

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, SYLVIA CONSTRUCTION CO., legal owner... 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-20 zone to an R-A zone; for the following reasons:

- An apartment house would be the best use of the land;
- The land is not adaptable for house construction;
- An apartment house would be an attractive addition to the neighborhood;
- An apartment house would be the best economic and land use and the best potential utilization.
- An apartment house would add additional tax basis.
- Because of changes in character of the neighborhood after the last zoning map.
- The present zoning works an unreasonable hardship upon applicant because of limitation of the property.
- For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an elevator apartment building.

Section 502.1, Section 502.2
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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Francis N. Iglehart
Arnold Fleischmann
Harry Adelberg
Petitioner's Attorney
1235 Maryland National Bank Bldg., - 2
Address Lexington 9-5195

Sylvia Construction Co., Inc.
By: John V. Mader
Legal Owner President
Address: Box 320
Baltimore 9, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 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 had before the Zoning Commission of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on 19th day of July, 1962, at 2:00 o'clock P.M.

John V. Mader
Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-20" ZONE TO AN "R-A"
ZONE - N. E. Star Lightfoot Drive
313.04' from Old Court Road,
3rd District and Special Remission
for Elevator Apartment
Building - Sylvia Construction
Co., Petitioner

BREXID
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5617-RX

The petitioner in the above matter requests a reclassification from an "R-20" Zone to an "R-A" Zone and a special exception for an elevator apartment building.

The subject property adjoins the Arundel Brooks quarry property on the east which is zoned Manufacturing Heavy. On the north is the face of a cliff of an abandoned quarry where the unseen property is zoned "R-20". On the south is Moore's Branch stream and a flood reservation and the zoning is "R-20". The west bounds on Lightfoot Drive and the zoning is "R-20".

The petitioner built the homes located nearby and desires to build luxury type apartments on the site.

The tract is approximately 10 acres in size. It is proposed that 110 apartments be built with underground parking for 225 cars.

The plan submitted appears to be well suited for this unique piece of land. The requested use is a more reasonable and practical use than the "R-20" zoning now existing.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 6, 1962
FROM: Mr. George E. Garveris, Deputy Director
SUBJECT: #5617-RX, R-20 to R-A and Special Exception for Elevator Apartment Building, Northeast side of Lightfoot Drive 313.04' feet to center line of paving on Old Court Road, Being property of Sylvia Construction Company.

3rd District
HEARING: Thursday, July 19, 1962 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to R-A zoning together with a special exception for elevator apartment building. It has the following advisory comments to make with respect to pertinent planning factors:

- The subject property is situated along the extension of Lightfoot Drive northwesterly from Midfield Road to Old Court Road. It is surrounded on three sides by single family, large lot residential zoning. On the east the property adjoins a tract zoned for heavy manufacturing purposes, whose easterly end is devoted to a quarry activities. Trees and topographic differences divide natural buffering between the quarry activities and the subject property. Portions of the subject property were designated as a stream valley park on the Master Plan for the 3rd District.
- Examination of land use data indicates that no changes in the manner of land use from those set forth by the 3rd District Zoning Map have occurred. All development in the area has occurred in accordance with the zoning as set forth on the 3rd District Zoning Map.
- The subject property is not adjacent or in very close proximity to shopping facilities. Neither is it located at the confluence of major thoroughfares. In the opinion of the Planning staff the subject property does not meet the locational criteria for high rise apartment development. It would appear that apartment development on the subject property would be incongruous with either the existing or potential single family residential character of the area and that such development - apartment development would be inappropriate and inharmonious with single family residential development. The Master Plan and the Zoning Map for the 3rd District set forth this area in a zoning category aimed at large lot single family development. Apartment zoning on the subject tract would not be in accordance with the goals of either the Master Plan or the Zoning Map and would constitute spot zoning.

George E. Garveris
Deputy Director of Planning

MATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners

2150 N. Charles St., Baltimore 18, Maryland
HO phone 7-5700

DESCRIPTION

9.7227 ACRE TRACT, PART OF "MIDFIELD", THIRD
ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at the beginning of the land which by Deed dated December 23, 1958 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3470, Folio 287 was conveyed by Leonard Rosen and others to Sylvia Construction Company, Inc., and running thence, binding on a part of the first line of said land, (1) S. 06° 30' 00" E., 224.50 feet to a point on the northernmost outline of Plat II of Section Two "Midfield" recorded among said Land Records in Plat Book W.J.R. No. 26, Folio 128, thence continuing along said first line and binding on said outline, (2) S. 06° 30' 00" E., 55.50 feet to the stone heretofore planted at the end of said first line, thence binding on a part of the second line of said land and still binding on the outline of said plat, (3) N. 86° 19' 50" E., 358.26 feet to a point in the rear line of Lot No. 15, Block "F", as shown on said plat, thence binding on a part of said rear line, (4) S. 65° 35' 00" W., 145.56 feet, thence still binding on a part of the rear lines of Block "F", as shown on said plat and on Plat II of Section Four "Midfield" recorded among said Land Records in Plat Book W.J.R. No. 27, Folio 87, the six following courses and distances: (5) S. 67° 40' 10" W., 77.63 feet, (6) S. 82° 36' 00" W.,

MATZ, CHILDS & ASSOCIATES, INC.
215 N. Charles Street - Baltimore 18, Maryland

Description: 9.7227 Acre Tract, Part of "Midfield", Third Election
District, Baltimore County, Maryland

100.00 feet, (7) S. 80° 26' 00" W., 300.21 feet, (8) S. 83° 31' 25" W., 538.49 feet, (9) S. 78° 20' 00" W., 167.04 feet and (10) S. 86° 47' 40" W., 233.04 feet, thence continuing the same course along the rear line of the Existing Pumping Station Lot shown on said last mentioned plat, (11) S. 86° 47' 40" W., 36.35 feet, thence binding on the westernmost line of said lot, (12) S. 21° 34' 20" W., 43.23 feet to the northeast side of Lightfoot Drive, as laid out 60 feet wide and shown on said last mentioned plat, thence binding thereon, (13) northwesterly, by a curve to the left with a radius of 1380.00 feet, the distance of 364.95 feet (said arc being subtended by a chord bearing N. 77° 22' 26.5" W., 363.88 feet), and (14) N. 84° 57' 00" W., 121.70 feet to a point in the eighth line of the land herein referred to, thence binding on a part of said eighth line, (15) N. 29° 53' 00" E., 10.11 feet to the end thereof, and thence, binding on the last line of said land, (16) N. 74° 36' 20" E., 1727.08 feet to the place of beginning.

Containing 9.7227 acres of land.

Being a part of the land which by Deed dated December 23, 1958 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3470, Folio 287 was conveyed by Leonard Rosen and others to Sylvia Construction Company, Inc.

HGW:abr 5/17/62
J. O. #58017



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From: George A. Roler
To: James Tyler
Subject: Department of Public Works Findings
Relative to Meeting of May 25, 1962

Daniel S. Greenbaum, et al Property
Proposed Zoning: Petition for Reclassification from R-10, R-20, and R-20 to R-A and R-A Zones - District 3

The captioned area splits about midway, running north and south. The northern area can sewer into the Garrison subinterceptor, running due north to existing system approximately 150'.

The northern portion and the southern portion can be sewered into the Gaymans Falls Interceptor approximately 110' to the southwest.

The current zoning of the Schwab tract to the north of the captioned site should be investigated.

A complete and thorough study must be accomplished to satisfy the best means of sewerage the area both for sound engineering and economics.

Water is not available for this site and will require a complete study indicating the source, method of extension, etc.

All roadways indicated are inadequate in width and must be reviewed for both planning and engineering.

Sylvia Construction Company Property
Proposed Zoning: Petition for Reclassification from R-20 to R-A Zone.
NE Lightfoot Dr., 313.04' to C/L of paving on Old Court Rd. - District 3

Sanitary sewer is available. Availability of water and the tie-in of Lightfoot to Old Court Rd. is engineered, but without due to right of way problems.

G. Truman Schwab's Property
Proposed Zoning: Petition for Special Exception for Funeral Home.
E.S. Baltimore Ave. and S.E. of 2nd Ave. - District 13

From the notes available and without the aid of a plat the adjacent road is contained within a 24 foot section and presents a problem in two-way traffic. The offstreet parking area and the required area for making up funeral car assembly is totally inadequate.

RE: PETITION FOR RECLASSIFICATION
from an "R-20" Zone to an "R-A" Zone,
and SPECIAL EXCEPTION for an
Elevator Apartment Building,
NE/S Lightfoot Drive, 343.04' from
Old Court Road,
Third District
Sylvia Construction Company,
Petitioner
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5617

OPINION

This is a petition of the Sylvia Construction Company for reclassification from an "R-20" Zone to an "R-A" Zone, and a special exception for an Elevator Apartment Building on the northeast side of Lightfoot Drive, 343.94 feet from Old Court Road in the Third District of Baltimore County.

The Board is unanimous in its opinion that the petition for reclassification should be denied. The testimony produced by the petitioner failed to show any error in the original zoning of the property on January 16, 1957 by the County Commissioners in the adoption of the Third District land use map and, further, their testimony failed to produce any material changes in the neighborhood.

With regard to error, it was the contention of the petitioner that the County Commissioners had been arbitrary in using the property line as the dividing line between the "M-H" Zone on the southeast and the "R-20" that was placed on the subject property. Further, that to their knowledge there was no other instance in Baltimore County where you found an "R-20" abutting an "M-H" Zone.

As previously stated this property was zoned by the land use map on January 16, 1957. The petitioner purchased it on December 23, 1958. At the time of purchase the property contained 46 acres, plus or minus. The balance of land that is left after development, which is the subject of this petition, is 9.7 acres, plus or minus. Of the 36 acres of land that have been developed all were developed by the petitioner in half acre lots. There has been no testimony that would show that any hardship was encountered in selling these fifty-five homes, and no testimony that the presence of the "M-H" Zone has had a detrimental effect whatever on the sale of these homes. Rather testimony has been to the effect that these homes range in price from \$35,000 to \$40,000, and the exhibits placed into evidence certainly signify a well groomed and well developed residential area. It seems perfectly plain from the testimony, that up until a short time ago the petitioner intended nothing more than single family residences on the subject property and the Board can see no reason from the testimony presented to find that the County Commissioners erred in zoning this 9.7 acres in any different classification than the other 36 acres of the petitioners' property.

With regard to change in the neighborhood, the only changes presented by the petitioner was the completion of the Moore's Run Interceptor sewer; the condemnation of property on the east side of Seven Mile Lane for a junior high school referred to in the testimony as the Wolfe property; and the opening of the Baltimore County Beltway. It seems perfectly obvious, from testimony presented, that the County Commissioners had full knowledge of the Moore's Run Interceptor sewer as well as the construction of the Baltimore County Beltway at the time of the adoption of the land use map, and even if they had not we can see no justification to consider these sufficient change to warrant such a reclassification.

With regard to the junior high school site, certainly the purchase and eventual construction of a school in a residential area is the usual and not the unusual and, if anything, enhances the residential value in that it provides adequate school facilities, and actually gives more open space in the neighborhood in which it is situated.

It is the unanimous opinion of the Board that the petitioner has failed to show any error in the adoption of the map or sufficient change to warrant such reclassification. With regard to the special exception, inasmuch as the petition for reclassification has been denied the question of a special exception becomes moot.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 24th day of October, 1963 by the County Board of Appeals, ORDERED that the reclassification and special exception petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Nathan H. Kaufman
CHAIRMAN
G. Mitchell Austin

Note: Mr. Steinbock did not sit at this hearing.

I HEREBY CERTIFY that a copy of the aforesaid Order for Appeal was mailed by me this 12th day of November, 1963, to
W. Lee Harrison, Esq., The Jefferson Building, Towson 4, Maryland,
and Arnold Fleischman, Esq., 300 First National Bank Bldg., Towson 4, Maryland, Attorneys for Petitioners, and to the County Board of Appeals of Baltimore County, County Office Building, Towson 4, Maryland.

W. Lee Harrison
W. Lee Harrison

SYLVIA CONSTRUCTION COMPANY
ETC.
5617-
IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
11/26/63

ORDER

It is ORDERED by the Circuit Court for Baltimore County this 26th day of November, 1963 that the Order of the Board of Appeals of Baltimore County denying the reclassification and special exception requested is hereby affirmed.

Judge

EAGLE-A
Agardam OrionSkin
100% COTTON CONTENT
U.S.A.

PROCTOR, ROTHEM
AND
MULLER
CAMPBELL BUILDING
TOWSON 4, MD.
VALLEY 5-1999

5617-RX
Rec'd 11-29-63
9:00 AM

SYLVIA CONSTRUCTION COMPANY
c/o Richard A. Thaler
4017 Rosemont Avenue
Baltimore 15, Maryland
Plaintiff
vs.
NATHAN H. KAUFMAN, JR.,
G. MITCHELL AUSTIN, and
CHARLES STEINBOCK, JR.,
Consisting the County Board
of Appeals of Baltimore County
Defendants

ORDER FOR APPEAL

MR. CLERK:

Please note an Appeal on behalf of Sylvia Construction Company from the County Board of Appeals of Baltimore County to the Circuit Court for Baltimore County, in the matter of a Petition for reclassification from an "R-20" Zone to an "R-A" Zone, and for a Special Exception for an Elevator Apartment Building of and for property located at the Northeast side of Lightfoot Drive, 343.04 feet from Old Court Road, in the Third District of Baltimore County, Maryland, which tract of land is owned by the Plaintiff. This Appeal is from the decision on Petition No. 5617 of the County Board of Appeals of Baltimore County, dated October 24, 1963, by virtue of which the reclassification and Special Exception petitioned for were thereby denied. This Appeal is filed pursuant to the provisions of Maryland Rules B-4 and B-4.

137 Harry Adelson
Harry Adelson
W. Lee Harrison
Attorneys for Plaintiff

INTER-OFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC SAFETY
Baltimore County, Maryland
Towson 4, Maryland

Date: June 27, 1962
TO: Mr. John G. Rose, Zoning Commissioner
FROM: Walter J. Addison
SUBJECT: Special Exception for Elevator Apartments -
Sylvia Construction Company Property

A proposed petition for zoning change from R-20 to RA on the Sylvia Construction property located on the northeast side of Lightfoot Drive 340 feet from the center line of Old Court Road in the Third District was reviewed at the Zoning Advisory Committee Meeting on June 22, 1962.

From the site plan presented at this hearing, it would appear that the only access to this property will be by means of Lightfoot Drive which is indicated to be a 30 foot paved street with a classification of a local residential street. According to the site plan, there would be 140 units in this property with 225 car parking. The location of this site for high rise elevator apartments would appear to be inappropriate since it is not convenient or accessible to either public transportation or other commercial activities such as might be required in an apartment development. All of the surrounding land is developed or will be developed in single family residential units on rather large lots. By the isolated location of such an apartment zone, it would require an additional number of trips over that which would take place in an apartment area close to a commercial area with public transportation provided.

It is estimated that with a development this size there would be generated between 750 and 1,000 trips a day, all of which have to use Lightfoot Drive. It is my opinion that this kind of vehicular use of a local residential street is excessive and would tend to create problems in the vicinity to the detriment of the adjacent property owners.

Walter J. Addison
Walter J. Addison, Chief
Division of Traffic Engineering

WJA:ach

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland #5617

District: 3rd Date of Posting: June 27, 1962
Posted for: "R-20" to "R-A" - special exception for elevator apartments
Petitioner: Sylvia Construction Company
Location of property: N.E. S. Lightfoot Drive 343.04' to C/L of Bayne of Old Court Road, etc. See plat
Location of Signs: two signs on Lightfoot Drive; another two signs back on said property
Remarks:
Posted by: *Geoffrey A. Hunsell* Date of return: June 28, 1962
Signature

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: June 21, 1963
Posted for: Reclassification from an "R-20" Zone to an "R-A" Zone, and
Special Exception for Elevator Apartment Building
Petitioner: Sylvia Construction Co.
Location of property: NE/S Lightfoot Drive, 343.04' from Old Court Rd.
Location of Signs: 300' East of Road and of Lightfoot Drive
on northeast of Lightfoot Dr. 15' from curb line
Remarks: *J. S. Buse*
Posted by: *J. S. Buse* Date of return: June 21, 1963
Signature

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

No. 20805
DATE 11/27/63
TO: Adelson, Adelson & Baker
1230 Maryland National Bank Bldg.
Ten Light Street
Baltimore 2, Maryland
BILLED BY: County Board of Appeals (Zoning)
DEPOSIT TO ACCOUNT NO. 01.712
QUANTITY: 1
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
TOTAL AMOUNT \$9.00
Cost of Certified Documents - No. 5617-RX
Sylvia Construction Co.
NE/S Lightfoot Drive, 343.04'
from Old Court Road
3rd District
11-27-63 7123 • • • TIL- 9.00

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.

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

No. 14285
DATE 12/5/63
TO: Francis H. Tishart, Jr., Esq.
204 Courtland Avenue,
Towson 4, Maryland
BILLED BY: Office of Finance & Zoning
219 County Office Bldg.
Towson 4, Maryland
DEPOSIT TO ACCOUNT NO. 01.428
QUANTITY: 1
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
TOTAL AMOUNT \$70.00
Cost of appeal - Sylvia Construction Co. No. 5617-RX
12-5-63 3378 • • • TIL- 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.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Riverton, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

Newburg Avenue

CATONSVILLE, MD.

July 3, 19 62.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~successive weeks~~ before the 3rd ~~3rd~~ day of July, 19 62, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Moray
Editor and Manager

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

TELEPHONE
VALLEY 3-3000

No. 11681
DATE 5/22/62

TO: Harry Adelberg, Esq.
1235 Mathiason Building
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.		01622	PER MONTH
QUANTITY	DETACH UPPER SECTION AND RE-USE WITH YOUR REMITTANCE		PER MONTH
	Petition for Reclassification & Special Exception for Sylvia Constr. Co.		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.

TELEPHONE
VALLEY 3-3000

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

No. 12935
DATE 7/17/62

TO: Sylvia Construction Co., Inc.
Box 320
Baltimore 9, Md.

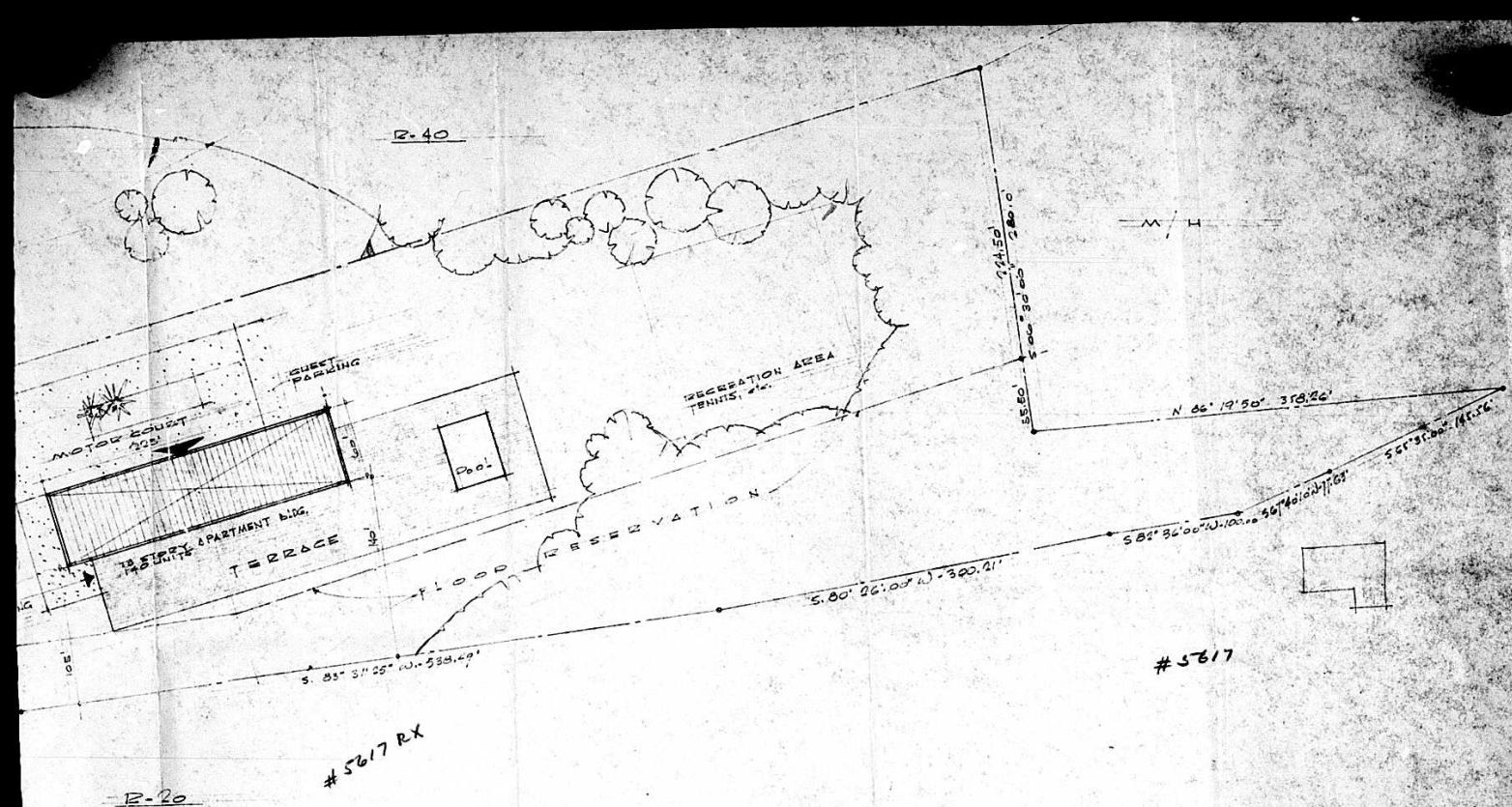
BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01422		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	CONF
—	Advertising and posting of property on Lightfoot Drive	70.00
3	7-1762 75-7 * * * HP—	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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
 Posted for: 444-20.000-2. P. & Elevator Company
 Petitioner: Stacy, David, Inc.
 Location of property: 405 S. Lightfoot St. 343 sq ft. 1/2 of property
on block 20.000-2. P. & Elevator
 Location of Sign: Sign across all 1/2 of Lightfoot St. on block 20.000-2. P. & Elevator
 Remarks:
 Posted by: Henry R. Hume
 Date of return: 6-28-62



TABULATION

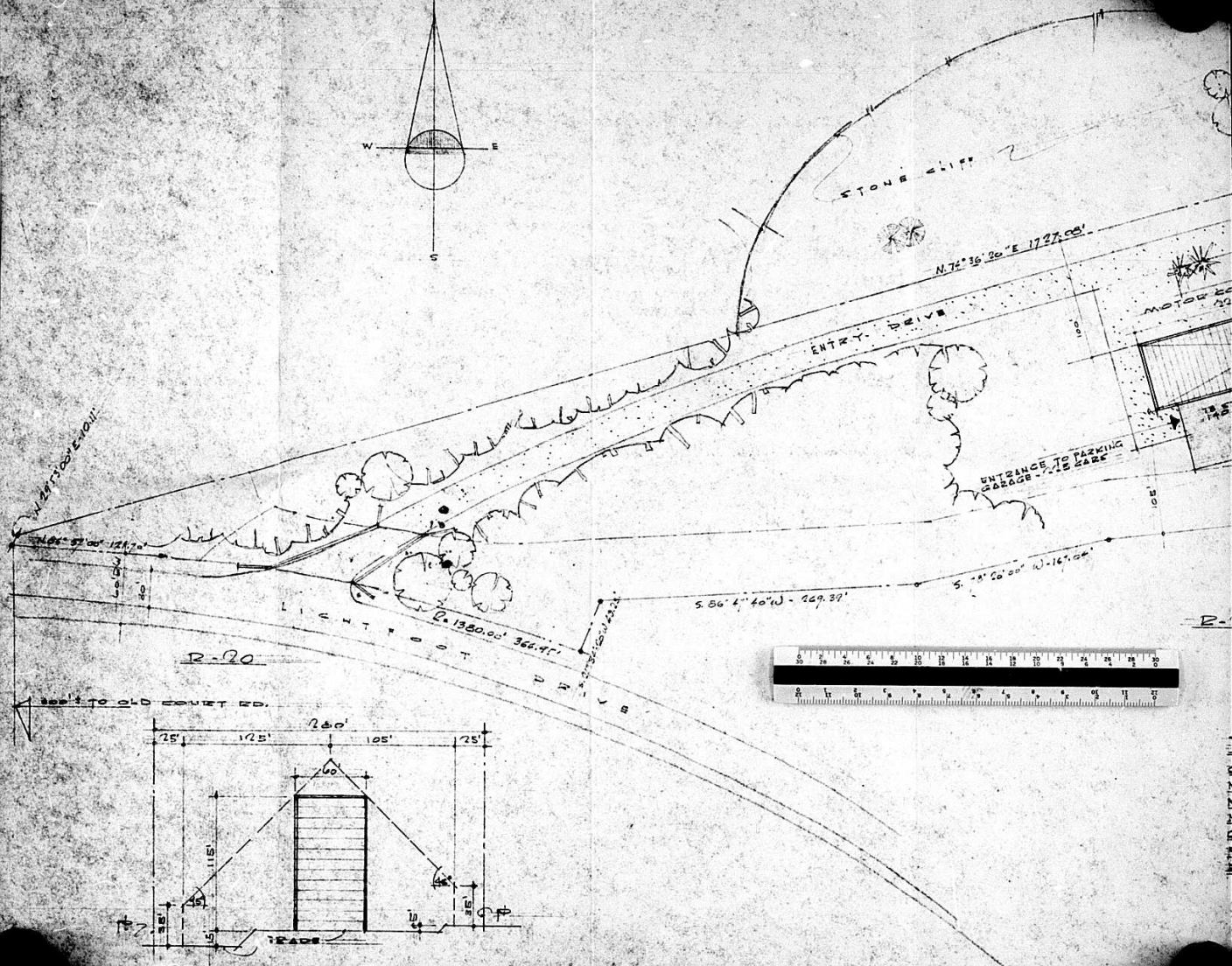
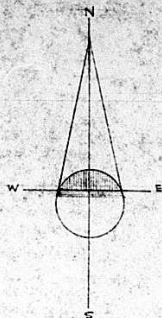
GROSS AREA OF TRACT	10.0671 A.
NET AREA OF TRACT	9.7227 A.
NO. APARTMENT UNITS	140
NET DENSITY	14.4 F.P.A.
GROSS DENSITY	12.9 F.P.A.
PARKING ON SITE (IN-SIDE)	225 CARS
EXISTING ZONING	R-20

PLOT PLAN 1"=50'

PROPOSED APARTMENT BLDG.
LIGHTFOOT DRIVE - 200' EAST OF OLD COURT RD.
22D ELECTION DISTRICT - BALTIMORE COUNTY, MD.
JERWELL & WOLF ARCHITECTS 1106 MT. ROYAL AVE BALTIMORE
JUNE 3, 1962



PREPARED FROM OUTLINE SURVEY BY MATZ CHILDS



SECTION C NORTH-SOUTH CENTER LINE