdivision. On improvemental to this site shall consist of the construction of the subside curbs and I'l of full depth paying adjacet

SECURITY SUDDEVALO HIGHAY CON DIES CONT'DE

- 5 -

The motion stall be improved with a manchas conclusion on each side ond a second area in the cointer. The contraction of Security Sec-laration stall in all respects be equal in quality in the portion of contraction of the second security of the portion of the second published recently considerated in the vicinity of Dayra Cak-paration and the second second second second second second published and second second second second second second second being second The median shall be improved with he macadan shoulders on each side Federal Aid projects

The Developer's responsibilities for Security Boulevard shall be as follows:

1. The submission of construction drawings and orcus-soutions which chall extend 20°C beyond the limits of the suddivision or as may be required to establish lim and grade. Since this read chall serve as a collector street for the subdivision, it could normally be improved on a 70° right-of-way. However, Security Boulevard aball to a 120 right-of-way and the Developer shall therefore, be responsible for 7/12 of the engineering costs.

2. The dedication of the widening at no cost to the County

The grading of the right-of-way under a formal County contract. The Developer simil be responsible for 7/12 of the griding cost and he shall designate acceptable borrow pits on the site as required by contract drawings and/or areas to disjusted the state of surplus carth within the subdivision.

4. The construction of conbination ourb and gutter along the outside of the lanes in its ultimate location and 162 of 12" account parties location and leg of 12" account parties, then conserval frontage, the Developer shall be responsible for 19; of 12" account shall be responsible for the admitted parties to the admitted at parties of the admitted at parties at 21; travelled way in each direction, is accedent shouldown or each side of the smallan, seeding of the undian and all additional paring costs to complete a full depth paring section 21' wide on each side.

OFFICE OF PLANTED COMMENTS CONTUDE

All proposed water and sewer lings shall be indi

111 lots Presting on the proposed Security Boslavard, shahive a minimum 30' front yard setback.

Certain revised street alignments are indicated in red on the plat. The revisions are a result of meetings held with the pevalopic after decisions were unde pertaining to the alignment of and lotting adjacent to the Security Sculeward:

Prior to the preparation of the tentative plan the empirer should express the Pureas of Farinering for the revised elignment of Selling Read. In addition freemenge Fond should be re-aligned as indicated in red on the plat.

All lots fronting on Security Soulevard shall be deed restricted from having driveways from same and alleys with offstreet paning pade shall be provided.

STREET NAMENO CONSCINTS:

The following rames are duplications.

Alcott Liston 271 (nt. Cohaese Helifax Norwich Hashua Kirkyoo Dunbury. Bangor

Change Eanger Court to Cahannet Road.

BURGAU OF ENGINEERING COMENTS:

Highway Comenta:

CHARMICK MANOR

This office concurs with the revised street slignments as those on the preliminary plat dated August 15, 1959, revised or Movember 18 and December 1, 1979.

All show atracts in this type development shall be improved with a 36f occupingtion curl and putter and recodes powing removescetton on a 60f right-of-awr and chall be the Deviloper's full responsibility.

- 60-

The intersection of Security Soulevard and Rolling Road

The Davdloper is informed that no driveways shall be allowed The Developer is informed that no diverseys shall be allowed on Security Deviceraty. This innovenience type property counter shall be compensated for by the combination of para allows and purific pads, which shall be the Developer's full reponentiality. A deed restriction for each and every let on Security Positovard shall be created forbidding the construction of differently at any future time.

No median breaks will be allowed on Security Boulevard except This plat has been referred to the State Hoads Commission for their comments and approval. When an answer is received it shall be

Sidewalks are required throughout this development. The sales stall be h' wide and installed to conform with Saltimore County
Standards, which places the back-edge of the Salesall l' of the property.
Line. All walks shall be placed accordingly unless prior approval is

These comments pertain to the residential portion of this

A grading plan shall be required for processing construction

given by this department. Sidewelks along convercial properties shall be 5' wide and shall be the Developer's full responsibility.

Motive this products due madd be webpast to devine access
which, the cost of pipe in place we to an dichadra of disables,
within the development, including longuaring streets for the lists of
the property whall be paid for by dealines assessment, provident to
the property which be paid for by dealines assessment, provident to
The processor and the paid of the providence of the cost of
the processor of the properties of the defraction whether and the
accessor of the processor of the processor of the cost of the
the processor of the properties of the processor of

size to be installed. Secondly, the Diveloper is responsible for all engineering costs of the system both within and outside the datelopee engineering coats of the system both within and outside necessary to provide the proper storm drain facilities.

Storm Drain Comments:

subdivision only.

is expected to be approximately 60 degrees. Our strikes have shown that this angle cannot be substantially charged, therefore, a change likely intersection aust be designed by the Developer's engineer as part of the Security Sculerard design and sust be acceptable to the Recomp of

Entineering and the Traffic Engineer, Initial studies of this channel-isation have been done by the Surcau of Engineering. The final sche-matic design of this intersection must be completed prior to reacrding of this plat.

SECURITY BOHERVARD CONTENTS CONTYD:

December 18, 1959

Highway Coments Cent'di

The collector streets shall be Paintrock head, Can well most man Unremouse head. These the test head he improved with a dig to moving the cure and other and 177 around presented on TV collectors and analy he the Developer's full responsibility couply for 6' of 12's scalars which shall be County responsibility.

Along comercial frontages, the Developer shall be responsible for 193° of 128 macadam paving for the collector

Along whool from see, "A Bard of Education shall be responsible for one-half () the resulted cross-section unless construction of the property is will waited in the leveloper at the line the im-percention set sales.

Oul-de-sace chall be improved with 10' paring radius 44th combination curb and nutter and magnets paring on a 100' diameter right-array and shall be the Davelo, ar's full responsibility.

The vertices courts to cerve proup nossing are incompared on the preliminary plats as recards paring datalis. These court shall be emblest if further study by the Developer's extinct in continuation sith the Eurose of Engineering, prior to recording the plat, and all construction once shall be the Developer's full respectibility.

As has been tested that a Pretion of the scienting cobraved was a hardened. The threadyers in informed that this road enmont the scheduler will be present relection has been provided on the such state of the gropouse the 5.5 hosts 70, Serth, Therefore, it shall be necessary for the Developer to without contention on crafts has been confer to temperarily administ reffic on schemyone on the schemy has been confered to temperarily administ reffic on schemyone by the Developer through the county failthings action until the county failthings action to the county failthings action

Relling heat shall attimately be improved with a lat your relation spire and gather and lat assessing parting cross-scatter on a sile right-forward parting the approximation of the ballowed desired lates. The alternate death he approximate inflators Gooding and the ballowed and the sile of the

- The submission of construction drawings, which shall extend a minimum distance of SOON each side of the subdivision.
- 2. The submission of cross-sections if deemed necessary by the surent of furinearing.

CRADICE PANCE

200

December 18, 195

Storm Drain Comments Cont'di

During construction, the D veloper shall provide recessary drainage feelilites (temporary or other size) to prevent creating any maisances or damage to adjacent property....

describes examine that I was a strike recognition of entriples full two stores to force pairs of a strike recognition of the first agreement of this plat, the twee type skell families agreement of this plat, the twee type skell families for the first agreement of the strike skeller of the strike the skeller of the sk

The Prelops shall be real cuttill, for the one of any re-change the required be keep Co-year store flow stills the graines reasonal to provide a between the shall be in accordance with lightness and accordance of the control of the control of the control of the control with bands, standard being Datascher's specials for Coverer store. These with bands, standard being Datascher's departed on the stepper than "Nortestate 10" vertical." In Electric standard requires shall be known on designs, construction plant and shaped here completes grief of cancelle of conductions.

The Developer's attention is called to the fact that the open streams flowing across the observable property bounded by Rolling Book, Sangar Seed, Sangar Book Javasath Book and Security Boulevard, fall times the attentions stated in the preceding the paragraphs. The Developer

1. Comply with the above mentioned requirements for open stream drainage.

2. Enclose said streams.

3. Provide temporary eagments based open the forthcosing drains: story. These easements would be alandmend upon the development of this commercial site.

Further comments on the drainage requirements for this commercial site will be made upon the submission of a building permit application for this atte.

The Leveloper shall provide for drainage on sangor Road Settless Holling Road and Newcastle Road.

The drain that is to be placed at the rear of lots in

Storm Brain Coments Cont'd:

The outfalling of drainage onto the right-of-way of the 5. Route 70, North-Expressway falls under the jurisdiction of the State Loads Comission.

Construction of new oridge 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 heveloper. The remaining to por cent of actual construction coats will be said by the County. All of the engincering design costs will be the responsibility of the Developer.

Water Comments:

MATHEOR MANOR

at Matrict

Water sust be supplied to this development from the Catonsville Fourth Zone of Service Decause the Mestern Third Zone canrot 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 ta 19().

In order to extend the Catensville Fourth Zone system to this subdivision, a 20-inch water main must be installed in Rolling Road from the proposed 30-inch main at Fowers Lane to Bangor Road; a 16-inch sain sust be installed in Eassor Road from the proposed 20-inch sein in Rolling Road to western boundary of the development, and a 16-inch main must be installed in Rolling Road from Banger 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 Matropolitan 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 limit for recovering these funds will be determined by the Director c'

Sewer Comenus:

The propose I subdivision lies in the Dead Run and Cedar Branch Watersheds. The ridge line generally follows John yeaks Road; the cortion to the northeast being in the Dead Run drainage area and the southwestern portion is in the Cedar Branch Watershed.

Sever Coments Cont'd:

CHAINICK YANDR

lat District

The northeast portion will flow by gravity into the Dead Run Interceptor, which is tentatively an 18" gover 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 severs to meet the above mentioned sever. However, should the Developer of "Rolling Road Farms" delay construction of the interceptor through his presenty, it will be necessary for the Developer of "Chadwick Mapor" to extend the sever 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 Hanor. For this reason, the gravity sever through the development to the proposed ford Ron Interceptor must be sized to accept the flows from the pusping 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 pusping station, force main and necessary gravity sewers. The Developer will recover funds as the area develops, depending upon the location of the numering station. The amount recoverable and the time limit for recovering these funds will be determined by the Director of Public Worles.

The Dead Run Area Charge (5-8) is 385.00 and the Dead Run Pumped Aiva Charge (3-S) is \$120.00.

DIVISION OF LAND DEVELOPMENT CONCENTS:

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

> Very truly yours, J. Fire (full fine K)

J. FRED OFFUTT Bureau of Public Services

JF0: MRR:br

ce: Writman, Requardt & Assoc., 130h St. Paul St., Balto, 2, Md. Bernard H. Millemain & Assoc., Dulaney Valley Rd., Phoenix, Md. Planning, Brainearing, Mealth, File.







