

RE: PETITION FOR RECLASSIFICATION
FROM AN R-10 ZONE TO AN R-A ZONE,
NW/4 Duffield Road and
S/4 Ritter Lane,
4th District
William F. Chew, et al.,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 65-84-R

ORDER OF DISMISSAL

Petition of William F. Chew, et al., for reclassification from an R-10 zone to an R-A zone, of six tracts of land located on the northwest side of Duffield Road and the south side of Ritter Lane in the Fourth District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed on January 23, 1967 from the attorney representing the protestant-appellant in the above entitled matter.

WHEREAS, the said attorney for the said protestant-appellant requests that the appeal filed on behalf of said protestant be dismissed and withdrawn as of January 23, 1967.

WHEREAS, the Board held a hearing on February 28, 1967 on the appeal filed by the petitioners, and said hearing was continued to March 16th for the taking of additional testimony, and

WHEREAS, on March 16, 1967 the petitioners, by their attorney, filed an Order of Dismissal of Appeal.

It is hereby ORDERED this 23rd day of March, 1967 that said appeals be and the same are DISMISSED, and the action of the Deputy Zoning Commissioner is hereby affirmed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slawik

RE: PETITION FOR RECLASSIFICATION
FROM AN R-10 ZONE TO AN R-A ZONE,
NW/4 Duffield Road and S/4
Ritter Lane, 4th District
Wm. F. Chew-Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-84-R

The petitioner's property consists of 11 3/4 acres. For the purpose of the hearing, the property was divided into six tracts. Plans call for the construction of 200 apartment units with offstreet parking accommodations for 230 vehicles.

Several expert witnesses testified for the petitioners. It was pointed out that water and sewer are adequate to service the proposed project. Much stress was placed on the construction of the new Duffield Road which will eventually tie-in with the Northwest Expressway and it was felt this new road could easily accommodate any additional traffic which may be generated by the apartment complex. Numerous changes in the general neighborhood were introduced into evidence. Immediately south of the subject property is an industrial park and within seven hundred and fifty feet there is another large tract which was zoned for apartments on March 5, 1966. The petitioner testified that he has had difficulty in developing his property for individual homes. Overhead power lines travel through part of the property.

The planning staff does not object to reclassification of zoning and the overhead power lines. The planning staff, however, does object to rezoning of Tracts Nos. 3, 4, and 5 to an R-A zone as this would appear to be an illegal intrusion of apartment zoning within a single-family residential neighborhood.

The Deputy Zoning Commissioner is inclined to agree with the views of the planning staff and in this instance has decided to abide with said recommendations.

For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of February, 1966, that the property described herein as Tracts Nos. 1, 2, and 6 should be and the same are hereby reclassified from an R-10 zone to an R-A zone, subject to approval of the site plan by the State Route Commission, Bureau of Public Services and the Office of Planning and Zoning. The rezoned property as described herein as Tracts Nos. 3, 4, and 5 are hereby continued as an R-10 zone.

Edward D. Hardesty
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION- R-10 Zone to an R-A Zone- NW/4 Duffield Road and S/4 Ritter Lane- 4th Dist. Wm. F. Chew- Petitioner

BEFORE THE
BOARD OF APPEALS
FOR
BALTIMORE COUNTY
No. 65-84-R

ORDER OF DISMISSAL

MR. CLERK:

Please note a Dismissal of the Appeal heretofore filed in the above-captioned case.

John W. Armiger
Attorney for Petitioners
200 Padonia Road, East
Cockeysville, Md. 21030
668-0440

ORDER OF APPEAL

MR. CLERK:

Please note an Appeal in the above-captioned case to the Board of Appeals for Baltimore County, only as to that portion of the Deputy Zoning Commissioner's Order denying reclassification on Tracts Nos. 3, 4, and 5.

No Appeal is taken with respect to that portion of the Deputy Zoning Commissioner's Order granting reclassification of Tracts Nos. 1, 2, and 6.

John W. Armiger
Attorney for Petitioners
408 Jefferson Building
Town, Maryland 21204
VA 5-7666

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Dorothea A. Chew

I, or we, Wm. F. Chew, 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 an R-10 zone to an R-A zone for the following reasons:

Change in neighborhood

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.

Contract purchaser

Wm. F. Chew
Dorothea A. Chew
DOROTHEA A. CHEW, Legal Owner
for Wm. F. Chew & Family
Address: Owings Mills, Maryland

John W. Armiger
Attorney for Petitioners

406 Jefferson Building
Towson, Md. 21204

ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of August, 1966, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1966, at 4:00 o'clock P.M.



(over)

RE: PETITION FOR RECLASSIFICATION- R-10 Zone to an R-A Zone- NW/4 Duffield Road and S/4 Ritter Lane- 4th Dist. Wm. F. Chew-Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-84-R

ORDER OF APPEAL

MR. CLERK:

Please note an Appeal in the above-captioned case to the Board of Appeals for Baltimore County, only as to that portion of the Deputy Zoning Commissioner's Order denying reclassification on Tracts Nos. 3, 4, and 5.

No Appeal is taken with respect to that portion of the Deputy Zoning Commissioner's Order granting reclassification of Tracts Nos. 1, 2, and 6.

John W. Armiger
Attorney for Petitioners
408 Jefferson Building
Town, Maryland 21204
VA 5-7666



Mr. Edward D. Hardesty
Deputy Zoning Commissioner
of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No. 65-04-R:
Petition for Reclassification
from R-10 zoning to R-A
zoning, N.W. side Duffield
Road and South side Ritter
Lane - 4th District
William F. Chew, Petitioner

Dear Mr. Hardesty:

Kindly enter my appeal from your Order dated February 16th, 1965, in the above case.

My check in the amount of \$ 85.00 is enclosed.

Very truly yours,
Ben Binder, Appellant
Duffield Road
Owings Mills, Maryland

jcr.

CROCKETT, SMITH & ASSOCIATES - CONSULTING ENGINEERS

JAMES H. CROCKETT
J. VICTOR SMITH

2415 MARYLAND AVENUE • BALTIMORE 8, MARYLAND
BELOW 5-5392

DESCRIPTION OF 4 TRACTS OF LAND
LOCATED WITHIN SECTIONS 7, 8, 9 AND
10 OF TOLLGATE SUBDIVISION

TRACT NO. 1
BEGINNING AT A POINT, said point being the intersection of the South 2 degrees 02 minutes 59 seconds West, 105.07-foot line, said line being the northwestern right of way line of Duffield Road, and the South 21 degrees 07 minutes 57 seconds East 339.95-foot line as shown on Record 21st of Section 10 of Tollgate; thence leaving said point of beginning and binding on the northwest right of way line of Duffield Road South 72 degrees 02 minutes 59 seconds East 100.97 feet; thence by a curve to the right having a radius of 23 feet for an arc distance of 38.95 feet, said curve joining the northwest right of way line of Duffield Road and the northeast right of way line of South Ritter Lane; thence binding on the northeast right of way line of South Ritter Lane the following three courses and distances, viz: (1) North 19 degrees 21 minutes 40 seconds East 191.79 feet, (2) by a curve to the right having a radius of 980.00 feet and an arc distance of 207.15 feet, and (3) North 02 degrees 13 minutes 20 seconds East 339.95 feet; thence by a curve to the right having a radius of 25.00 feet and an arc distance of 39.27 feet, said curve joining the northeast right of way line of South Ritter Lane and the southeast right of way line of Lowgate Road; thence by a curve to the left having a radius of 550.00 feet for an arc distance of 64.62 feet, said curve being the southeast right of way line of Lowgate Road; thence leaving said curve and binding on the line of division between lots 4 and 7 South 00 degrees 58 minutes 29 seconds East 120.03 feet; thence binding on the southeast outline of Tollgate South 21 degrees 07 minutes 57

A TRACTS - TOLLGATE SUBDIVISION
Section 10 as recorded among the Land Records of Baltimore County in Plat Book G.L.S. No. 20, folio 97.

BEING all of lots 1, 2, 3, 4, 5 and 6 as shown on the Record Plat of Tollgate Section 10 as recorded among the Land Records of Baltimore County in Plat Book G.L.S. No. 20, folio 97.

TRACT NO. 2
BEGINNING AT A POINT, said point being the intersection of the east right of way line of South Ritter Lane and the line of division between lots 20 and 21 as shown on the Record Plat of Section 10 of Tollgate; thence leaving said point of beginning and binding on said line of division, North 87 degrees 48 minutes 40 seconds East, 90.00 feet; thence binding on the line of division between lots 19 and 20 as shown on said plat South 02 degrees 13 minutes 20 seconds East, 115.41 feet to the northwest right of way line of Lowgate Road; thence along said right of way line by a curve to the right, said curve having a radius of 500.00 feet for an arc distance of 15.11 feet; thence by a curve to the right having a radius of 25.00 feet for an arc distance of 39.27 feet, said curve joining the northwest right of way line of Lowgate Road and the east right of way line of South Ritter Lane; thence binding on the east right of way line of South Ritter Lane, North 02 degrees 13 minutes 20 seconds East, 94.93 feet to the point of beginning.

BEING all of lot 20 as shown on the Record Plat of Tollgate - Section 10 as recorded among the Land Records of Baltimore County in Plat Book G.L.S. No. 20, folio 97.

TRACT NO. 3
BEGINNING AT A POINT, said point being the intersection of the South 19 degrees 21 minutes 40 seconds East 100.07-foot line, said line being the southwestern right of way line of South Ritter Lane and the line of division between lots 4

6 TRACTS - TOLLGATE SUBDIVISION Cont'd

and 5 as shown on the Record Plat of Tollgate - Section 7; thence binding on said line of division, South 70 degrees 38 minutes 20 seconds West, 113.53 feet; thence binding on the line of division of lot 5 and lot 3, North 49 degrees 30 minutes 44 seconds East, 85.37 feet; thence binding on the line of division between lot 7 and lots 2 and 3, South 84 degrees 44 minutes 22 seconds West, 104.55 feet; thence binding on the line of division of lots 1 and 6, South 60 degrees 44 minutes 33 seconds West, 115.43 feet; thence binding on part of the northwestern outline of Tollgate North 34 degrees 52 minutes 21 seconds East, 252.75 feet; thence binding on the line of division between lots 12 and 13, North 41 degrees 00 minutes 00 seconds East, 104.22 feet to the southeastern right of way line of Alligate Road; thence binding on said right of way line, the following two courses and distances, viz: (1) South 49 degrees 00 minutes 00 seconds East, 203.54 feet, and (2) by a curve to the left having a radius of 254.75 feet for an arc distance of 254.75 feet; thence by curve to the right having a radius of 25.00 feet for an arc distance of 31.00 feet, said curve joining the southeastern right of way line of Alligate Road and the northeastern right of way line of South Hitters Lane; thence along the northeastern right of way line of South Hitters Lane the following two courses and distances, viz: (1) by curve to the left having a radius of 102.00 feet for an arc distance of 13.01 feet, and (2) South 16 degrees 21 minutes 40 seconds East 121.3 feet to the point of beginning.

BEING all of lots 5 through 12, inclusive, as shown on the Record Plat of Tollgate - Section 7 as recorded among the Land Records of Baltimore County in Plat Book 614A, No. 20, folio 76.

THAT FOR A POINT, said point being the intersection of the northeastern

6 TRACTS - TOLLGATE SUBDIVISION Cont'd

are the northeastern right of way line of Alligate Road; thence binding on the northeastern right of way line of Alligate Road the following two courses and distances, viz: (1) by a curve to the right having a radius of 495.00 feet for an arc distance of 13.01 feet, and (2) North 28 degrees 00 minutes 00 seconds East 71.00 feet to the point of beginning.

BEING all of lots 2 through 14, inclusive, as shown on the Record Plat of Tollgate - Section 5, as recorded among the Land Records of Baltimore County in Plat Book 614A, No. 20, folio 89.

This description is for zoning purposes only and is not to be used for the conveyance of property.



6 TRACTS - TOLLGATE SUBDIVISION Cont'd

"right" of way line of Alligate Road, and the line of division between lots 5 and 9; thence leaving said point of beginning and binding on said line of division, North 09 degrees 37 minutes 07 seconds East 57.73 feet, thence binding on the line of division between lots 3 and 4 on the east and lots 7 and 8 on the west, North 22 degrees 30 minutes 10 seconds East 175.12 feet; thence binding on the line of division between lots 15 through 11 on the east and lots 8 through 12 on the west, North 54 degrees 31 minutes 51 seconds East 201.46 feet; thence binding on the line of division between lots 12 and 14, North 74 degrees 50 minutes 43 seconds East 84.06 feet; thence binding on the line of division between lots 13 and 14, North 19 degrees 43 minutes 11 seconds East 94.93 feet to the southern right of way line of Charlotte Road; thence along said right of way line by a curve to the left having a radius of 246.6 feet for an arc distance of 102.40 feet; thence by a curve to the left having a radius of 25.00 feet for an arc distance of 41.13 feet, said curve joining the southern right of way line of Charlotte Road and the northeastern right of way line of Alligate Road; thence along the northeastern right of way line of Alligate Road the following three courses and distances, viz: (1) by a curve to the left having a radius of 425.00 feet for an arc distance of 42.06 feet, (2) South 49 degrees 00 minutes 00 seconds East 67.00 feet, and (3) by a curve to the left having a radius of 246.74 feet for an arc distance of 124.99 feet to the point of beginning.

BEING all of lots 8 through 13, inclusive, as shown on the Record Plat of Tollgate - Section 8 as recorded among the Land Records of Baltimore County in Plat Book 614A, No. 20, folio 71.

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reinkens
Fire Bureau
SUE TCT: William F. Chew
Baltimore Road
District 4 July 31, 1964

Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the 1964 edition of the Baltimore County Standard Design Manual. Spacing of hydrants is 500 feet apart as measured along an improved road and within 300 feet from any dwelling.

Contact Capt. Paul H. Reinkens at Valley 5-7310 for assistance or information.

PHB/bbr

6 TRACTS - TOLLGATE SUBDIVISION Cont'd

TRACT NO. 5 BEGINNING AT A POINT, said point being the intersection of the South 21 degrees 00 minutes 00 seconds East 220.00-foot line, said line being the intersection of the southwestern right of way line of Alligate Road, and the line of division between lots 24 and 25 as shown on the Record Plat of Tollgate - Section 7; thence binding on said right of way line, the following two courses and distances, viz: (1) South 23 degrees 00 minutes 00 seconds East 161.00 feet, and (2) by curve to the left having a radius of 345.00 feet for an arc distance of 124.75 feet; thence leaving said right of way line and binding on the line of division between lots 20 and 21, South 43 degrees 53 minutes 05 seconds East 102.00 feet; thence binding on the line of division between lots 19 and 21, North 74 degrees 32 minutes 05 seconds East 112.12 feet; thence binding on the line of division between lots 19 and 22, South 54 degrees 25 minutes 26 seconds East 120.00 feet; thence along the northeastern outline of Tollgate, North 35 degrees 02 minutes 12 seconds East 300.50 feet to the northeastern right of way line of Charlotte Road; thence binding on said right of way line North 54 degrees 57 minutes 40 seconds East 210.30 feet; thence binding on the line of division between lots 25 and 29, South 35 degrees 42 minutes 12 seconds East 102.25 feet; thence binding on the line of division between lots 26 and 25, North 02 degrees 00 minutes 00 seconds East 103.00 feet to the point of beginning.

BEING all of lots 20, 21, 22, 23, 24, 25, 26, 27 and 28 as shown on the Record Plat of Tollgate - Section 7 as recorded among the Land Records of Baltimore County in Plat Book 614A, No. 20, folio 70.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4TH
Posted for: Appeal
Petitioner: William F. Chew, et al.
Location of property: 614A, Baltimore Rd. & 2nd St. Baltimore
Location of Sign: 614A, Baltimore Rd. & 2nd St. Baltimore
Remarks: and last gate Rd. (D) 1/4 W. Baltimore Rd. & 2nd St. Baltimore
Posted by: J. H. Reinkens
Date of return: April 8, 1965
3 signs

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner
FROM: Mr. George S. Gervais, Director
SUBJECT: 614A, Baltimore Rd. & 2nd St. Baltimore
REMARKS: Thursday, September 17, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-4 zoning and has the following advisory comment to make with respect to pertinent planning factors:

- The planning staff notes that approximately a year ago, portions of the Tollgate development were reclassified for apartment purposes. In light of that change, the planning staff would not object at all to reclassification to R-4 zoning of that parcel identified in the petition as Tract 2. Specifically, the planning staff would not object to the corresponding area in Tract 1 for apartment purposes. In connection with the petition for reclassification of Tract No. 6 would be reasonable. Apartment zoning on Tracts Nos. 3, 4, and 5 appears to be an ill-timed intrusion of apartment zoning within a single-family residential neighborhood. It is not recommended for these parcels.

PHB/bbr

6 TRACTS - TOLLGATE SUBDIVISION Cont'd

TRACT NO. 6 BEGINNING AT A POINT, said point being the intersection of North 21 degrees 00 minutes 00 seconds East 220.00-foot line, said line being the northeastern right of way line of Alligate Road, and the line of division between lots 1 and 2 as shown on the Record Plat of Tollgate - Section 9; thence leaving said point of beginning and binding on said line of division North 62 degrees 00 minutes 00 seconds East 117.13 feet; thence binding on the line of division between lots 1 and 3, North 21 degrees 13 minutes 05 seconds East 104.07 feet; thence binding on the line of division between lots 19, 18, and 17 on the north and lots 2, 4 and 5 on the south, South 83 degrees 23 minutes 43 seconds East 213.55 feet; thence binding on the line of division between lots 19 and 17, the following two courses and distances, viz: (1) North 05 degrees 30 minutes 12 seconds East 25.00 feet, and (2) North 14 degrees 37 minutes 09 seconds East 214.95 feet to the southern right of way line of South Hitters Lane; thence binding on said right of way line the following two courses and distances, viz: (1) by a curve to the right having a radius of 410.00 feet for an arc distance of 32.51 feet, and (2) North 02 degrees 13 minutes 20 seconds East 97.5 feet; thence by a curve to the right having a radius of 25.00 feet for an arc distance of 39.27 feet, said curve joining the western right of way line of South Hitters Lane and the northern right of way line of Charlotte Road; thence binding on the northern right of way line of Charlotte Road the following three courses and distances, viz: (1) by a curve to the right having a radius of 465 feet for an arc distance of 232.24 feet, (2) North 77 degrees 30 minutes 09 seconds East 111.13 feet, and (3) by a curve to the left having a radius of 29.40 feet for an arc distance of 20.00 feet; thence by a curve to the right having a radius of 25.00 feet for an arc distance of 41.03 feet; said curve joining the eastern right of way line of Charlotte Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reinkens
Fire Bureau
SUBJECT: William F. Chew
Baltimore Road
District 4 July 31, 1964

Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the 1964 edition of the Baltimore County Standard Design Manual. Spacing of hydrants is 500 feet apart as measured along an improved road and within 300 feet from any dwelling.

Contact Capt. Paul H. Reinkens at Valley 5-7310 for assistance or information.

DEPOSIT TO ACCOUNT NO. 01-522		TOTAL AMOUNT \$335.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	DATE
—	Advertising and posting of your property 065-20-2	235.00
	PAID — Baltimore County, Md. — Office of Finance 9-2164 6248 • 25330 11P—	235.00
3		
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.		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWNSHIP 2, MARYLAND		No. 28622 DATE 5/11/65
To: John Warfield Anigier, Esq., 465 Jefferson Building Towson, Maryland 21204	BILL TO Office of Planning & Zoning 110 County Office Building Towson, Maryland 21204	
DEPOSIT TO ACCOUNT NO. 01-281		
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DOLLARS
Cost of appeal - the F. Chas. Pencil Co., No. 65-26-A		\$70.00
PAID - Baltimore County, Md. - Office of Finance 5-1965 2102 * 28622 TIF-		70.00

4

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

#00-64-N

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: AUGUST 22, 1964

Posted to: Petition for Reclassification

Petitioner: Mr. F. Chew

Location of property: NW 1/4 of Wolffield Rd. & E/W of Hitters Lane

Location of Sign: 1. NE corner of Wolffield Rd. & Hitters Lane 2. SW corner of South Hitters Lane & Allgate Rd. 3. W/S South Hitters Lane opposite dead end. 4. NE 1/4 of Allgate Rd. opposite dead end. 5. NW 1/4 of Allgate Rd. opposite dead end.

Remarks:

Posted by: J.F. [Signature] Date of return: SEPTEMBER 4, 1964

4 Signs

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND.
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

August 10, 1964

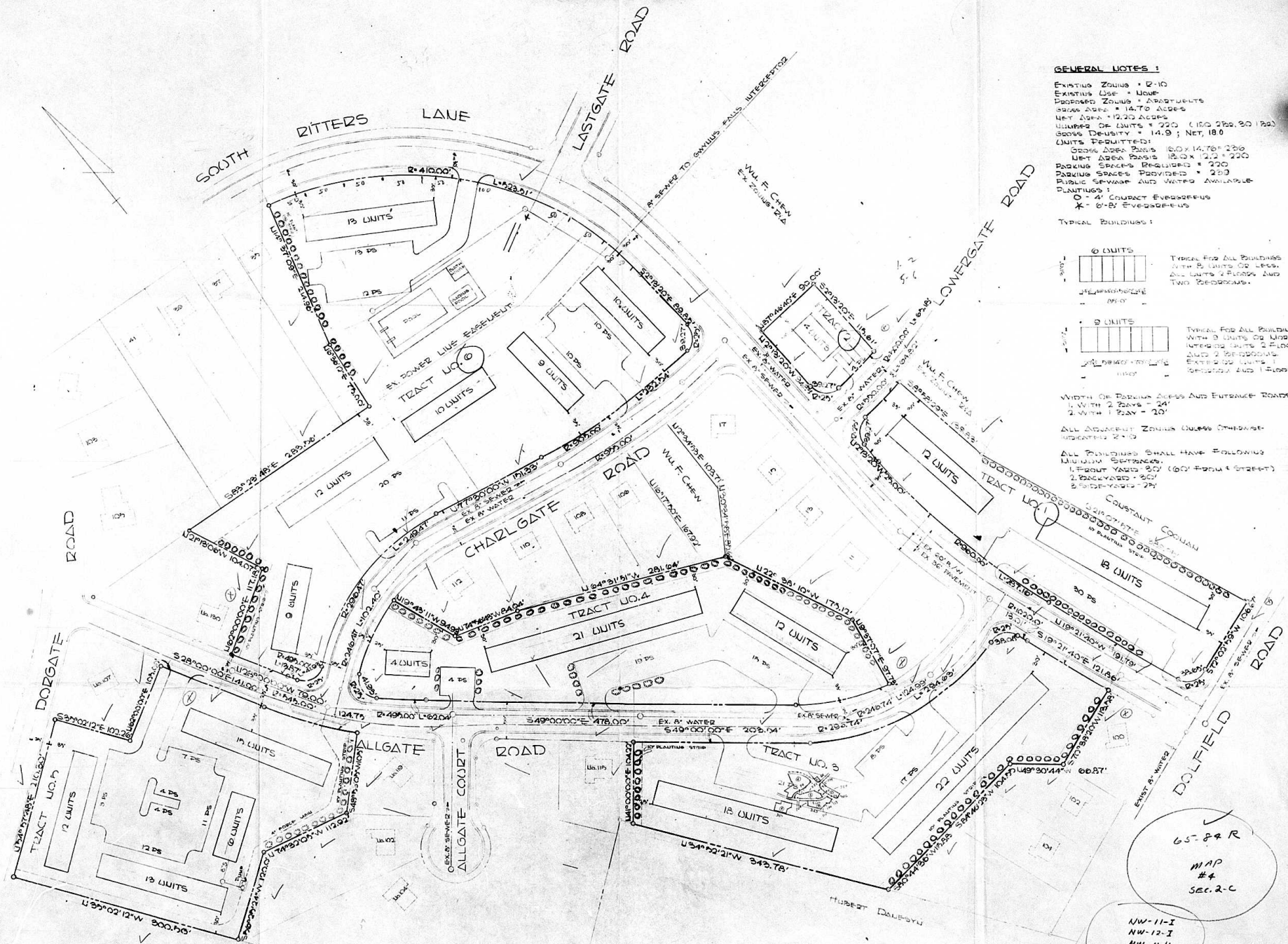
#65-84 R

HALTOWSE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

John W. Armiger
106 Jefferson Building
Towson, Maryland 21204

William F. Chew, 514 s/d
Worfield Road, 3 side of
SUBJECT: Hitters Lane
Release from 8-10 to R.

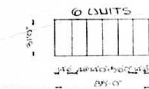
James E. Dyer
James E. Dyer
Chief of Permit and
Petition Processing



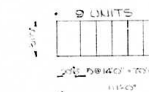
GENERAL NOTES:

EXISTING ZONING - R-10
 EXISTING USE - HOME
 PROPOSED ZONING - RESIDENTIALS
 ZONING AREA - 14.70 ACRES
 NET AREA - 12.23 ACRES
 NUMBER OF UNITS - 720 (100 PS, 50 PS)
 DENSITY - 14.9 / NET, 18.0
 UNITS PERMITTED:
 100% AREA BASIS 180 x 14.70 = 2646
 NET AREA BASIS 12.23 x 220 = 2690
 PARKING SPACES REQUIRED - 220
 PUBLIC SERVICE AND UTILITIES AVAILABLE
 PLANTING:
 O - 4' CONCRETE EVERGREENS
 X - 6'-8" EVERGREENS

TYPICAL BUILDINGS:



TYPICAL FOR ALL BUILDINGS
 WITH 5 UNITS OR LESS.
 ALL UNITS 2 FLOORS AND
 TWO BEDROOMS.



TYPICAL FOR ALL BUILDINGS
 WITH 5 UNITS OR LESS.
 UNITS 2 FLOORS AND
 2 BEDROOMS.
 EXTERIOR UNITS 1
 BEDROOM AND 1 FLOOR.

WIDTH OF PARKING DRIVE AND ENTRANCE ROADS:

1. WITH 2 CARS - 24'

2. WITH 2 CARS - 20'

ALL ADJACENT ZONING DISTRICTS OTHERWISE
 INDICATED 2-10

ALL BUILDINGS SHALL HAVE FOLLOWING
 MINIMUM SETBACKS:

1. FRONT YARD - 20' (100% AREA & STREET)

2. BACKYARD - 50'

3. SIDE YARD - 25'

CONSTANT COGNATE

10 BUILDING SETBACK

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65.82 R

MAP
 #4
 SEC. 2-C

NW-11-I
 NW-12-I
 NW-11-H
 RA

CROCKETT-SMITH ASSOCIATES
 CONSULTING ENGINEERS - LAND SURVEYORS
 2442 LINDLAND AVENUE
 DOWNEY, CALIF. 90241

PLAT TO ACCOMPANY ZONING PETITION
 TOLLGATE APARTMENTS
 OWNER: WILLIAM F. CHEW ET AL
 P.O. BOX 75220 • ELECTION DISTRICT 24
 DOWNEY, CALIF. 90241