

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

A. Morris Todd, Jr. and
I, or we, Ben S. Todd, legal owners 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 R-10 zone to an R-A zone, for the following reasons:

1. Because the present zoning was in error considering the use of the surrounding property and the best use of this property.
2. Because of a substantial change in the nature of the surrounding property.

The buildings, streets, etc. shown on the plat filed herewith do not constitute a proposed plan of development for this property but are designed to demonstrate the suitability of the land for the use requested.

See Attached Description
and Special Exception on the subject of the proposed reclassification of the property.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address: 6732 Holabird Avenue (22)
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of April, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of June, 1962, at 10:30 o'clock.



Zoning Commissioner of Baltimore County
(10627)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above Re-classification should be had; and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of April, 1962, that the herein described property or area should be and the same is hereby reclassified, from a R-10 zone to an R-A zone, and/or a Special Exception for a should be and the same is granted, from and after the date of this order.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the original zoning was not in error and no change here, if anything, increased the population of the area density, it would not be advisable to increase the present density by changing the zone from R-10 to R-A.

the above re-classification should NOT BE HAD, and no Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of April, 1962, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain an R-10 zone.

Zoning Commissioner of Baltimore County

MARYLAND SURVEYING AND ENGINEERING CO., INC.

1300 N. CALVERT STREET
BALTIMORE 2, MD.
PHONE: MULBERRY 5-0489
APRIL 10, 1962

DESCRIPTION OF TODD PROP. FOR REZONING

FROM R-10 TO R-A

BEGINNING for the same at a point on the center of Lynch Road said point of beginning being at the end of the 150 ft. zoning line as shown in resolution and description of boundaries of zoning districts dated February 23, 1956, thence leaving said place of beginning and running and binding on the center line of Lynch Road South 42 degrees 16 minutes East 110 ft. 1, thence South 42 degrees 16 minutes East 73.0 ft. thence South 51 degrees 15 minutes East 100 ft. 6 inches, thence South 39 degrees 30 minutes East 94 ft. 9 inches, thence South 15 degrees 47 minutes East 322 ft. 6 inches, thence South 71 degrees 28 minutes West 245 ft. 1, thence South 78 degrees 43 minutes West 163 ft. 4 inches, thence South 38 degrees 29 minutes West 114 ft. 1, one inch, thence South 2 degrees 63 minutes West 127 ft. 6 inches, thence South 87 degrees 55 minutes West 50 ft. 1, thence North 87 degrees 10 minutes West 82 ft. 3 inches, thence North 69 degrees 20 minutes West 324 ft. 10 inches, thence North 61 degrees 32 minutes West 156 ft. 9 inches, thence North 79 degrees 15 minutes West 110 ft. 1, thence North 47 degrees 43 minutes West 105 ft. 8 inches, thence North 18 degrees 30 minutes West 396 ft. 5 inches, thence North 81 degrees 10 minutes West 58 ft. 1, thence North 60 degrees 05 minutes West 102 ft. 6 inches, thence North 86 degrees 10 minutes West 47 ft. 1, thence North 67 degrees 41 minutes West 14 ft. 2 inches, thence South 87 degrees 37 minutes West 68 ft. 1, thence South 43 degrees 10 minutes West 50 ft. 4 inches, thence North 67 degrees 15 minutes West 64 ft. 6 inches, thence North 53 degrees 36 minutes West 198 ft. 1, thence North 36 degrees 29 minutes East 510 ft. 1 to the zoning line as shown in resolution and description of boundaries of zoning districts dated February 23, 1956, thence running and binding on said zoning line Northeasterly 1360 ft. 1 to the place of beginning. Containing 37 Ac. 2.

Pet Ex 5

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an "R-10" Zone to an "R-A" Zone, : COUNTY BOARD OF APPEALS
12th District : OF
A. Morris Todd, Jr., et al : BALTIMORE COUNTY
Petitioners : No. 5578

ORDER OF DISMISSAL

Petition of A. Morris Todd, Jr., et al for reclassification from an "R-10" Zone to an "R-A" Zone on the southwest side of Lynch Road at Quentin Road, in the Twelfth District of Baltimore County.

whereas the Board of Appeals is in receipt of a letter dated December 31, 1963 from the attorney representing the petitioners in the above entitled matter.

Whereas the said attorney for the said petitioners requests that the appeal filed on behalf of said petitioners, be dismissed and withdrawn as of December 31, 1963.

It is thereby ORDERED this 6th day of January, 1964 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Chairman
A. Morris Todd, Jr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 15, 1962
FROM: Mr. George E. Gavrellis, Deputy Director
SUBJECT: #5578, R-10 to R-A. Southwest side of Lynch Road at Quentin Avenue. Being property of A. Morris Todd, Jr.

12th District
HEARING: Wednesday, June 27, 1962 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-A zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The Planning staff believes that the Comprehensive Zoning Map for the 12th District was not in error with respect to the subject property. The Zoning Map recognized the physical facts controlling development of the property by zoning that portion which was generally above elevation 10 for group house purposes in a manner consistent with the use potentials of the adjacent property. That portion of the property lying generally below elevation 10 was zoned for R-10 use potentials. The latter zoning is in accordance with the development potentials of the property as dictated by its topography and by its proximity to Bear Creek. Elevation was an important factor in determining original zoning here inasmuch as the Building Code requires a minimum first floor elevation of 10.5 feet; County road policy requires road elevation of 10 feet; provision of public utilities, especially sewerage is difficult or impossible at elevation below 10 feet. Lots 10,000 sq. feet or less are the minimum permitted by the Subdivision Regulations in areas where public water but not sewerage is available. Accordingly, the 12th District Zoning Map indicated R-10 zoning for those portions of the subject property lying generally below elevation 10.
2. Since the adoption of the 12th District Zoning Map no changes in the character of the immediate neighborhood have occurred other than development of group houses and provision of public facilities in a manner consistent with the goals of the Zoning Map. This development has occurred to an extent which dictates the inappropriateness of apartment zoning here. The subject property is located at the extremity of a peninsula zoned predominantly for group housing and whose only access is by means of two roads traversing an intensively developed residential area. The Planning staff believes that the capacity of these roads is overstrained and that the subject property would add to the problems of traffic movement on the peninsula and would not be consistent with the general health, safety and welfare of the vicinal area. The Planning staff further believes that the location of the subject tract at the extremity of

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose Date: June 15, 1962
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SUBJECT: #5578, R-10 to R-A. Southwest side of Lynch Road at Quentin Avenue. Being property of A. Morris Todd, Jr.

the peninsula, far removed from opportunities for shopping and other neighborhood conveniences makes it inappropriate for apartment development.

GBS:lms



TELEPHONE VALLEY 3-3006
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection & Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 11591
DATE 4/16/62
TO: T. Bayard Williams, Esq.
6732 Holabird Ave.
Baltimore 22, Md.
BILLED BY: Zoning Department of Baltimore County
EXPOSIT TO ACCOUNT NO. 01627
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Reclassification for A. Morris Todd, Jr.
COST 50.00
\$50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 5-31-62
Posted for: A. Morris Todd, Jr. et al
Petitioner: A. Morris Todd, Jr. et al
Location of property: S.W. side of Lynch Road at Quentin Avenue, etc.
Location of Sign: Southwest side of Lynch Road 110 ft. East of Quentin Avenue
Remarks: Signed by George E. Gavrellis
Posted by: George E. Gavrellis Date of return: 6-1-62

LAW OFFICES

T. Bayard Williams
T. Bayard Williams, Esq.
SEVEN C. LAWYER

Dundalk, Maryland 21222
December 31, 1963

The County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for reclassification from an "R-10" Zone to an "R-A" Zone, SW/S Lynch Road at Quentin Road, 12th District A. Morris Todd, Jr., et al., Petitioners - No. 5578

Gentlemen: You are herewith advised that my clients, the Petitioners, desire to dismiss the above-mentioned appeal. You are therefore directed to enter an Order of Dismissal.

Very truly yours,
T. Bayard Williams, Jr.

TBW:cjm

Rec'd 1-2-64

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Files Date: June 27, 1962

FROM: Frederick A. Ringger, Jr.

SUBJECT: Sanitary Sewer Study-Todd Tract
Reopening Petition
From R-10 and R-10, to R-10 and R-10
Classifications
Inverness - Election District 12

The Baltimore County Zoning Commission is considering a Petition for Reopening a portion of the Todd Tract, from present R-10 classification, to R-10 classification. The Office of Zoning has inquired as to the availability of sewerage for this property.

This property, comprising approximately 50 acres of land, is the southernmost portion of a peninsula. The elevation of this land ranges from sea level to approximately 12 feet above sea level. Areas below elevation 10 are subject to inundation by tide water; about 90% of this land lies below elevation 10.

Sewage flows, to be anticipated from the R-10 Zone, are acceptable to the Southfield Sewage Pumping Station. The R-10 Zone Area can be served into the existing 8-inch Sanitary Sewer in Larkhall Road, see drawings 55-1656 and 1659, A-10, which flow to the Southfield Sewage Pumping Station.

Sewage flows, if anticipated, from the R-10 (proposed R-10) Zoned Area, are not acceptable to the Southfield Sewage Pumping Station due to the limited capacity available. Approximately 95% of this particular area lies below elevation 10. Pumping would be required to sewer this area to any existing sanitary sewerage.

No portion of this tract is to be sewered to the West Inverness Sewage Pumping Station.

None of this tract was included in the area for which the Southfield Pumping Station was designed. The area served by the Southfield Station is tributary, in turn, to the Shore Road Station, the Gray Manor Station, and the Broad and Cheese Creek Station, which pump the sewage flows to the Back River Sewage Treatment Plant. Therefore, any additional sewage load at the Southfield Station will, in turn, contribute to the problems to occur at the Shore Road, Gray Manor, and Broad and Cheese Creek Sewage Pumping Stations and their respective gravity and force mains.

Todd Tract
Page 2

The Baltimore County Board of Education has been considering this Todd Tract for the Southfield Elementary School and Park. The "park area", predominantly that area below elevation 10, comprises roughly, the same area as Area B in this study. Such use of this property would minimize the sewerage problem; see the sanitary sewer study supplied in regard to the proposed School and Park use.

Information received from the Petitioner is as follows:

Area	Acres	Dwellings
Existing R-10 Zone	12.58	132
Proposed R-10 Zone (now R-10)	37.86	160
Total	50.44	292

Based upon this information the following sewage flows have been determined:

- A. Existing R-10 Zone
- 132 x 3.7 x 75 = 148.10 x 75 = 36,630 g.p.d. = 146,520 g.p.d. (Peak)
12.58 Ac. x 1600 = 20,128 g.p.d. (Infiltration)
0.17 M.G.D. = 115.72 g.p.m. = 126,523 g.p.d. (Design Flow)
- B. Proposed R-10 Zone (now R-10)
- 100 x 3.7 x 75 = 740.00 x 75 = 55,500 g.p.d. = 222,000 g.p.d. (Peak)
37.86 Ac. x 1600 = 60,576 g.p.d. (Infiltration)
0.28 M.G.D. = 196.16 g.p.m. = 282,576 g.p.d. (Design Flow)
- A + B
- 36,630 + 55,500 = 92,130 g.p.d. = 368,520 g.p.d. (Peak)
20,128 + 60,576 = 80,704 g.p.d. (Infiltration)
0.45 M.G.D. = 311.88 g.p.m. = 409,224 g.p.d. (Design Flow)

An 8-inch sanitary sewer at, or more than, minimum grade will satisfy these requirements.

These flows are regarded as not acceptable for the Southfield Pumping Station. On this basis, the development of this property as proposed, is not recommended.

This property is located in Area 30-B, subject to a Sanitary Sewer Area Connection Charge of \$210.00 per equivalent dwelling unit. This Charge is in addition to the normal front-foot assessment and permit charges.

Based upon this information the following sewage flows have been determined:

- A. Proposed Southfield Elementary School
- 100 x 3.7 x 75 = 148.10 x 75 = 11,100 g.p.d. = 44,400 g.p.d. (Peak)
3.11 Ac. x 1600 = 5,000 g.p.d. (Infiltration)
0.05 M.G.D. = 34.72 g.p.m. = 49,400 g.p.d. (Design Flow)
- B. Proposed Group House Development
- 106 x 3.7 x 75 = 392.2 x 75 = 29,415 g.p.d. = 117,660 g.p.d. (Peak)
9.9 Ac. x 1600 = 15,840 g.p.d. (Infiltration)
0.13 M.G.D. = 90.28 g.p.m. = 133,500 g.p.d. (Design Flow)
- A + B
- 11,100 + 29,415 = 40,515 g.p.d. = 162,060 g.p.d. (Peak)
5,000 + 15,840 = 20,840 g.p.d. (Infiltration)
0.18 M.G.D. = 125.00 g.p.m. = 153,900 g.p.d. (Design Flow)

An 8 inch sanitary sewer at, or more than, minimum grade will satisfy these requirements.

These flows are regarded as acceptable by the Bureau of Operations for the Southfield Pumping Station. On this basis, the development of this property as proposed, is possible and appears practical.

There is an existing 8 inch sanitary sewer in Jasmine and Larkhall Roads, as shown on Drawings 55-1656 and 1659, A-10. The Developer and/or Applicant is responsible for the deficit to be incurred by the construction of any sanitary sewer extensions to these existing sanitary sewers, including the preparation of construction drawings and right-of-way plate required. He is responsible for the entire cost of all rights-of-way acquisition in connection thereto. He is further responsible for the entire cost of the construction and maintenance of his on-site sewerage.

This property is located in Area 30-B, subject to a Sanitary Sewer Area Connection Charge of \$210.00 per equivalent dwelling unit. This Charge is in addition to the normal front-foot assessment and permit charges.

Board of Education of Baltimore County

WILLIAM B. BARTORIUS, SECRETARY-TREASURER
SUPERINTENDENT

CLARENCE R. HELLGREN, TREASURER
WILLIAM B. BARTORIUS, SECRETARY-TREASURER

TOWSON 4, MARYLAND

June 22, 1962

Mr. John C. Rose, Zoning Commissioner
Zoning Office, Baltimore County
County Office Building
Towson 4, Maryland

Dear Mr. Rose:

Relative to a hearing scheduled for 10:30 A.M. on Wednesday, June 27th, as regards a petition for re-zoning of 37 acres, more or less, of the Todd property for apartment usage, we request that a representative of this office be permitted to give testimony, at that time, concerning the impact of such re-zoning on the school situation in this part of the county. Pertinent points follow:

- The facility that serves this area, the maximum-sized 24-classroom Inverness Elementary School, enrolled 941 students last school year, a number 221 in excess of the capacity of the building.
- Due to this extreme overcrowding, it was necessary to: (a) press into service two emergency mobile classroom units, (b) house students in an annex at a nearby school, and (c) utilize two special purpose rooms for pupil instruction. Despite these emergency measures, class groups remained overly large in the main building.
- The above-mentioned conditions will worsen upon completion of 143 new group homes currently under construction adjacent to the Inverness Elementary School.
- Should the proposed re-zoning from R-10 to R.A. be granted, the elementary pupil yield will be virtually tripled. Whereas 104 individual homes would yield 48 students, 592 apartments would yield 136 pupils.

It is therefore apparent that an already serious schoolhousing situation will be intensified should the re-zoning be granted.

Sincerely,

William B. Bartorius
Superintendent

WBS:PLG:abl
cc: Mr. Snyder
Mr. Gavrilis
Mr. Grimm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Files Date: November 28, 1961

FROM: Frederick A. Ringger, Jr.

SUBJECT: Sanitary Sewer Study-Todd Tract
Proposed Site for Southfield Elementary School and Park
Inverness-Election District 12

The Baltimore County Board of Education is considering the Todd Tract as the site for the proposed Southfield Elementary School. The Office of Planning has inquired as to the availability of sewerage for this property. This property is the southernmost portion of the peninsula of which it is a part, and comprises an area approximately 52.13 acres of land.

The elevation of this property ranges from sea level to approximately 12 feet above, and about 90% of this land lies below elevation 10. This is significant as only areas at or above elevation 10 are to be sewered. An estimated 12 acres, or 26% of this land, will be above elevation 10 upon completion of grading operations.

There are two sanitary sewage pumping stations in the vicinity of this tract, the West Inverness and Southfield pumping stations. Of these, the Bureau of Operations states that only the Southfield pumping station can be utilized in the sewerage of this property.

The information received from the Office of Planning is as follows:

Proposed Southfield Elementary School and Park	
Severable Area, above contour 10	3.34
Non-severable area, below contour 10	38.95
Proposed School-Park Site Area	42.29
Proposed Group-House Area (106 units)	9.84
Total Area	52.13 Acres ±

389 pupils presently proposed for School, with anticipated ultimate enrollment of 444 pupils.

PETITION FOR A ZONING RECLASSIFICATION-1978, DISTRICT 12, TOWSON 4, MARYLAND. The Board of Education of Baltimore County, by authority of the Board and Regulations of Baltimore County, will hold a public hearing on the petition of the Board of Education of Baltimore County, for a zoning reclassification of the property located at the intersection of Larkhall Road and Todd Road, in the Township of Towson, Maryland, from R-10 to R.A. The hearing will be held on Wednesday, June 27, 1962, at 10:30 A.M. in the Board Room, 111 W. Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 22, 1962.

THIS IS TO CERTIFY, that the annexed "Petition" was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 1st day of June, 1962, and continuing for the 27th day of June, 1962, the said publication appearing on the 1st, 8th, 15th, 22nd, and 29th days of June, 1962.

THE JEFFERSONIAN

Franklin H. Smith, Manager

Cost of Advertisement, \$

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

TO: Jack H. Williams, Attorney at Law
6732 Melshire Ave.
Baltimore 22, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DEBIT	CREDIT	TOTAL
1	Advertising and posting of property for A. Morris & Ben S. Todd		\$6.10
			\$6.10

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

TOWSON, MARYLAND

District 12 Date of Posting: 12/27/63

Posted for: A. Morris, Todd, Jr., et al.

Petitioner: A. Morris, Todd, Jr., et al.

Location of property: 5415 Larch Rd. M.E. Queenin Rd.

Location of signs: 12" x 18" on Larch Rd. and 12" x 18" on M.E. Queenin Rd. on farm land.

Remarks: 12" x 18" on Larch Rd. and 12" x 18" on M.E. Queenin Rd. on farm land.

Posted by: Robert R. Smith Date of return: 12/26/63

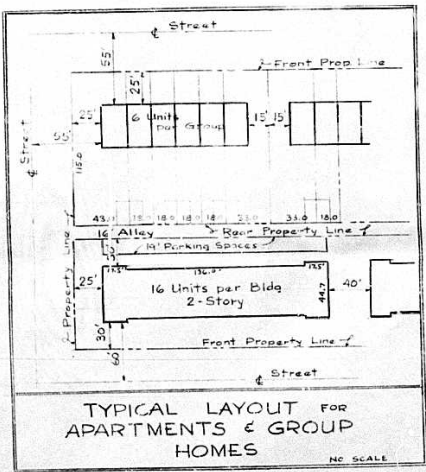
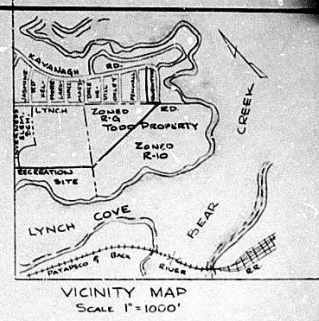
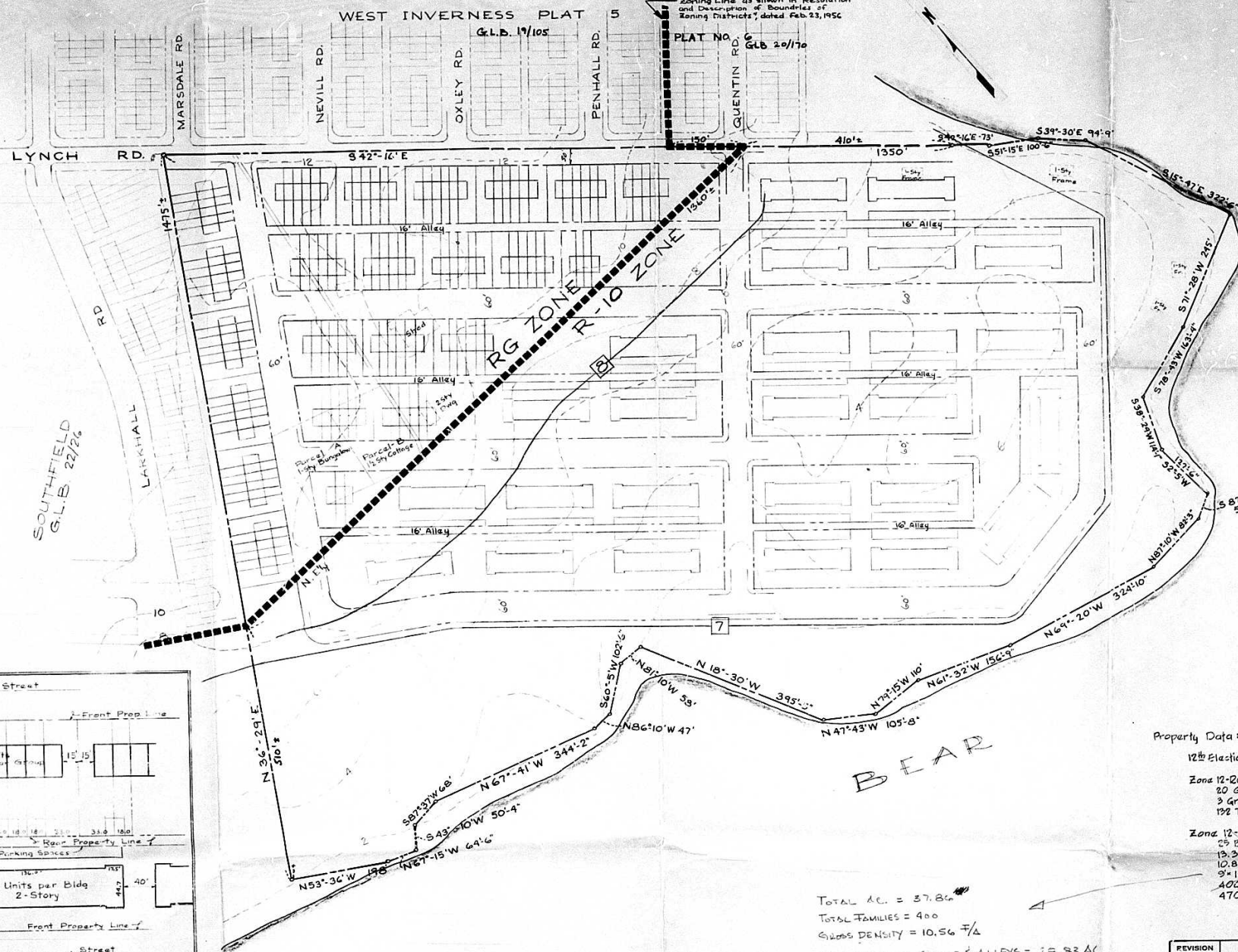
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: T. Bayard Williams, Esq.
6732 Melshire Ave.,
Baltimore 22, Md.

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.
Towson 4, Md.

QUANTITY	DEBIT	CREDIT	TOTAL
1	Cost of appeal to County Board of Appeals		\$70.00
			\$70.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



TOTAL A.C. = 37.86
 TOTAL FAMILIES = 400
 GROSS DENSITY = 10.56 F/A
 NET A.C. MINUS STREET & ALLEYS = 28.83 AC
 NET DENSITY = 13.87 F/A

Property Data:
 12th Election District
 Zone 12-26-28 Acres = 12 ±
 20 Groups of 6 Units
 3 Groups less than 6 Units
 192 Total Houses
 Zone 12-12-10-1 Acres = 37 ± (To be zoned RA)
 25 Buildings of 16 Apartments
 13.3 Gross Families per Acre
 10.8 Net Families per Acre
 3*19 Parking Spaces
 400 Parking Spaces Required
 470 Parking Spaces Shown



REVISION		DATE		BY	
ZONING MAP TODD PROPERTY 12TH DISTRICT BALTO CO., MD. MARYLAND SURVEYING AND ENGINEERING CO., INC. 1300 NORTH CALVERT STREET BALTIMORE 2, MARYLAND					
DRN.		SCALE: 1" = 100'		DATE 4-9-62	
CHK.				FILE 1744	
APP.					

#5578
 MAP
 #12
 SEC. 4A
 130