The Shetland Construction Petitioners No 63-60 11111111111111111111111

OPINION

This case involves a tract of approximately seventy-seven acres along Cowpens Avenue north of the Limekiln Valley Road which is presently zoned as "R-40", as is all the rest of the land eastward along the Valley Road to Loch Raven. The Shettand Construction Company, present applicants, have successfully developed under "R-20" classification the land adjoining this property along the west side of Cowpens Avenue. They now ask that the subject property be rezoned to "R-20".

Mr. Robert A. Williams, President of the Shetland Construction Company, testified that the present real estate market will not support a development of homes on "R-40" lots and that there is a great demand for smaller lots, though he indicated that he expects to build the same kind of homes on either size lot. As a matter of fact, the Company has constructed at least four homes on the present tract on "R-40" size lats which appear, from pictures submitted in evidence and from actual inspection of the property, to be in the \$40,000 to \$60,000 class. Mr. Williams, however, presented no testimony indicating that there had been either a mistake in the original zaning or any change in the character of the neighborhood other than the fact that County sewers are now available.

Mr. John Hocheder, Jr., on expert site planner and angineer connected with G. W. Stevens & Associates who are eminently qualified and have appeared frequently as witnesses before this Board, testified that the Public Works Department has approved his plans; the sewer is now available; and that there would be a difference in the price factor if the lots were used in one or the other of the two classifications indicating that it might be more profitable to the developer under an "R-20" classification. Mr. Hocheder, however, produced two plats, one showing a subdivision plan under the proposed "R-20" zoning and another showing a feasible subdivision plan under the present "R-40" zoning with the same road system for each. It seems to the Board that this would indicate that the present classification could provide a reasonable and appropriate use of the land particularly with regard to the price range of the homes to be constructed.

A realtor, expert, testified for the petitioner that the proposed reclassification would result in a more reasonable and appropriate use of the lend, and relied upon the Sevelopment of Chatterleigh nearby, by the same builder, and stated that he felt that

5943.63.60

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

8/22/63 Date of Posting ... District. District. Date of Posting.

District. MEASING Wed SEPT 11-53 MT 10:30 MM.

Petitioner: Charles J McLennan Location of property 250 FROM The 5/5 OF COUPENS RUE OPP CONCORDIA AVE.

Location of Signa 21 ON The EAST S. OF COMPONS AUG - CONCOMIN Alle Winer De Harris Tree Sten Fragers Conserved And Alle Winer Out to the Conserved Alle Conser Posted by Parket San Charles W. Date of return \$1.9/63

1/23 AND 1125 COWPENS AVE.

the present "R-40" classification should be considered as a reservoir area. He stated further that the development of this land under either classification would have the same impact on the neighborhood, and would not necessarily cause any change in conditions pertinent to neighboring property unless the owners of such would sell or develop them

These opinions, however, were disputed by two qualified expert realtors testifying for the profestants who said that they felt that the property would be more attractive to buyers under the "F:-40" classification, and that the property could be ec nomically developed in this manner. The neighboring land owners were almost unanimous in their objections to the reclassification for numerous reasons and produced affirmative testimony which indicates that there was no mistake nor were the County Commissioners under any misapprehensions at the time of the original zoning. They also felt that if this piece of land east of Cowpens Road were reclassified the entire valley would sooner or later go "R-20". With this the Board is inclined to agree and we feel that under all of the evidence in this case there is no reason to find, as a fact, either an error in the original zoning or such change in conditions as to warrant the granting of this petition.

"R-40" zoning is at times rather confusing in its implications, being sometimes designated for a development of one acre lots; sometimes for open form land; other for acreage residential estates; or as a reservoir classification. In this particular case we feel that the present zoning is logical and appropriate which opinion is apparently joined in by the Planning staff of Baltimore County. The petition will, therefore, be

For the reasons ser forth in the aforegoing Opinion, it is this of December, 1964 by the County Board of Appeals, OR DERED that the reclassification petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle 3 of Maryland Rules of Procedure, 1961 edition.

> COUNTY BOARD OF APPEALS RAI TIMORE COUNTY

G. Mitchell Austin, Cha

BALTH. ORE COUNTY, MARYLA

INTER-OFFICE CORRESPONDENCE

TO. Mr. John 9, Ross, Joning Commissioner Date August 19, 1961.

SUBJECT. #50-60, 8-40 to 8-40, 500 feet from cast side of Company Avenue opposite Concordia Avenue. Being property of Charles J. McLonnane.

9th District

Wednesday, September 11, 1963 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject position for reliabilitiestion from Bagioto Raguering and has the fr_lowing seriasory communication represents the respect to personant planning fasters:

- The subject property is situated in close promisity to the interchange of the subject property is situated in close promisity to the interchange of the subject property and crossed Bridge Read-Southeast Southeast, It is the universal to the subject property now can extend the state of the subject property now can statisty extends before the provision of the state of the subject to the subject
- on the other hand, line I'lls villey is parhaps one of the most ylassant areas to the other hand, it is hallance these areas. The Tallaherrone as to close processly to the hallance these areas. The Tallaherrone as to the form of the terminal process of the form that the process of the terminal process of the form that the consequence of the form of the

TOINING F & ALDERMAN

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net -3'63 W

October 2, 1963

Zoning Commissioner of Baltimore County County Office Building

ECT: ib

Re: Petition of Charles J. McLennan, et ux, and Shetland Construction
Co., Inc., No 63-60

Please enter an appeal on behalf of the Petitioners in the above captioned case from your decision dated September 17, 1963, to the Board of Appeals for Baltimore County.

Enclosed please find my check in the amount of \$70.00 to cover the costs of the appeal

Very tauly yours, ZmilC) Ernest C. Trimble

BALTIORE COUNTY MARYLAND

INTER-OFFICE CORLESPOND

TO Mr. John G. Rose, Zon as Countesioner Date August 30, 1961

PROM Mr. George E. Gayrelia, Deputy Director SUBJECT. #63-60. R-10 to R-20. 250 feet from cast side of Compens J. McLennana

9th District

REARTMS: Wednesday, September 11, 1963 (10:30 A.M.)

The staff of the Office of Flanning and Zoning has reviewed the subject petition for reclassification from Sahoto Sahotoning and has the following advisory comments with respect to pertinent planning factors:

- 14 The subject property is situated "noe proxicity to the interchange of the Boltany and Crosswell Bridge Book-Loch Rayen Decliverst, It is the under-sident the state of the state of the state of the state of the state before the provision of searner facilities only use possibility. It may be that locational and utility factors now makes the extension of the B-00 sozing easterly from anomal bere simply is a rounting-east of development and moding boundaries in accordance with the possibilities of 'royiding proper utilities.
- 2. On the other hand, Lien Kilm Valley is purhaps one of the most pleasant areas in close printinty to the Baltieror Urban Cruz. The Valley serves as a rateway to both Haven and is one of the first until you may switch intensities and emperionee. The Valley is characterized by lot aims until years and the property are first in the same property and the property are considered to the valley and the property and present the valley. A reclarification of the subject in the valley which may share the most prepared and war of compensation of the valley which may share the intensity and the property and the property and was compensated effect on the source gains of what preparities in the valley which may share the intensity of the larger it coming as a same of opinions in the valley.

Saltimore County Bepartment Of Bublic Works

ALBERT B. KALTENBACH

April 25, 1963

George William Stephens, Ir. and Associates. In

Re: Availability of Sewer McLennon Tract

Receipt is acknowledged of your letter of April 24 concerning the availability of sewer facilities to serve the

This tract was first considered by this office in May of 1961 and approval of its sewering was received from the Maryland Department of Health in September 1961 contingent upon the provision of a new resist sewer from the Greenings Pumping Station. This latter condition has been fulfilled and we can therefore give approval to the sewering of the McLennor tract without restriction, within the limits shown on the original plan now in our file.

It is understood, of course, that any costs of temporary pumping to facilitate the construction of public sewers serving this area will be borne by the developer.

SIGNED) ALBERT B. KALTENBACH Director, Department of Public Works

ABK JBW dos

Baltimore County Department Of Public Blorks COUNTY OFFICE BUILDING

Bureau of Public Service.

July 12, 1963

#5943

63-60

MAP

#9

SE(.3.6 R-20

8/30/63

Re: BROWN MEADOWS Election District

This is to advise that the creliminary clam of the Sect subdivision has been reviewed by the Office of Flanning, the following corrects have been furnished for the informan and guidance of you and your entreer.

These communits are based on such information as about on the irreliableary rhan and are subject to change and/or edifficient of the information o

OFFICE OF PLANTING CONTRACTS

1. The frontage of the Courses Road is sound for the development; the balance of the Brook Mendous tract is most Robot Rot sizes in Bection1, of Brook Mendous tract is a conformity to the spoilsable soning. Approval and comment that the is requested only for Section 1.

2. The Office of Planning and Youing in processing the preliminary plans for Section 1 has had to consider the street and lot pattern for the entire tract as well as a pattern of circulation for immedian Valley. As a result of its stations, it was determined that Brook Meadow must serve as a collector street, must be extended easterly with a direct route along the knoll, and must have a 60 foot right-of-way.

3. Also, as a result of its studies, the Office of Planning and Joning would procees that Concordia Drive not be

#5943

63.60

mAP

SE(.3 - C

8/30/62

COPY

RE: PETITION FOR RECLASSIFICATION From "R-40" Zone to "R-20" Zone o Property 250' from E. S. Cowpens Procetty 250' from E. S. Cowpen Ave., Opp. Concordia Avenue, 9th Dist., Chas. J. McClennan and Mary F. McLennan, Petitioners - Shetland Con-struction Co., Inc., Cont. Pur.

BEEORE ZONING COMMISSIONER OF

BALTIMORE COUNTY No. 63-60

The Shelland Contraction Co., Inc., presently the legal owner of property 20 feet from the east side of Compens Avenue, apposite Concodit Avenue, in he Ninth District all the Contry, has requested a reclassific at ion from an "4-OC" zone; no m" 1-OC" Zone.

Testimony in favor of this reclassification was given by Mr. John Hocheder, of William Stephens, Jr. & Associates, Mr. Robert A. Williams, President of the Shetland Construction Company, Inc. and Mr. J. Walter Jones, appraiser and

Mr. Walter M. Jenifer was counsel for the protestants who own same 600 acres of land, more or lest, in the immediate vicinity of the subject property.

Mr. Jenifer also appeared as a protestant and land owner.

From sentimony presented by the partitioner it is evident that The Sharkard Construction Co., Inc., he does informed by two advisors prior to puriteducing the property that difficulties could be expected in laying our interest in one care lest. The partitioner had in information from the contract of the partition of the information of the contract of the contract

Board on the tree was a special feather in a special feather in it is order because of a change in the neighborhood, Mr. Jone called attention to two zoning changes wherein property not tool fer distinct control of the control o

The Shetland Construction Co., Inc., through the stationary of Mr.

Jones demonded its rights. This was based on the claim that the existing R-20 &
R-40 zoning little is inappropriate and illegical. The question then is — inappropriate and illegical to whom?

Since the zoning map on which the subject property is located was approved by the County Commissioners in 1955, the answer must be — was this line inappropriate and illogical to the County Commissioners.

Mr. Walter M. Jenifer, a land owner in Cromwell Valley, took the stand Mr. Walter M. Jenifer, a land owner in Cromwell Valley, look the stone to relate events from 1955 to the present, concerning the subject property and vicinity. Mr. Jenifer and his neighbors had done their best to protect Cromwell Valley at the time of the adoption of the Land Use Map in 1955. A large segment of land was zoned manufacturing light at the request of a large company which of land was zoned manufacturing light at the request of a large company which proposed to move its business to Baltimore County. The business concern never of land was zoned anounterfulny rapin or the special to business a consent never proposed to move it business to politicize Conference Conferen

Mr. Jenifer had no fault to find with the splendid homes that Mr. Williams' Company has already built in his "R-20" development but that is no reason why Cromwell Valley should be cut-up into tracts smaller than 3 or 4 acres. The changes mentioned in scaning cannot even be seen from the Valley and their value is far less than those homes now in the Valley. He feels that no rights are denied Mr. Williams since on "R-40" plot has now been filed and one house has actually been built. To permit even fine homes to be built in the proposed "R-20" Zone would blight the Valley and eventually destroy it.

In cosidering the testimony of all we must also consider that Baltimore County is fighting to retain open spaces. The County Council just enacted on Open Space Bill, a bill which the County has not even had a chance to use as yet. In the present instance we have a Valley which is being maintained by private citizens

The "R-40" zining is certainly not the answer to our present zoning problems. At times it may be a divelopment of one acre lots, at other times it may be a development of form land and yet again it may be a reservoir of land.

Right now the Valley is well kept in large acreage iracts, many of which have remained in the same families for generations. It would be incredible if our present zoning could be so interpreted into two he face eros as this could not be preserved immediately rather than wait for some change in zoning regulation which would come far too late.

For the above reasons and simply because there has been no change to warrant a reclassification and because the County Commissioners were not in error when they saw fit in their wisdom to retain this beautiful part of Baltimora County as it existed then and as it exists now, the reclassification should be denied.

It is the **/
Boltimore County, ORDERED that the above reclassification be and the same is hereby DENIED and that the above described property or area he and the same is hereby continued so an **8-40". Zone.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MAR AND No. 19936 OFFICE OF FINANCE

DATE 10/4/63

Office of Plm ning & Zoning 119County Office Bldg.,

670 00

Ke. 53-60 nnn III-765 4737 . . . III-

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

TELEPHONE VALLEY 3-3000

TELEPHONE

BALTMORE COUNTY, MARCLAND OFFICE OF FINANCE

No. 20108 DATE 9/11/63

COURT HOUSE TOWSON 4, MARYLAND To: Mesars, Trimble & Ald ream Jefferson Building Touson h, Md.

Zening Department of

152.00 52.00 63-60 9-1165 3586 * * * TIL-

IMPORTANTI MAKE CHECKS PAVABLE 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

BALTIMORE COUNTY, MARYIND OFFICE OF FINANCE

Ne. 17875 DATE 6/25/63

63-60

Dirision of Collection and Recei, COURT HOUSE TOWSON 4, MARYLAND Jefferson Building

BILLEO Zoning Department of

TITY	CCOUNT NO.		150.00
	DET	ACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for	Reclassification for Charles J. McLennan	50.00
		PAID-DADWA CONTRACT	C.Schol Flagoue
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

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CERT	FICATE OF PO	STING
TONING DEPA	RTMENT OF BALTI	MORE COUNTY

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Otto	Date of Posting
District	
Posted for the Chas. 4 Me Leave	NAN et Al.
Petitioner: Chas. MeLenn. Location of property: 250 07 FRUM 6/5 a.	E Compens Ave. A
Location of property: 350	C S S
opposite CONCORTIA HUE	and of Concordin AU.
Location of Signs 47	122 ISH ON PROPIETE
And Coupens are And	Pfiliation
Posted by Sunature	12/26/63
Posted by Signature	Date of Learning

63-60 AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Charles J. McLennan and wife and owner a of the property situate in Baltimore AP County and which is described in the description and plat attached hereto and made a part/hereof, # 9 to an SEC.3-C aereby setition (1) that the zoning status of the herein described property be re-classified, pu P-40

PETITION FOR ZONING RE-CLASSIFICATION 943

Both of the aforesaid reasons will be more fully described and supported at the

See Attached Description

and (?) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for.

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. Shetland Construction Co., Inc. Charles J. McLennan By: Polin william Mary F. McLennan Legal Owner Address Cowpens Road, Balto. 4, Md. Address 1138 Green Acre Road Matte De Jan (w)

404 Jefferson Building, Balto. 4, Md. Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this, 24th 196 3 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore JUN 24 63 11th 4 September 196. 1 at -0130 o'clock

8 6 3 4

10:38 A Soe 9/11/63

Protestant's Attorney

Charles J. McLennon et ux by deed dated March 9, 1950, and the Land Records of Baltimore County in Liber T.B.C. 1833, folio 12.

> 63-60 MAP SEC. 3-C R-20

Description of the Property of Charles J. McLennan

Beginning for the same at the intersection of the fifteenth or 49Southerly 4140 foot line of goning area 9-R-20-2 and the minth or North (CC-3-61° 03' East 443, 19 foot line of the land conveyed by Frank &, LaMotte et uv to Charles J. McLernan et un by /and dated March 9, 1950, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1833. folis 12, said point of beginning being distant 281 feet more or less, measured northeasterly along said minth line of said deed from the center of Counseas Avenue, and running thence binding on part of the minth all of the tenth, eleventh, twelfth, thirteenth and part of fourteenth line of said deed the six following courses and distances as now surveyed viza first North 830 of GA" Host 160 feet more or less, second North 830 16 02° Used 440 22 fast, third North 479 44° 02° East 270 50 fast, fourth North 6° 27' 04" West 926.99 feet, fifth South 81° 28' 45" East 1164.62 feet, and sixth South 17° 18' 28° Bast 1,000.00 feet, thence for lines of division the tam following courses and distances viz: first North 88° 05' 28" West 281.30 feet, second South 33° 23' 55" West 109.00 feet. third South 51° 04° 21" West 133,69 feet, fourth South 60° 46' 51" West 135.20 feet, fifth South 71° 11' 02" West 142.62 feet, sixth South 80° 25' 38" West 484.25 feet, saventh South 7" 34' 08" East 55.00 feet, eight) South 820 051 52" West 90.00 feet, cinth South 70 341 08" East 736.42 feet, and tenth South 81° 52' 50" West 570 feet more or less to intersect the said fifteenth line of soming area 9-R-20-2, thence northerly binding on part of said fifteenth line of coning area 9-R-20-2. 1860 feet more or less to the place of beginning.

Containing 77 acres of land more or less.

PETITION FOR ZONING RECLASSIFICATION 9th District ZONING: From R - 40 to R - 20

LOCATION; 250 feet from the east side of Cowpens Avenue op-posite Concordia Avenue. DATE & TIME: WEDNESDAY, SEPTEMBER 11, 1963 at 10:30

AM.
PUBLIC HEARNO; Room 108,
County Office Bullding, 111 W.
Chesapeake Avenue, Towson
Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations
of failtimore County, will hold a

public hearing:
Concerning all that parcel of land to the Ninth District of

Beginning for the came at the intersection of the fifteenth or

intersection of the fifteenth or southerly 416 foot line of rooting area 9-R - 20-2 and the ritch or North 61 (degrees 03' East-ward by the southern of the war to Charles J. McLennan et ux to Charles J. McLennan et ux by deed dated March 9, 1950. and recorded among the Land Recards of Bultimore County in Proposed of the County in point of beginning being distant 281 test more or less, measured ortheasterly along add into this.

Being part of the land conveyed by Frank L. LaMotte et ux to

DUPLICATE OFFICE . THE BALTIMORE COUNTIAN THE COMMUNITY NEWS
Reisterstown, Md ** ALTONOMIC STREET

THE HERALD - ARGUS

No. I Newburg Avenue

CATONSVILLE, MD.

#5943

June 19, 1963

63-60

August 26,

THE THE GO GERNIF You had be angered advertisement a

was inserted in THE BALTIMORE COUNTIAN, a group of was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary land, once a week for day of August, 93 , that is to say the same was inserted in the issues of August 23, 1963.

THE BALTIMORE COUNTIAN

Laul J. Morgan Editor and Manager extended easterly past Compens Avenue through Section 1. Pather, the street now indicated in Section 1, as Concording Prive, should be moved southerly approximately 225 feet center line to center line of the existing Concordia Brive

i. That rorsion of the tract not included in Section to represent in mark for devilorment. The Thamming staff rotes that the pre-requisit are rounting has not been accomplished and that the developer proceeds at his own peril with Section 1 resulting resolution of the tenning lesses and concurrence by the Courty on an accordable treat and lot pattern for the remainder of the process.

5. These comments have been discussed with the enrineer who informs us that winor changes in lotting are contemplated alone Coverne Foed. It is suggested that, prior to filing for tentative approval, the enrineer review the re-vised subdivision plan with the Planning staff.

GEORGE P. LEMIS, Chief Bureau of Public Services

Oso. W. Stephens, W. Robertson, Office of Planning, Health Department, Mureau of Fnrineering, File.

Matrice 9

July 9, 1963

Highway Comente: (cont'd)

- e. The grading of the widemine and existing road to the established grade. Where adjacent invertible are adversely affected by the improvements, the Pereloper shall be financially responsible for necessary repairs.
- f. The construction of the bituminous concrete curbing and 12.77 feet of manadam naving adjacent thereto for the frontage of the subdivision.
- g. Where existing utilities or roles must be relocated due to road improvements, the Developer shall be financially responsible for this tork.

All horizontal and vertical highway alignment and design shall be in accordance with Raltimore Count: Pesign Manual and Standard Futula, dated 1955, for the particular type of soming and street elassification.

all cul-de-sace shall be improved with 10 foot maying on radius with combinations curb and gutter and meadam maying on a 100 foot diameter right-of-way and shall be the Developer's full responsibility.

Concordia Prive, Brook Meadow Prive and Road Nat till estend beyond the limit of the subdivision into an understored arms; therefore, the Previour's (Aprileantie) existeer shall be represented to swhold recribe for 500 fi-orate beyond the limit of the subdivision or as may be recribed to establish road practs for these streets within this north or the subdivision.

The contours on the religinary clat reveal rather exceeding grades and the therefore's (Archicont's) engineer is cantioned in the satablishment of street grades, not to exceed the marisum of 10 per cent as set by faltimore tourly flat.dards.

It shall be the responsibility of the hevaloper's (applicant's) engines to clarify all right-of-ways within thermorely and to initiate anch action that may be necessary to standen, wides or extend said right-of-way. The Perslopes (applicant) shall be resembled for the substacts of all necessary that and for all costs of acculation and/or absolute these rights-of-way.

Oward rails shall be required on Foad*A* for protection to nedestrians along the storm drain reservation and shall be

This plat has been referred to the State Roads Commission for their comments and approval. If they have any comments, they will be forwarded.

Storm Drain Comente:

The proposed subdivision, comprising an area of about 127 acres, is located east of and adjacent to Coveren Areaus, the subdivision known as Minebank. The Area as indicated on the subdivision known as included within the

The Southern nortion of the sprocepty dusts directly to Minches Poss. Exercising the property is a satelyt directly on set the south procepty in a satelyt directly near the south procepty line. The northern certion of the recovery is resembly sorred by two smaller drainage courses sampling continuous the east property line and running offsite in a southeastryl direction to Minchesk Run.

One stream drainage requires a drainage reservation of safficient width to cover the Hood platfor of So-year cast management of the safficient of So-year cast management of the safficient of t

- a. A map of scale 1"-500" for the entire drainage area which contributes to the open atreas including a tabulation of flow quantities.
- b. Field run cross-sections of the stream with the flood nisin of a 50-year design storm indicated on them. These sections are to be shown on a tundard cross-section paper at 12-20' horisontal to 12-10' vertical scale.
- c. A profile of the stream on the same scale as the aforementioned cross-sections.

July 9, 1963

Storm Drein Comments; (cont'd)

d. A niet with the limits of a 50 year design storm and the location of the field run cross-section indicated.

July 9, 1963

- Hydraulic computations which were used to established the elevation of the flood nish for each cross-section based on Manning's forsuls.

The furnishment is responsible for the cost of any resonanting resident to been Organized to been Organized to the other control of the cost of the co

This substitution represents a combination of P-20 and P-40 areas. The Twatchourse cost responsibilities shall be as death to the Tween's County coller, and shall be determined by cost stimites based on the venomed drainage facilities for the warous area - and/or as specified by the livector of Public Works.

Construction drawings are recuired. The charm a re to be designed in secondance with Pailinore County Standards and Specifications, and the drawings substitute for review and serveral by the Pailinor's County Sureau of Engineering. Con-struction is to be succ. philind under a County contract and intensition. A grading min is required for proceeding construction false.

The subdivision adjoins an existing State Roads Commission in thi-of-way at the southwest corner of the pronerty. Drainage facilities as they affect this right-of-way are subject to amproval by the State Roads Commission.

Construction drawings 58-1230, A-9 to 58-1233, A-9 and 59-676, A-0 to 56-678, A-9 concerning the adjacent subdivision.

5943.63.60

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Posted for HERRING Wied. Sept 10 63 97 10 30 AM. PHILLIAM CHARLES I MILENNAN Lecition of property 250 FESAN TAM ESS OF CONDENS AUE
BPA CON CORDINA ANE. Landon of Some DION The EAST S OF COMPONS AUE - CONCORDIA

1/23 AND 1/25 COWPENS AVE.

Water Comments: (cont'd)

This numberty is located in the Towen Fourth Tone of Mater Service and Area 13-7, subject to a Mater Area Connection Charge of \$135 per equivalent dwelling unit.

July 9, 1963

The total Water Area Connection Charge is determined, and regular, seen receipt of hids for the utility construction contract. This Charge is in addition to the norms front foot assessment and bermit charges.

This property is located outside of the Baltimore County Metropolitan Edstrict. An Extension of the Metropolitan Edstrict. An Extension of the Metropolita Country is required, to include the property, beforebild caster can be extended to serve this property.

Sanitary severage is available to serve a nortion of this property. More is existing P-inch sanitary severage in Commen Arenos, as shown on Prawing 95-672, A-10. Peradesion to connect the existing sanitary severage has obtained from the Description of Femilia and Licensee.

Sanitary severage can be rade available to serve the remainder of this recognity by constructing a donlar and tary sewrage nemning facility or facilities and acros-ments, together all robble practity analtary sewrage from the statistic f-from marktary several flowers & tends about on Practice 50-075, 2-10.

rement youth, sealer is resconsible for any deficit to be incurred by the construction, under County contract and increation, of the rubble sealing sewerps required to serve this a reposety. We is resconsible for the county contract and the rubble sealer with the respective of the rubble sealer county facilities and force-seal as a remented to serve this property. Buttoner County will consule and selling the semant county facilities. The Ferniors is to may the seman county facilities. The Ferniors is to may the county to the rubble of the oversity of the rubble of the previous and maintenance costs and for any costs which my artists as a result of damage to the installation, in Ferniors is an example of the prevention and costs of construction of the prevention of the costs of construction of the prevention of the costs of any seculation of right-of-way.

The Developer is responsible for all accompanying right-of-way acquisition cost.

The sanitary sowerage flows from this property are

Sanitary Sever Comments: (cont'd)

not to be directed to the "insbank Seware "brining Station until the diversion of the seware flows "on the Jorge Road-Bendix "Bante-Jer Amarbent tree, via "Prince Road to the Mestern Sranch of Merrine Fun Sanitary Interceptor Sewer has been accordiabled.

This property is located a free 15-5, subject to a Sanitary Sayer Area Connection Charge of 25), GO per soultvalent dealling some Area Connection Charge of 25), GO per soultvalent dealling and rayable, mon recent of the for the Charge is determined, and rayable, mon recent of the for the control of the control of the form of the control of the contr

to Sanitary Free Free Connection Charge is applicable against the costs of the recovered reserving facilities. The Sanitary Server Jere Connection Charge is a smittable only against the cost of the Youture major "Inshahn Sanitary Interceptor Server, and is accidable to the Previousn's reproductive controlled and accidant of the construction contact for this Intercepts in the arm of, or solution by Company Company.

The nreliginary plat of this subtivision has been forwarded for Mariland State Demartment of Health Approval, prior to accentance of the nreliginary or final plat for recordation. The leveloner will be notified if, for any reason, such approval is withheld.

The Teveloper must execute a Public Norks Agreement for the above mentioned improvements, raior to the recording of the record plat.

DIVISION OF LAND PERFLOPMENT COMPANS!

Onen committee with the foregoing comments the mian may be submitted for tentative approval.

Secondate (in) Gronder R. LEVIS, Chief Bureau of Public Services

co: Ceorge V. Stenhene, V. Robertson, Office of Planning, Health Dept., Burwau of Engineering, File.

Storm Frain (contid)

July 9, 1963

The Trajerum rust, recribe a control of the prometry.

The Trajerum rust, recribe a control control are a control

A reliminary print of this subdivision has been referred to Baltimore City, Bureau of Veter Surity, for review and comments in regard to adequacy of mater pressure in this sevalorment. Their coments are as follows:

This development can best be served from the Fastern filled Tone. In order to supply water to this development from the Eastern filled "one, a 12" main must be installed in Covene Arenue from Crownell Bridge Scal to Connordia Drive.

by sections, a realisinary mist of each section should be submitted to us for our review and comments regarding the availability of water before the construction drawings are sent for our

Public unter will be available to serve this recorriy when the reproceed 18-fameh rublic us ter main extension in Corosses Ayesse, abous on Drawings Cf-18-7 and Cf-18-76, Advac 1s constructed. Furnission to obtain returned connections to the reproceed unter sain way to obtain order from the Demartment

The Developer is responsible for any deficit to be incurred by the construction, under County contract and imprection, of public water easily actuated to serve this property. We is resmonthly for the revenant on and the cost of construction drawings and right-of-uny plate required. Be in further responsible for compring the recuired right-of uny to hittory County at no cent to the County.





