

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Hospital for Consumptives, 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 reclassified pursuant to the Zoning Law of Baltimore County, from R-10 to R-1 and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

1. Change in character of neighborhood.
2. Error in map.

See Attached Description

and (2) 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 reclassification 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.

HOSPITAL FOR CONSUMPTIVES
OF MARYLAND

Legal Owner

Address: 216 E. Lexington St.

City: Baltimore, Md.

Postmaster's Attorney

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

the above reclassification 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 29 day of October, 1964, that the herein described property or area should be and the same is hereby reclassified: from a R-10 and R-10 to a R-1 zone and/or a Special Exception for a should be and the same is

granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Development, Baltimore County, Maryland.

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1964, that the above reclassification 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 a zone, and/or the Special Exception for a should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

COURTHOUSE SQUARE



COURTHOUSE SQUARE APARTMENT RENTALS - 2ND SECTION - SOME ADULT BUILDINGS

TYPE	APARTMENT	PRICE
A	1 Bedroom, 1 Bath	\$136.50
B	1 Bedroom, Den, 1 Bath	\$152.50
B1	1 Bedroom, Den, 1 1/2 Baths	\$156.50
C	2 Bedrooms, 1 Bath	\$153.50
C1	2 Bedrooms, 1 1/2 Baths	\$161.50
D	2 Bedrooms, Den, 1 1/2 Baths	\$179.50
D1	2 Bedrooms, 1 1/2 Baths	\$161.50
E	3 Bedroom, 2 Baths	\$184.50
F	1 Bedroom, 1 Bath	\$136.50
G	2 Bedroom, Family Room, 1 1/2 Baths	\$177.50
H	2 Bedroom, Family Room, 2 Baths	\$185.50
J	3 Bedroom, Family Room, 2 Baths	\$194.50

All utilities included in rental price except electricity. No pets.

GREMPER MANAGEMENT COMPANY
822-6400

SOME ADULT BUILDINGS - NO PETS

MAITZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners

2129 N. Charles St., Baltimore, Maryland 21208

HO 2-2700

DESCRIPTION

5.7 ACRE PARCEL, PART OF PROPERTY OF THE HOSPITAL FOR CONSUMPTIVES OF MARYLAND, HILLEN ROAD, PUTTY HILL ROAD AND COUCHER BOULEVARD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning: R-6
Proposed Zoning: R-A

Beginning for the same at a point on the northeast side of Hillen Road as shown on the "Plan to Accompany Right of Way Agreement" recorded among the Land Records of Baltimore County in Highways Liber No. 15A, Folio 203, at the distance of 1373 feet, more or less, as measured westerly along the northeast side of said Hillen Road, as widened, and along the north side of Putty Hill Road, as laid out seventy feet wide, and along the easterly prolongation of said north side of Putty Hill Road from the intersection of said easterly prolongation with the southerly prolongation of the west side of Goucher Boulevard, as laid out one hundred and ten feet wide, said point of beginning being in the first line of the Zoning description of the area designated "R-10-11" on the Baltimore County Zoning Map "3-C", and running thence, binding on a part of said first line in a northeasterly direction 1220 feet, more or less, to the end of said first line, thence along a part of the second line of said Zoning description in a southeasterly direction 230 feet, more or less,



MAITZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners

2129 N. Charles St., Baltimore, Maryland 21208

HO 2-2700

DESCRIPTION

25.2 ACRE PARCEL, PART OF PROPERTY OF THE HOSPITAL FOR CONSUMPTIVES OF MARYLAND, HILLEN ROAD, PUTTY HILL ROAD AND COUCHER BOULEVARD, NINTH ELECTION DISTRICT, BALTIMORE CO., MD.

Present Zoning: R-10
Proposed Zoning: R-A

to a point on the southwest side of Goucher Boulevard herein referred to, thence binding thereon the two following courses and distances: (1) 36° 15' 50" W., 85 feet, more or less, and (2) northwesterly, by a curve to the right with a radius of 1965.00 feet, the distance of 387.14 feet to the northwest outline of the land owned by The Hospital for Consumptives of Maryland, thence binding on a part of said northwest outline, S. 27° 17' 09" W., 1432.97 feet to a point on the northeast side of Hillen Road herein referred to, thence binding thereon the two following courses and distances: (1) southerly, by a curve to the right with a radius of 530.00 feet, the distance of 135.60 feet, and (2) southeasterly, by a curve to the right with a radius of 1830.00 feet, the distance of 50 feet, more or less, to the place of beginning.

Containing 5.7 acres of land, more or less.

HGW:abr

J. O. #64010 5/5/64

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Engineers - Surveyors - Site Planners

2129 N. Charles St., Baltimore, Maryland 21208

HO 2-2700

DESCRIPTION

25.2 ACRE PARCEL, PART OF PROPERTY OF THE HOSPITAL FOR CONSUMPTIVES OF MARYLAND, HILLEN ROAD, PUTTY HILL ROAD AND COUCHER BOULEVARD, NINTH ELECTION DISTRICT, BALTIMORE CO., MD.

Present Zoning: R-10
Proposed Zoning: R-A

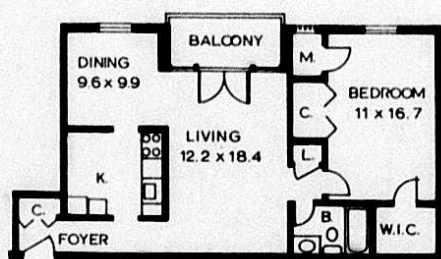
Beginning for the same at a point on the north side of Putty Hill Road, as laid out seventy feet wide, at the distance of 269.09 feet, as measured westerly along said north side of Putty Hill Road and the easterly prolongation thereof from the intersection of said easterly prolongation with the southerly prolongation of the west side of Goucher Boulevard, as laid out one hundred and ten feet wide, and running thence, binding on said north side of Putty Hill Road, S. 85° 40' 50" W., 141.97 feet, thence still binding on said north side of Putty Hill Road and on the northeast side of Hillen Road, as widened, northwesterly, by a curve to the right with a radius of 344.00 feet, the distance of 280.87 feet, and N. 47° 32' 17" W., 288.43 feet, thence along the northeast side of said Hillen Road, as shown on the "Plan to Accompany Right of Way Agreement" recorded among the Land Records of Baltimore County in Highways Liber No. 15A, Folio 203, northwesterly, by a curve to the left with a radius of 1830.00 feet the distance of 391 feet, more or less, to a point in the first line of the zoning description of the area

HGW:abr J. O. #64010 5/5/64

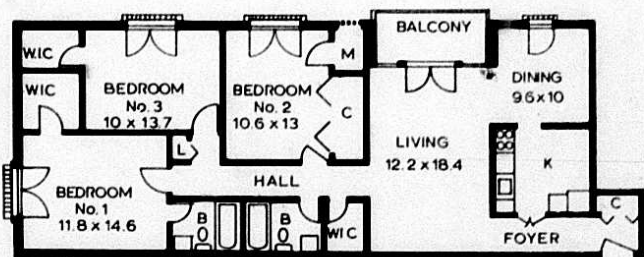


MICROFILMED

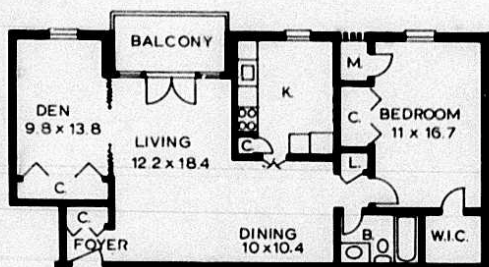
COURTHOUSE SQUARE



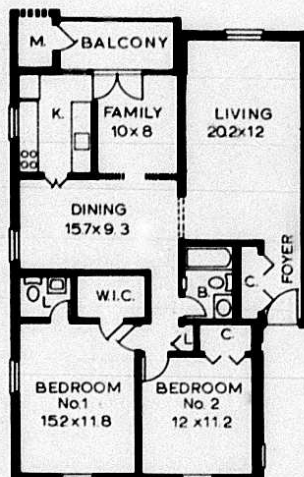
One bedroom — type A



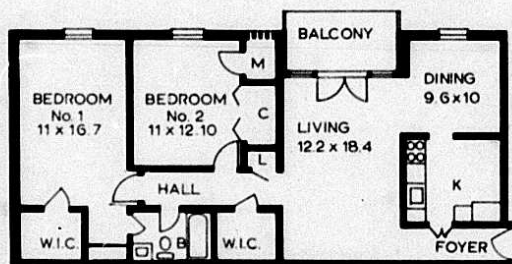
Three bedrooms, 2 baths — type E



One bedroom and den — type B

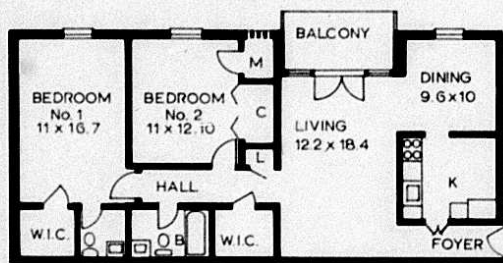
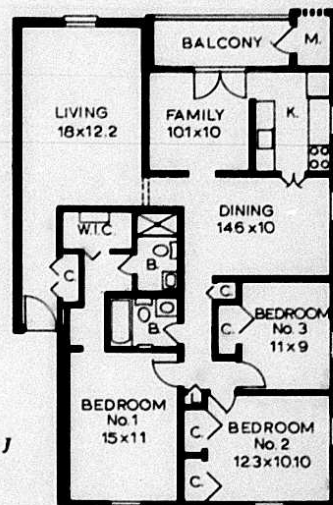


Two bedrooms, family room, 1 1/2 baths — type G

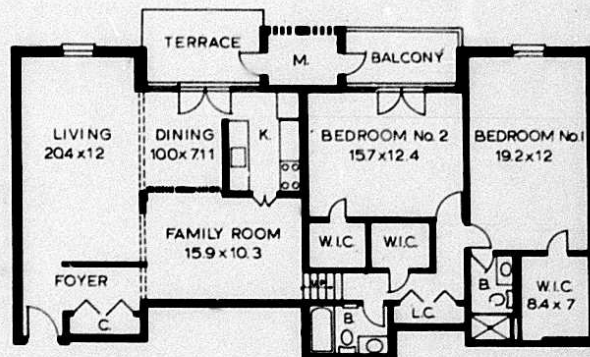


Two bedroom, Dressing alcove — type C

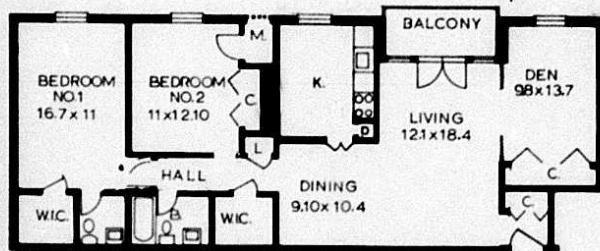
Three bedrooms, family room, 2 baths — type J



Two bedroom, 1 1/2 bath — type C1



Two bedrooms, family room, 2 baths — type H



Two bedrooms and den — type D

SOME ADULT BUILDINGS — NO PETS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. James A. Dyer, Chairman
Zoning Advisory Committee

Date June 5, 1964

FROM Lt. Charles F. Morris, Sr.
Fire Bureau

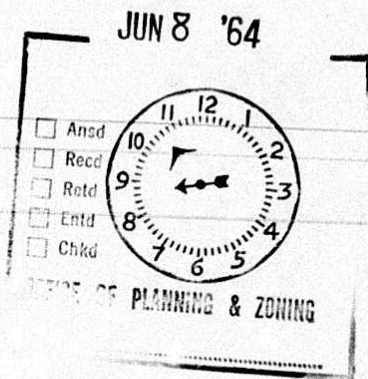
SUBJECT Petition For Reclassification of Property
Old Eudowood Property
Vicinity of Hillen Road & Putty Hill Road
Garden & Town House Type Apartments
9th District

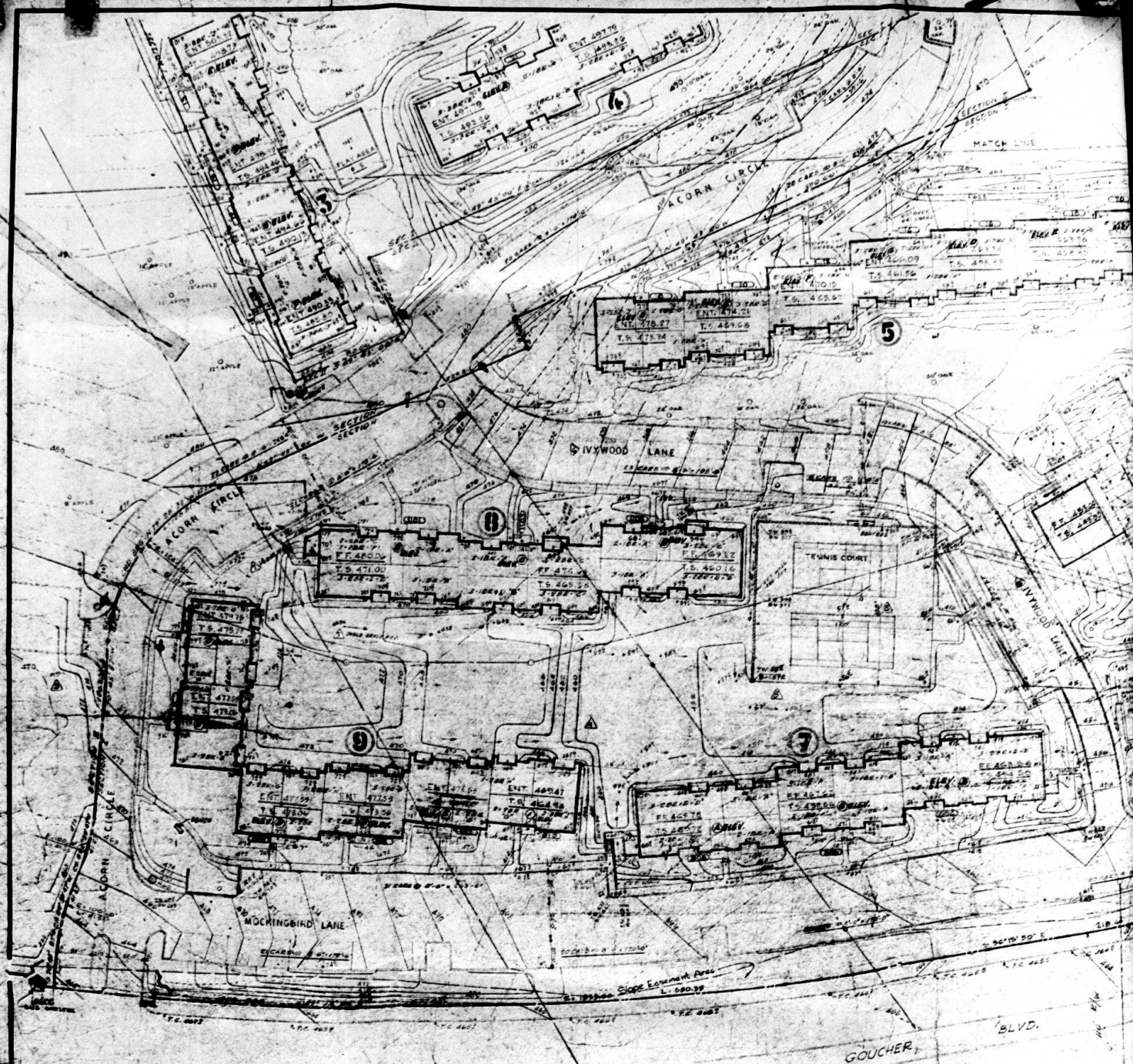
✓
#64-207R

MAP ✓
#9
SEC. 3-C
RA
6/25/64

1. Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Design Manual. Specing of hydrants shall be approved by the Baltimore County Fire Bureau.

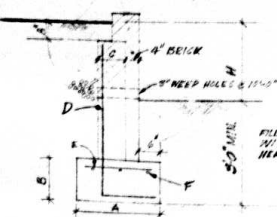
CFM/bbr
cc: file



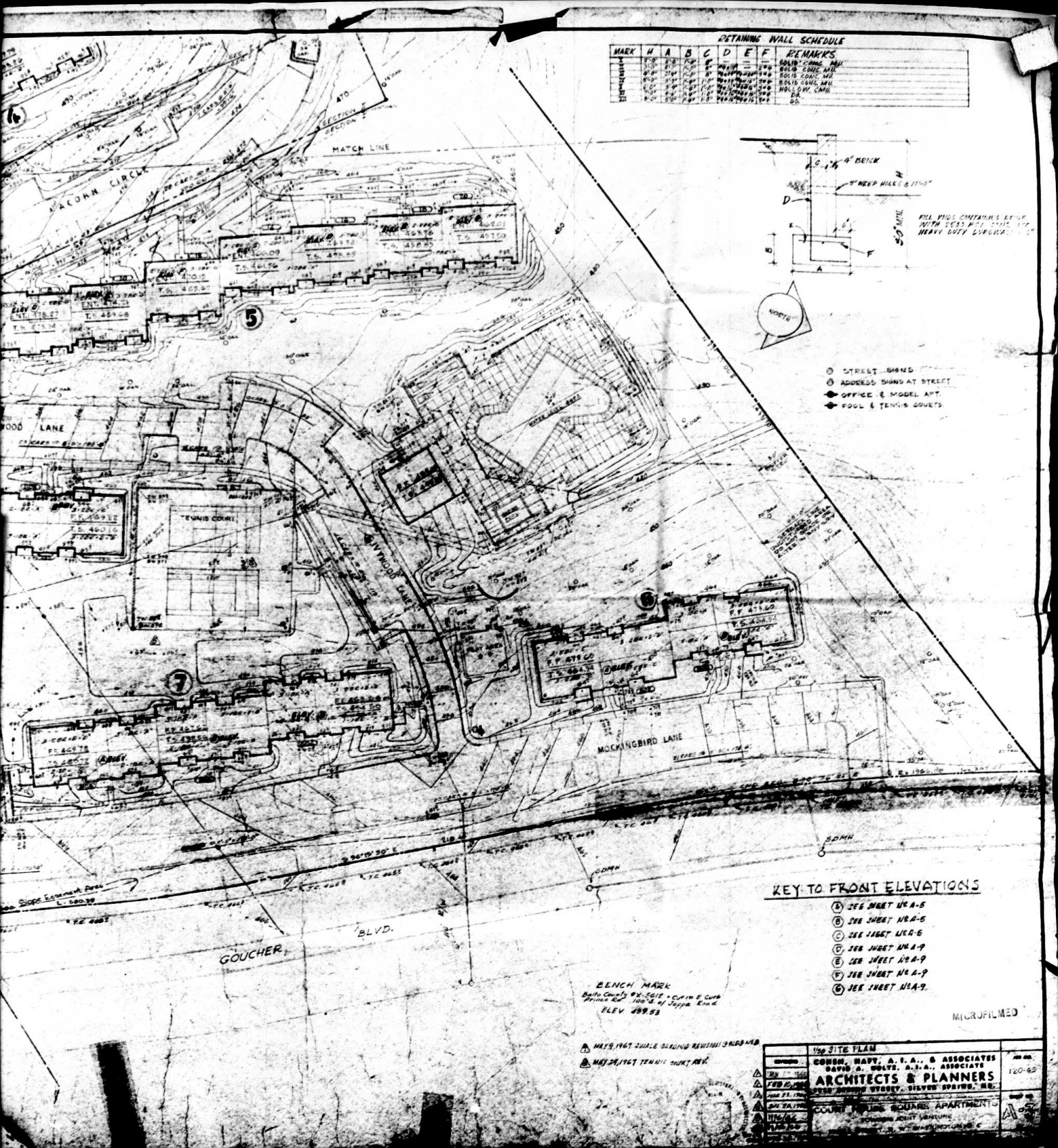


RETAINING WALL SCHEDULE

MARK	H	A	B	C	D	E	F	REMARKS
1	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	SOLID CONC. MU.
2	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	SOLID CONC. MU.
3	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	SOLID CONC. MU.
4	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	SOLID CONC. MU.
5	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	SOLID CONC. MU.
6	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	SOLID CONC. MU.
7	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	SOLID CONC. MU.
8	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	SOLID CONC. MU.
9	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	SOLID CONC. MU.
10	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	SOLID CONC. MU.



- STREET SIGN
- ADDRESS SIGN AT STREET
- ◆ OFFICE & MODEL ART.
- ◆ POOL & TENNIS COURTS



KEY TO FRONT ELEVATIONS

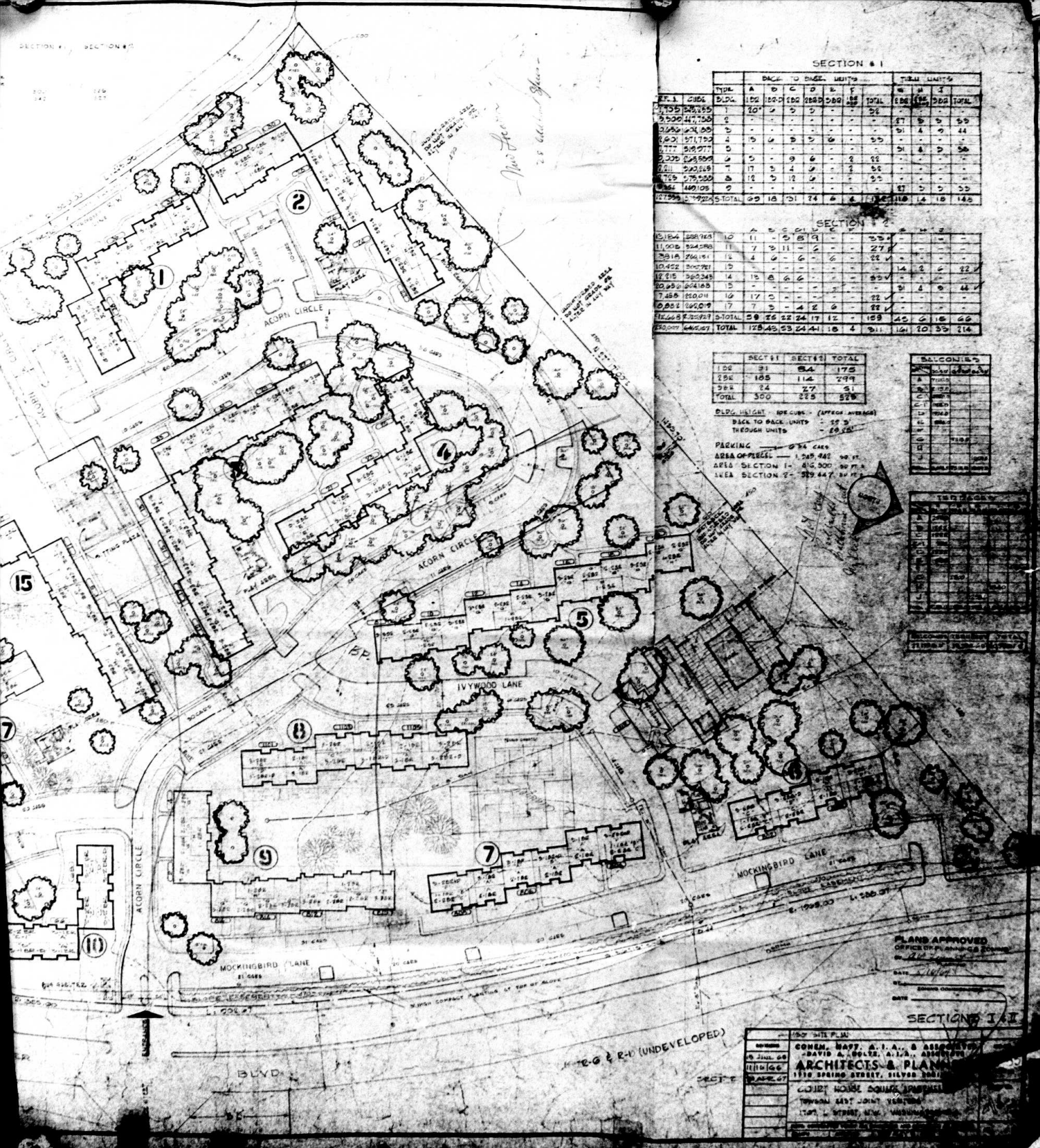
- ① SEE SHEET NR A-5
- ② SEE SHEET NR A-5
- ③ SEE SHEET NR A-5
- ④ SEE SHEET NR A-9
- ⑤ SEE SHEET NR A-9
- ⑥ SEE SHEET NR A-9
- ⑦ SEE SHEET NR A-9

BENCH MARK
BENCH MARK NO. 1011 - CORNER E. CURB
FRONTED COR. 100' S. OF JACOB CIRCLE
ELEV. 499.53

MICROFILMED

▲ MAY 1967 DOUBLE SLADING REVISION 3 SHEET 148
▲ MAY 24 1967 TENNIS COURT REV.

1960 SITE PLAN		100' 0"
CONDR. HAYT, A. I. A., & ASSOCIATES DAVID A. HAYT, A. I. A., ASSOCIATE		120' 0"
ARCHITECTS & PLANNERS 1000 BROADWAY, SILVER SPRING, MD.		120' 0"
COURT HOUSE SQUARE APARTMENTS 1000 BROADWAY, SILVER SPRING, MD.		120' 0"

[illegible][illegible]

	SECT#1	SECT#2	TOTAL
100	91	84	175
200	105	114	219
300	24	27	51
TOTAL	300	225	525

BALCONIES		
1	712.0	
2	713.0	
3	714.0	
4	715.0	
5	716.0	
6	717.0	
7	718.0	
8	719.0	
9	720.0	
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11	722.0	
12	723.0	
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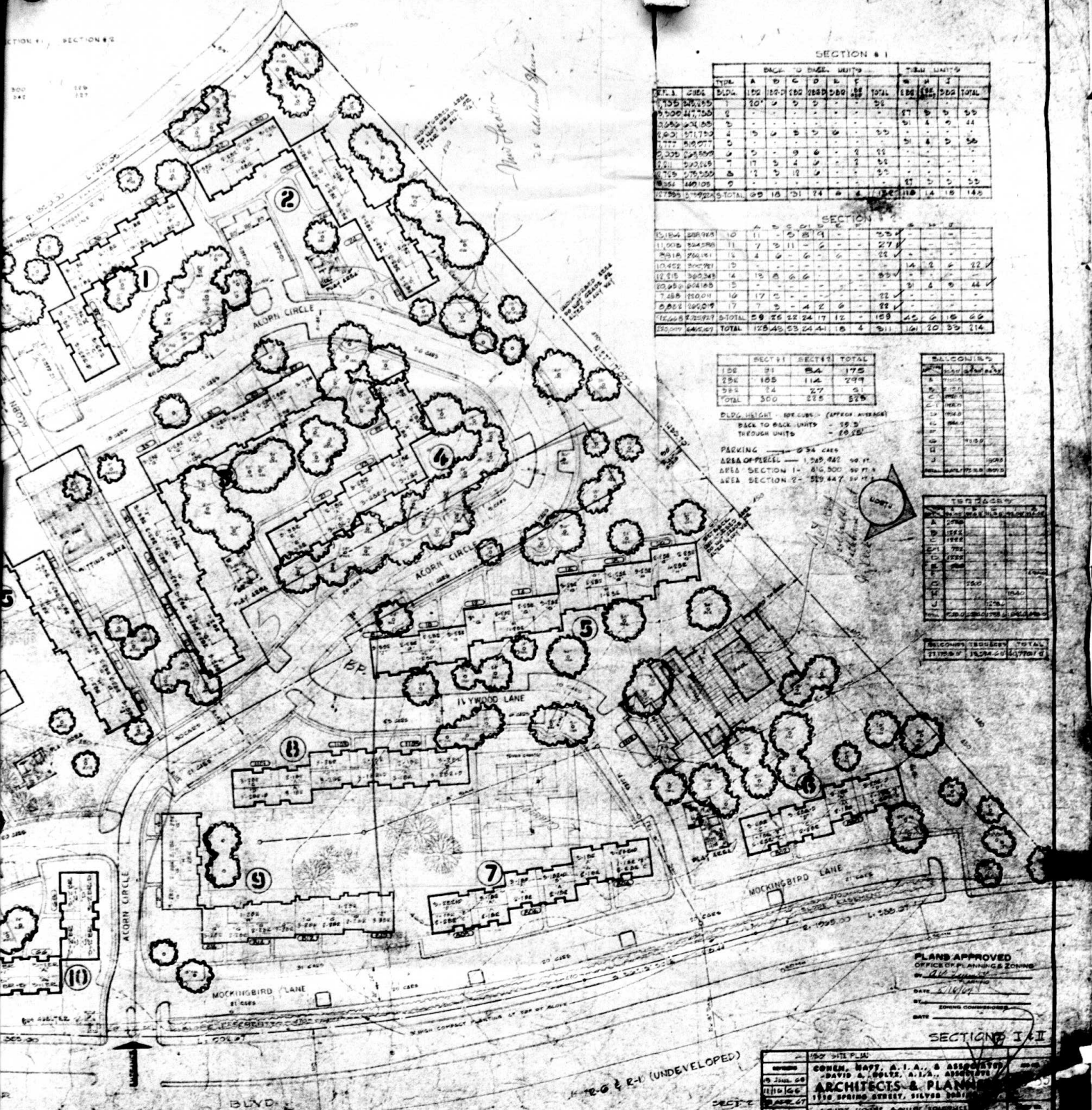
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PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY Alan [illegible]
DATE 2/16/67
BY [illegible]
ZONING COMMISSIONER
DATE [illegible]

SECTION I & II

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FBI - NEW YORK			
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FBI - NEW YORK			

SECTION • 1[illegible]

SECTION 1

[illegible]

	SECT 1	SECT 2	TOTAL
100	51	54	175
200	105	114	299
300	24	27	51
TOTAL	300	275	575

BLDG HEIGHT - FOR CUBE - (APPROX. AVERAGE)
BACK TO BACK UNITS - 19.5'
THROUGH UNITS - 20.5'

PARKING — 0.54 ACRES
AREA OF PIERCEL — 1,248,942 SQ. FT.
AREA SECTION 1- 816,500 SQ. FT.
AREA SECTION 2- 519,447 SQ. FT.

BALCONIA'S			
DATE	TO	BY	AMOUNT
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REL COMPANY	TECHNOLOGY	TOTAL
27,175,000	19,594,600	46,769,600

PLANS APPROVED
OFFICE OF PLANNING & ZONING

DATE 5/16/67
BY
ZONING COMMISSIONER
DATE

SECTION I/II

1500 WILE P.M.

CONEN, WATT, A. I. A., & ASSOCIATES
-DAVID A. WILTS, A. I. A., ASSOCIATE

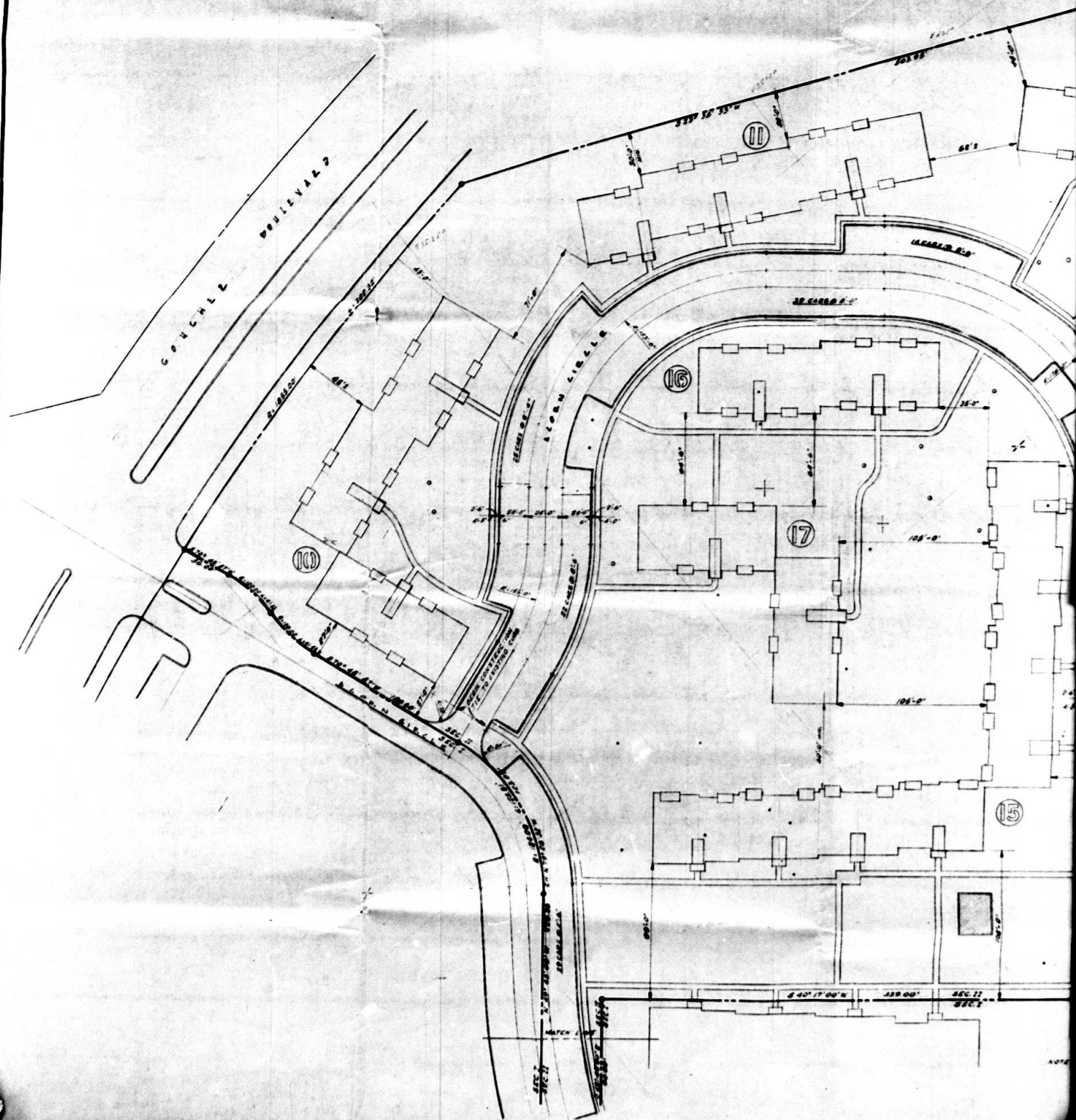
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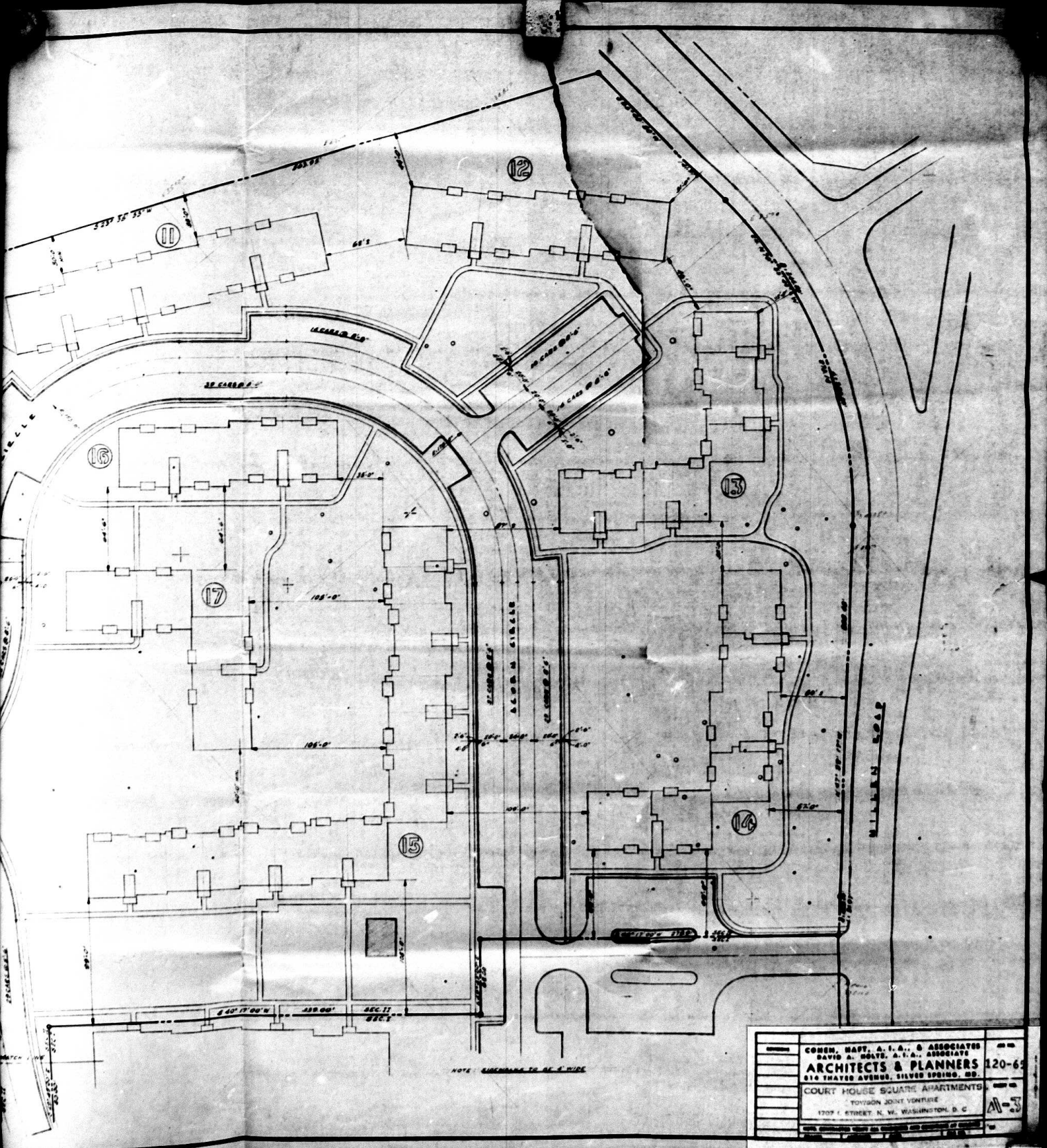
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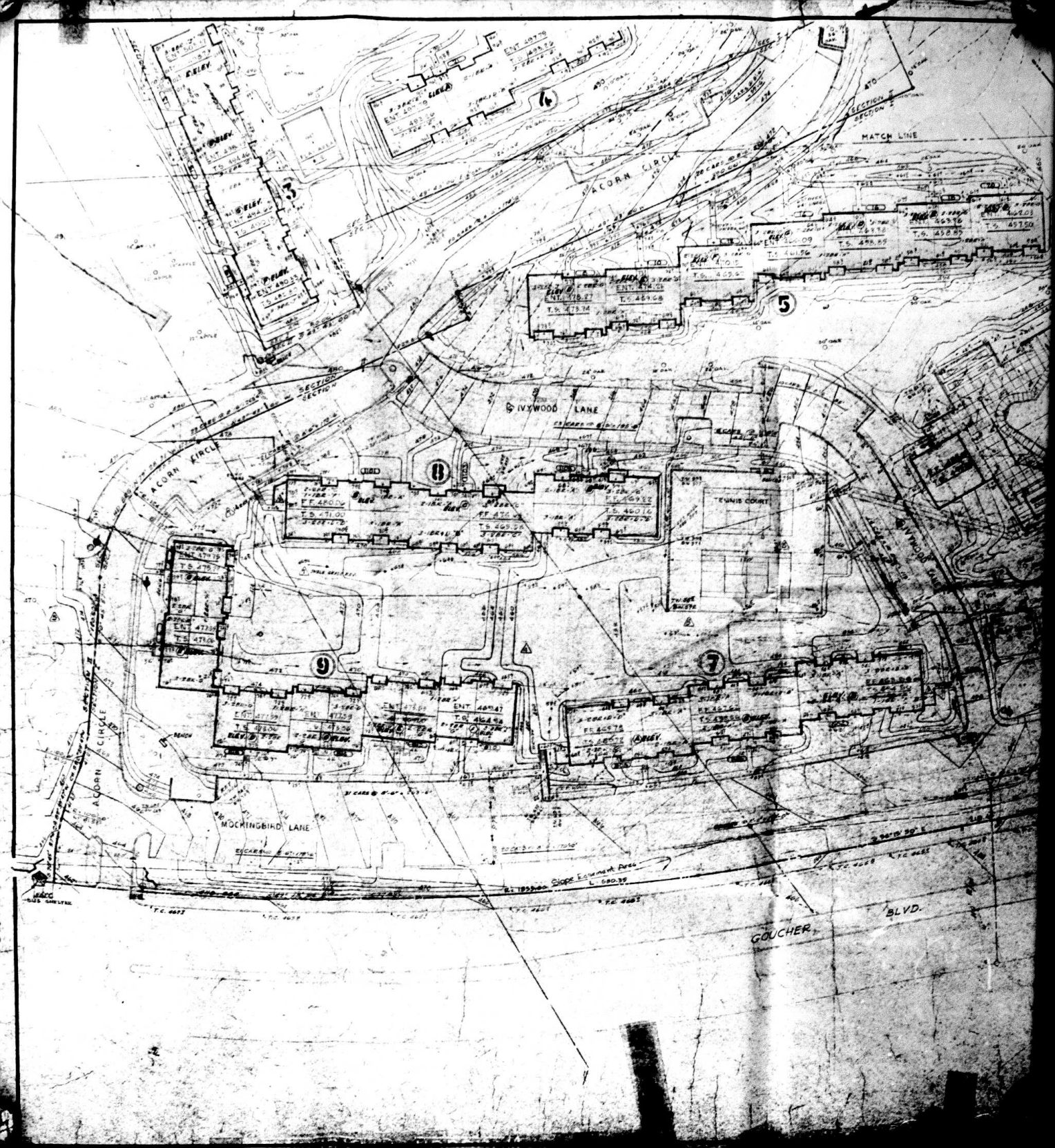
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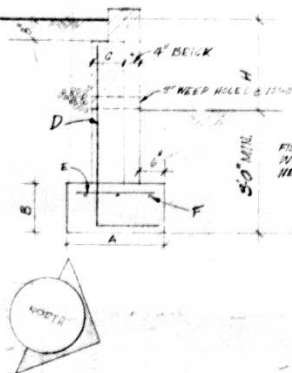


COHEN, HART, A. I. A., & ASSOCIATES		120-65
DAVID A. HOLTS, A. I. A., ASSOCIATE		
ARCHITECTS & PLANNERS		
614 THAYER AVENUE, SILVER SPRING, MD.		
COURT HOUSE SQUARE APARTMENTS		
TODDSON JOINT VENTURE		
1707 I STREET, N. W., WASHINGTON, D. C.		A-3

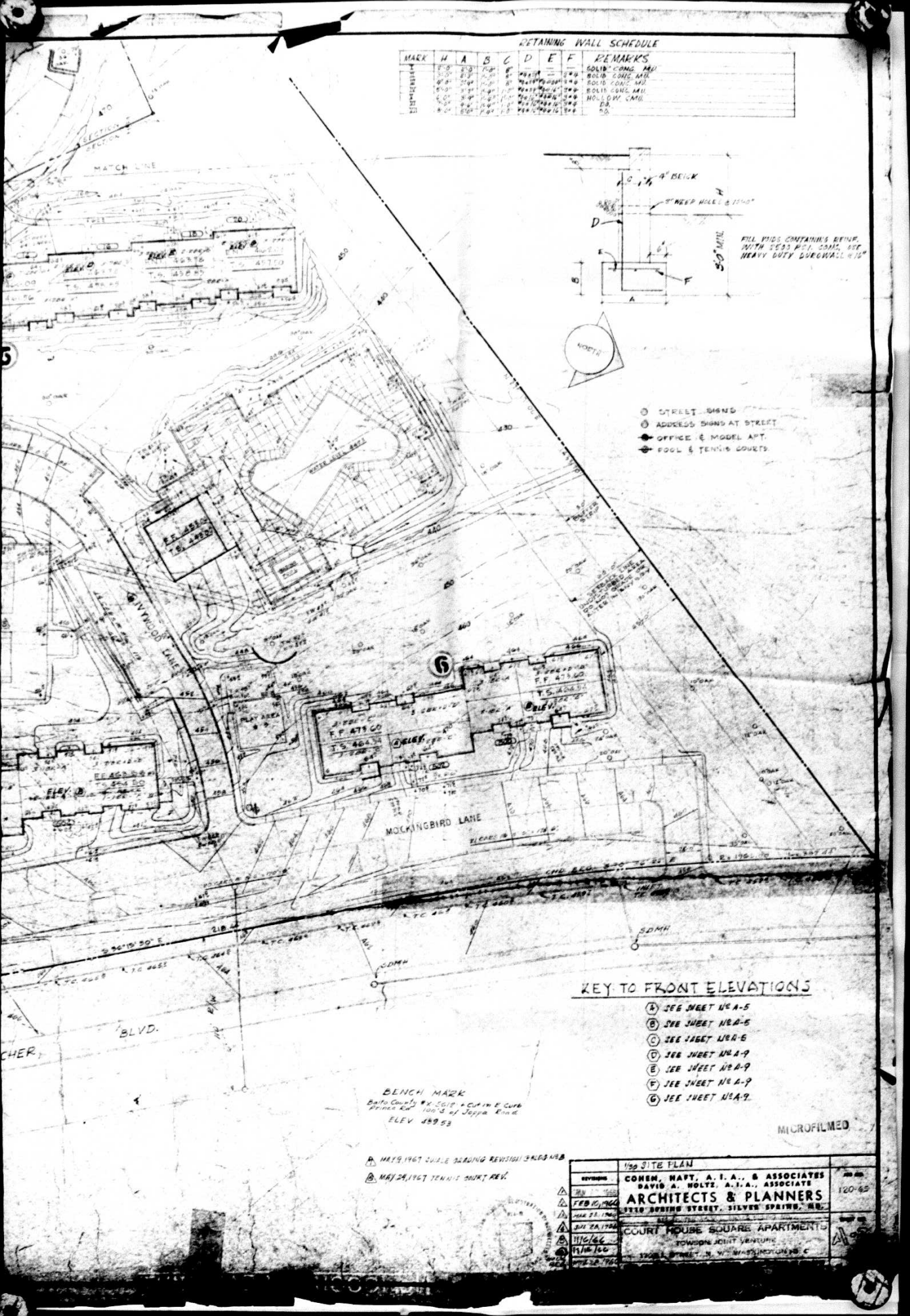


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91	10.0	10.0	10.0	10.0	10.0	10.0	10.0	SOLID CONC. MB.
92	10.0	10.0	10.0	10.0	10.0	10.0	10.0	SOLID CONC. MB.
93	10.0	10.0	10.0	10.0	10.0	10.0	10.0	SOLID CONC. MB.
94	10.0	10.0	10.0	10.0	10.0	10.0	10.0	SOLID CONC. MB.
95	10.0	10.0	10.0	10.0	10.0	10.0	10.0	SOLID CONC. MB.
96	10.0	10.0	10.0	10.0	10.0	10.0	10.0	SOLID CONC. MB.
97	10.0	10.0	10.0	10.0	10.0	10.0	10.0	SOLID CONC. MB.
98	10.0	10.0	10.0	10.0	10.0	10.0	10.0	SOLID CONC. MB.
99	10.0	10.0	10.0	10.0	10.0	10.0	10.0	SOLID CONC. MB.
100	10.0	10.0	10.0	10.0	10.0	10.0	10.0	SOLID CONC. MB.



- STREET SIGN
- ADDRESS SIGN AT STREET
- OFFICE & MODEL APT.
- POOL & TENNIS COURTS



KEY TO FRONT ELEVATIONS

- A SEE SHEET N/A-5
- B SEE SHEET N/A-5
- C SEE SHEET N/A-5
- D SEE SHEET N/A-9
- E SEE SHEET N/A-9
- F SEE SHEET N/A-9
- G SEE SHEET N/A-9

BENCH MARK

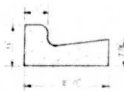
Baltimore County X-5016 + CURB E. CURB
Primer Rd. 100'S of Joppa Road
ELEV 489.53

MICROFILMED

- A MAY 19, 1967 CIVIL DRAWING REVISION 3/10/68 N/A-5
- B MAY 24, 1967 TENNIS COURT REV.

REVISION	150 SITE PLAN	DATE
1	COHEN, WAFT, A. I. A., & ASSOCIATES DAVID A. HOLTZ, A. I. A., ASSOCIATE ARCHITECTS & PLANNERS 1120 SPRING STREET, SILVER SPRING, MD.	120-65
2	COURT HOUSE SQUARE APARTMENTS TOWNSHIP COURT VENTURE 1120 SPRING STREET, N. W. WASHINGTON, D. C.	120-65

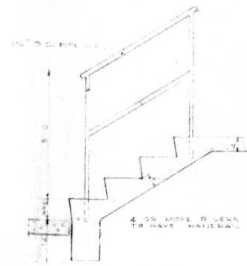
PAVING DETAIL TO MATCH
WITH EXISTING PAVING DETAIL
OF PAVED WALK AND DRIVE



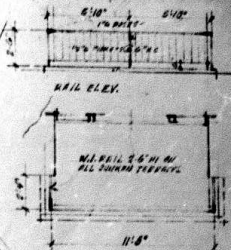
CURB & GUTTER
SCALE 1/4\"/>



HEADER CURB
SCALE 1/4\"/>



STEPS
SCALE 1/4\"/>



PLAN JOINT TERR. RAIL

NOTE: 2\"/>

