

Joseph D. Thompson, an engineer testifying on behalf of the petitioners, testified to numerous road changes affecting this property, and further testified that Old Court Road is now being improved to a width of 48 feet from Greenwood Road easterly to Reisterstown Road and that, in his opinion, 240 apartment units situated on the subject tract would not in any way congest traffic on the roads in the vicinity.

An expert realtor and appraiser appearing on behalf of the petitioners testified to four zoning changes in the area since the adoption of the map, and one special exception for a Nursing Home which a prior Board had granted on the Gould property directly across Old Court Road. It was his opinion that the present R-40 zoning is erroneous, and that the highest and best use for the property would be for R-A zoning as he felt that the subject tract could not be feasibly developed economically in R-40.

George E. Gavrilis, Director of Planning for Baltimore County, testified that in view of the Old Court Road improvements and improved vehicular access to the property that "it may well be that apartment zoning here could be appropriate". He also stated that the tract meets some, but not all, of Planning's locational criteria for apartments, and that the Planning Staff now recognizes the need for additional apartments in this general area.

Three witnesses testifying in opposition to the proposed reclassification, Mrs. Francis Zell and Mr. Napoleon B. Lobe whose residences are on the north side of the "old" Old Court Road, objected to the proximity of apartments to their homes. Both Mrs. Zell and Mr. Lobe felt that the proposed apartment project might create a traffic hazard. However the Board does not feel that these fears are justified as Old Court Road, prior to its relocation, was carrying heavy traffic past their homes and, in the opinion of the Board, more traffic than could possibly be generated by 240 apartment units here.

comprehensive basis for apartment zoning within Baltimore County, that unhappy body politic must continue to have its apartment locations chosen on a basis that is certainly haphazard, probably less than the most desirable and possibly the precursor of a total breakdown of zoning integrity, because the "changes" effected by these reclassifications themselves will be utilized in a general burgeoning of all zoning classifications.

The Board's decision is affirmed.

W. ALBERT MENCHINE, Judge

RE: PETITION FOR RECLASSIFICATION from an R-40 zone to an R-A zone, N/S Old Court Road 225' West of Western Maryland Railroad, 3rd District Bernard Lutzky, et al, Petitioners

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 65-307-R

OPINION

This is an appeal from the Deputy Zoning Commissioner's Order dated June 2, 1965 granting the petitioners' requested reclassification from an R-40 zone to an R-A zone. The subject property consists of approximately sixteen (16) acres of land, is roughly triangular in shape, and is situated at the southeast corner of the Baltimore County Beltway at its proposed interchange with the new Northwestern Expressway.

The zoning and land uses surrounding the property are as follows: The eastern edge of the property adjoins an M-L zone for approximately one half of the distance along this side, the balance of this side of the property adjoins the right-of-way of the Western Maryland Railroad; the northern edge of the property adjoins the State Roads Commission's right-of-way for the Baltimore County Beltway; the western side of the triangle, which is irregular in shape, follows the State Roads Commission's right-of-way for the relocation of Gwynns Falls and the proposed ramp of the Northwestern Expressway interchange; the southern portion of the property, with the exception of two lots which are owned by two of the petitioners, Mrs. Zell and Mr. Lobe, has frontage along the north side of "old" Old Court Road. The zoning along Old Court Road is presently R-40. The petitioners propose to erect two hundred and forty (240) garden type apartments on the tract.

There have been numerous road and utility changes affecting this property since the adoption of the zoning map by the County Commissioners in January of 1957. The Baltimore County Beltway has been constructed along the northwestern edge of the property, and the State Roads Commission has acquired a large tract of ground west of the property for the proposed interchange of the Baltimore County Beltway and the Northwestern Expressway. In addition, the State Roads Commission relocated Gwynns Falls to allow construction of a future access ramp in connection with the interchange. Old Court Road, in 1957, was a major artery for east-west traffic between the Reisterstown Court Road and Liberty Road. Sometime after 1960 Old Court Road was relocated approximately 300 feet to the south. The portion of Old Court Road along the subject tract now serves only four houses and dwellings at Gwynns Falls, the petitioners' west property line.

location. There was substantial evidence to support these findings of fact.

It was not established that the subject property could not be utilized within its existing classification. However, in Baldwin v. County Board, 235 Md. 258, at 257, it was said that this circumstance alone is not an absolute bar to reclassification.

The majority opinion in Flannery v. Halle, 241 Md. 224, disclaims "mistake" as bearing upon the appellate decision in that case, although a footnote in the decision states: "There is strong evidence in the case which might well have justified a finding of mistake in original zoning by the failure of the County Council to provide for a recognizable need for apartment zoning in January, 1957."

This Court regrets that there is continuing doubt about whether this particular "mistake" may be utilized by the Board of Appeals as a ground, in part, for its decisions. The Board of Appeals regularly, indeed habitually, uses this "mistake" as one of the reasons for apartment reclassifications. It did so in Halle v. Furr (Joint Record Extract, p. 7); it did so in Beth Talbot v. Allen, 242 Md. 84 (Joint Record Extract, p. 316), and it did so in the instant case (Board opinion, p. 2). The persistent and continuing use by the Board of Appeals of this "mistake" as a factor to which it gives some weight disturbs me because I am left in doubt whether apartment reclassifications are being authorized by the Board because of both "change" and "mistake", a doubt necessarily arises whether its decision to reclassify would have been the same if "change" alone must be the legal basis for its decision.

Under the decisions in Flannery and Beth Talbot v. Furr, I have no alternative but to affirm the decision of the Board in spite of a doubt as to what would have been its decision if "mistake" was not a ground that lawfully could support its judgment.

Do, at least until general legislation provides a selective, reasoned and

home. Mr. Lobe did not agree with the expert realtor and appraiser who testified on behalf of the petitioners that R-A zoning here would not depreciate the surrounding property. The other witness appearing in opposition to the proposed reclassification objected primarily on the basis of a possible traffic hazard at Old Court Road, as relocated, and Greenwood Road. However, he secured a special exception for a Nursing Home on his property from the Board on May 14, 1963 (Case No. 5567), and at that time apparently felt that the use of his property as a Nursing Home would not create any traffic hazard at the intersection of Greenwood and Old Court Roads.

For the reasons given above, the Board feels that the petitioners have sufficiently proven both error with regard to the present zoning on this property and numerous changes in the immediate area that warrant the rezoning of the subject tract to a residential apartment classification.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 2nd day of May, 1966 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

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

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GEORGE THOMPSON and ALBERTA D. THOMPSON, legal owner of the property situated in Baltimore County and which is described in the description and plan 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-40 zone to an R-A zone, for the following reasons:

- 1. Error in the original map.
2. Change in conditions in the neighborhood.
3. Subject property cannot reasonably be used for R-40 purposes.

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 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 of Baltimore County.

Georgetown Manor, Inc.
Murray Solomon, Re-Contract purchaser
Address: 34 N. Chesapeake Ave.
Petitioner's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day of March, 1965, 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 3rd day of May, 1965, at 2:00 o'clock P. M.



FRANCIS ZELL and TRAVA E. ZELL, his wife, and N. LOBE vs WILLIAM S. BALDWIN, W. GILES PARKER and JOHN A. SLOWIK, Constituting the County Board of Appeals of Baltimore County

MEMORANDUM OPINION

This is the latest in the long series of reclassifications from one zone to another zone, justified by the Board of Appeals upon the ground of "change" said to have been produced by the construction of the Baltimore Beltway and its associated ramps and subsidiary road realignments, coupled with the admitted failure of the legislative branch of the County to provide sufficient land masses for construction of necessary residential rental facilities in the comprehensive zoning ordinances.

The property in question is roughly triangular in shape. Its southernmost boundary borders on Old Court Road. Its westernmost side borders the relocated Gwynns Falls which in turn is bordered by the Baltimore County Beltway and the proposed ramps of the proposed Northwest Expressway. The third or northeastern-most side runs generally along the line of the tracks of the Western Maryland Railroad (but separated therefrom by distances varying between 40' to 225'). It is along that border that a strip of land 63.64' in width affords access to an existing 60' road, known as Greenwood Road, which in turn provides access to Old Court Road as newly laid out.

In the course of its opinion granting the requested reclassification, the Board referred to construction of the Baltimore County Beltway; the acquisition of a proposed interchange of that Beltway and the Northwest Expressway; the relocation of Gwynns Falls; and the relocation of Old Court Road approximately 300' to the south of its former location as changes reasonably justifying reclassification.

Filed 11-10-66

JAMES S. SPAMER & ASSOCIATES PROFESSIONAL ENGINEERS & LAND SURVEYORS 1000 N. W. 10th St. Miami, Fla. 33136

Property Bounded by Old Court Road, Gwynns Falls, Baltimore Beltway and Western Maryland Railroad. Reclassifying for the same at a point on the northern side of Old Court Road approximately 36 feet northward of the intersection of the center line of Greenwood Road with said northern side of Old Court Road, said point of beginning being 225.12 feet southeasterly, measured at a right angle from the center line of the Western Maryland Railroad at Valuation Station 406 + 70.43, and running thence binding on the northwest side of Old Court Road, (1) South 61° 25' 28" East 63.64 feet to the beginning of the parcel of land which by deed dated February 23, 1940 and recorded among the Land Records of Baltimore County in Liber D. 404, Jr. No. 1093 folio 280 was conveyed by William J. Foley and wife to Bernard Lutzky and wife, thence binding reversely on a part of the last line thereof (1) by a line curving to the right with a radius of 2897.93 feet the distance of 775.42 feet and a chord bearing North 45° 35' 35" West 271.12 feet, thence for a line of division new made, (2) South 36° 54' 58" East 241.40 feet to the end of the fourth line of the parcel of land which by a deed dated June 18, 1948 and recorded among the aforesaid land records in Liber G. L. S. No. 2504 folio 133 was conveyed by Bernard Lutzky and wife to Napoleon B. Lobe, Jr. and wife, thence reversely with the 4th and 2nd lines thereof, (4) South 52° 32' 30" East 117.58 feet and (5) South 36° 27' 30" East 106.19 feet to the northwest side of Old Court Road, thence binding thereon, (6) South 46° 46' East 121.11 feet to the end of the 3rd line of the aforesaid conveyance to Bernard Lutzky and wife, thence still binding on Old Court Road (7) South 41° 07' East 73.11 feet and (8) South 34° 04' East 76.50 feet to the beginning of the parcel of land which by a deed dated April 23, 1953 and recorded among the aforesaid land records in Liber D. 404, Jr. No. 2000 folio 43 was conveyed by Noble Kenneth Alesh and wife to Francis A. Zell and wife, thence binding on the first line thereof and with the southwestern outline of a parcel of land conveyed by deed to Lewis L. Thompson and recorded among the aforesaid land records in Liber D. W. E. Jr. No. 1103 folio 359, (9) North 56° 04' 50" East 151.00 feet, thence with the 2nd and 3rd lines of the conveyance to Zell, (10) South 60° 10' East 75.00 feet and (11) South 59° 04' 50" East 162.17 feet to the northwest side of Old Court Road thence binding thereon (12) South 35° 30' East 74.27 feet, (13) South 59° 15' East 100.00 feet and (14) South 58° 59' East 107.23 feet to the eastern side of Gwynns Falls relocation as shown on a site plan Commission of Maryland Plaets Nos. 29927 and 29999, thence along the line (15) North 16° 35' 15" East 562.51, (16) by a line curving right with a radius of 270.10 feet the distance of 179.46 feet and a chord bearing North 17° 52' 24" East 174.74 feet, (17) North 16° 35' 15" East 238.17 feet, (18) by a line curving left with a radius of 311.08 feet the distance of 456.11 feet and a chord bearing North 17° 52' 24" East 420.23 feet to the western side of the Baltimore County Beltway, thence binding thereon, (19) North 07° 36' 58" East 197.11 feet and (20) North 2° 31' 30" East 22.02 feet to the southern side of the Western Maryland Railroad at a point measured 40.32 feet southwesterly at right angles from the center of said railroad at Valuation Station 410 + 31.44, thence binding on the south west part of way line of said railroad, (21) South 56° 02' 30" East 253.37 feet, (22) South 19° 03' 30" East

JAMES B. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
405 FOLEY ROAD TOWSON 4, MD.

#65-307R

June 1, 1966

15.94 feet, (3) South 80° 31' 30" East 96.46 feet, (4) South 55° 04' 30" East 322.06 feet to a point 80.00 feet southeasterly from Variation Station 412 + 56.42 feet, thence with the outline of the property which by a deed dated September 20, 1961 and recorded among the aforementioned land records in Liber A. G. No. 4973 folio 63 was conveyed by Western Maryland Railway Co. to Mary T. Wittayer, Jr. and wife, (2) South 36° 33' East 215.24 feet and (2) by a line bearing left with a radius of 327.72 feet the length of 380.51 feet and a chord bearing South 93° 30' 48" East 397.72 feet to the place of beginning.

Containing 15,773 acres of land more or less

Being and comprised of parts of the following deeds:

(1) G.W.S. Jr. No. 1173 folio 490 - Deed to Bernard Lutzky and wife,
(2) G.W.S. Jr. No. 1103 folio 379 - Deed to David D. Tompkins,
(3) G.W.S. No. 1168 folio 1 - Deed to David McMillan and wife.



JOSEPH H. A. ROGAN LAW OFFICES J. FRANCIS FORD

SUITE 405 ONE NORTH CHARLES
BALTIMORE, MARYLAND 21201
LEANDER W. 744

County Board of Appeals
of Baltimore County
301 County Office Building
Towson, Maryland 21204

Gentlemen:

I enclose herewith copy of Order of Appeal, which was filed today in the Circuit Court for Baltimore County.

JFF/abi
Enclosure

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

TELEPHONE 883-3000 No. 28686 DATE 6/2/66

TO: Messrs. Spamer and Associates
24 N. Chesapeake Avenue
Towson, Md. 21286

BILLED BY: Zoning Department of Balco. Co.

DEPOSIT TO ACCOUNT NO. 01-281
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE TOTAL AMOUNT

Particular for Reclassification for Bernard Lutzky, et al #65-307-R	PAID - Baltimore County, Md. - Office of Finance	\$0.00
	6-765 3251 • 28686 TFP-	\$0.00

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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 1, MARYLAND

April 1, 1966 #65-307R
APP #3
SEE 2-C

William F. Henson, Esq.
24 N. Chesapeake Avenue
Towson, Maryland 21286

Reclassification from R-40 to R-1 for Bernard Lutzky, et al located 4/3rd District

The Zoning Advisory Committee has reviewed the subject petition makes the following comments:

OFFICE OF PLANNING AND ZONING: This office questions the feasibility of using the community area as a recreation area due to the very deep topography.

REMARKS ON PETITION: (None)

UTILITIES: Water - Existing 10" in Old Court Road existing 12" in Greenwood Rd. Sewer - Existing 24" and 12" along Guyton Villa. Adequacy of water and sewer to be determined by developer or his engineer.

ROAD - Old Court Road and Greenwood Road to be developed as per Baltimore County Standards in effect at the time of construction.

STORM DRAIN - It appears that the property as it now exists is contained for a part at least, within the Guyton Villa Flood Plain.

The following members had no comment to offer:

Board of Education
Fire Department
Health Department
Industrial Commission
Traffic Department
Buildings Department
State Roads Commission

cc: Albert Quinby - Office of Planning and Zoning
Carlyle Brown - Bureau of Engineering

Yours very truly,
James E. Dyer
Chief of Planning and Zoning
Petition Processing

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TELEPHONE 883-3000 No. 31920 DATE 6/29/66

TO: Messrs. Spamer and Associates
24 N. Chesapeake Avenue
Towson, Maryland 21286

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.
Towson, Maryland 21286

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE TOTAL AMOUNT

Cost of appeal - Bernard Lutzky, et al, Petitioners No. 65-307-R	posting 2 signs	\$76.00 18.00	\$94.00
	PAID - Baltimore County, Md. - Office of Finance		
	6-3045 8011 • 31920 TFP-		\$94.00

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.

June 29, 1965

Honorable John G. Rose
Zoning Commissioner of Baltimore County
Baltimore County Office Building
Towson, Maryland 21286

Re: Petition for Reclassification
R-40 to R-1 Zone
N/3 of Old Court Road 225' W.
of Western Maryland Railroad
3rd District
Bernard Lutzky et al - Petitioner
No. 65-307-R

Dear Mr. Rose:

On behalf of Mr. W. Lube and myself, regarding the above captioned reclassification proceeding, we herewith wish to appeal Mr. Edward D. Hardesty's Order dated June 2, 1965 to the County Board of Appeals of Baltimore County.

Enclosed herewith is our check in the amount of \$20.00 to cover the costs of this appeal and advertisement.

Very truly yours,
James B. Spamer
1714 Old Court Road
Baltimore, Maryland 21208

cc: Mr. W. Lube

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 22, 1965

FROM: George E. Gavrellis, Director

SUBJECT: Petition #65-307-R. "R-40 to R-1. North side of Old Court Road 225 feet West of Western Maryland Railroad. Being the property of Bernard Lutzky."

3rd District
HEARING: Monday, May 3, 1966 (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- It was the intent of the official zoning map for the Western Planning Area to affirm the large-lot character of the area along Old Court Road westerly from Greenwood Road. At the same time, industrial zoning along the Western Maryland Railroad was affirmed and the realignment of Old Court Road became the stopping point for more intense residential densities occurring to the south.
- Access to the subject site is principally by way of Old Court Road, through or next to residential developments on both sides of the Beltway and the Northwestern Expressway. The northwesterly extension of new Old Court Road is scheduled for completion this year or in 1966. This will provide a good link from the Western Maryland Railroad to Reisterstown Road.
- In view of the projected Old Court Road improvements, and consequent better access from Reisterstown Road, it may well be that apartment zoning here could be appropriate.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. James J. Dyer - Chairman
Zoning Advisory Committee

FROM: Mr. Charles F. Morris, Jr.
Fire Bureau - Plans Section

SUBJECT: Property Owner - Bernard Lutzky - et al
N/3 - Old Court Road - 225' W of Western Maryland - R. R.
District - 3rd - 24 - NW 7 58 F
Present Zoning - R-40
Proposed Zoning - R-1
No. Areas: 15,932

- Location of proposed hydrants and size of water mains shall be indicated on plot plan. Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Design Manual, 1964 Edition. Spacing of hydrants shall be 500 feet distance apart as measured along an improved road, and within 300 feet from any dwelling. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.
- Parking shall be designed so as to give emergency vehicles an improved radius for turning at end of parking areas.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TELEPHONE 883-3000 No. 36955 DATE 7/1/66

TO: J. Francis Ford, Esq.
405 Chestnut Building
Baltimore, Md. 21201

BILLED BY: County Board of Appeals (Zoning)

DEPOSIT TO ACCOUNT NO. 01-712
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE TOTAL AMOUNT

Cost of Certified Documents - #65-307-R Bernard Lutzky, et al N/3 Old Court Road 225' W. of Western Maryland R. R., 3rd District	PAID - Baltimore County, Md. - Office of Finance	\$8.00
	7-508 3521 • 36955 TFP-	\$8.00

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, MARYLAND 21204

TELEPHONE 883-3000 No. 32032 DATE 8/1/66

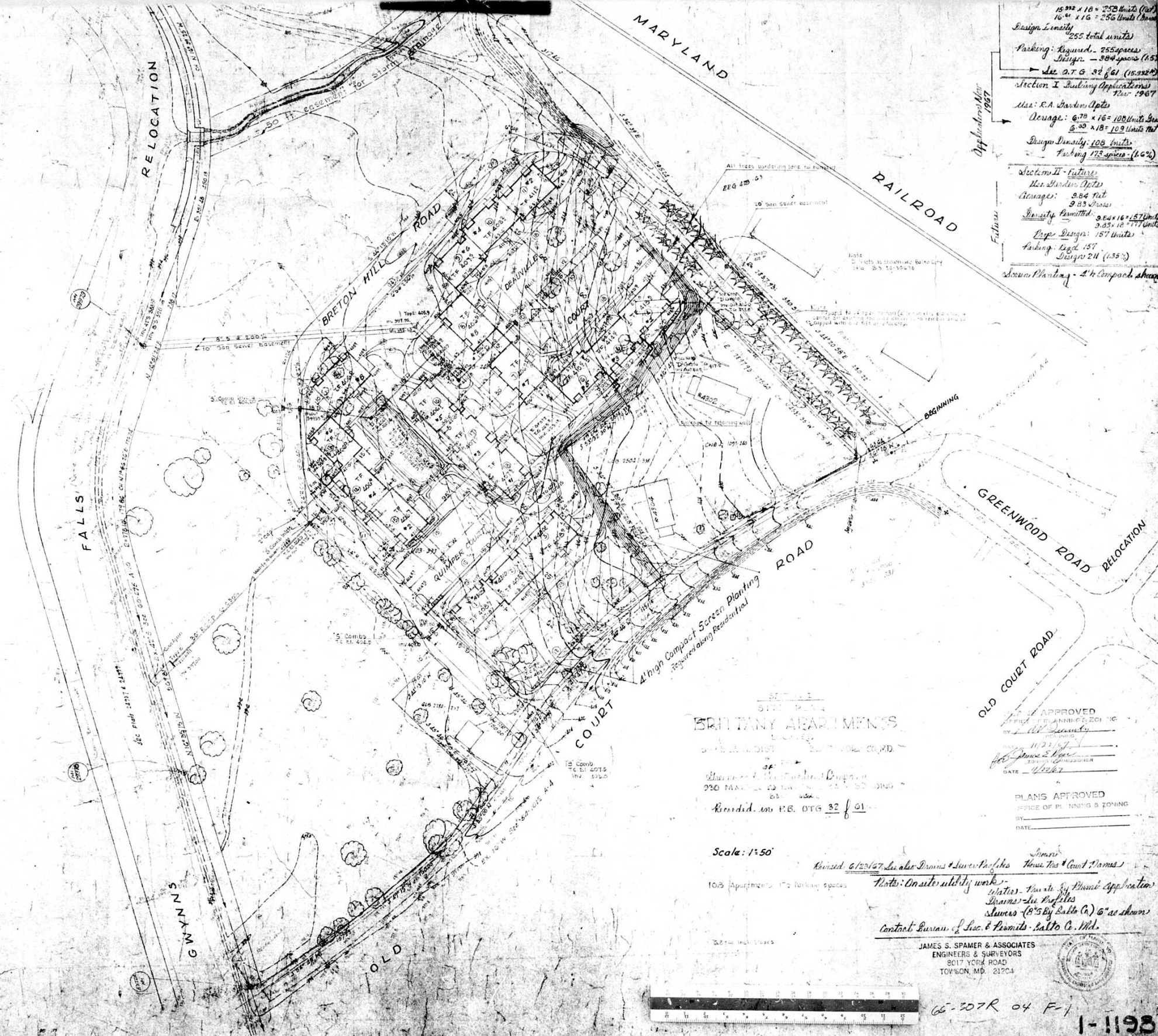
TO: Messrs. Spamer and Associates
24 N. Chesapeake Ave.
Towson, Md. 21286

BILLED BY: Zoning Dept. of Balco. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE TOTAL AMOUNT

Advertising and posting of property for Bernard Lutzky, et al #65-307-R	PAID - Baltimore County, Md. - Office of Finance	\$27.00
	8-660 4430 • 32032 TFP-	\$27.00

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.



15,322 x 18 = 275,800 (100%)
 16,811 x 16 = 269,000 (100%)
 Design Density: 255 total units
 Parking: Required - 255 spaces
 Design - 384 spaces (150%)
 See D.T.G. 32 of 61 (15,322)
 Section I - Building Applications
 Date: 1967
 Use: R.A. Barber Apt
 Coverage: 67% x 16 = 108 Units
 6.33 x 18 = 113 Units
 Design Density: 108 Units
 Parking: 173 spaces (160%)
 Section II - Future
 Use: R.A. Barber Apt
 Coverage: 3.84 fut
 9.83 Areas
 Density Permitted: 9.84 x 16 = 157 Units
 9.83 x 18 = 177 Units
 Prop. Design: 157 Units
 Parking: 157 (155%)
 Screen Planting - 4' x Compact Screen

BRITANNIA APARTMENTS

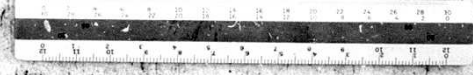
Recorded on P.E. DTG 32 of 61

Scale: 1"=50'

10.5 Apartments 173 Parking spaces

Notes: On site utility work -
 Water - Plans by Plans Application
 Sewers - See Profiles
 Storms - (8" by Balto Co.) 6" as shown
 Contact Bureau of Lic. & Permits - Balto Co. Md.

JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 8017 YORK ROAD
 TOWSON, MD. 21284



65-207R 04 F-1
 1-1193

BALTIMORE COUNTY BELTWAY

WESTERN

MARYLAND

RAILROAD

RELOCATION

BRETTON HILL ROAD

FALLS

ROAD

GREENWOOD ROAD RELOCATION

F-2

Density Calculations: 11/15/67
 Existing R.A. Use (under Apts)
 Average = 15.93² by Survey (1967)
 16.2² (27000) (Street)

Density Permitted:
 15.93² x 16 = 255 Units (Cal)
 16.2² x 16 = 259 Units (Street)

Design Density
 255 total units

Parking: Required - 255 spaces
 Design - 304 spaces (118%)

See 0.7.6 32 f 61 (15.332²)

Section I Building Applications
 Year 1967

See: R.A. Use (under Apts)
 Average: 6.7² x 16 = 108 Units (Cal)
 6.7² x 18 = 109 Units (St)

Design Density: 108 Units
 Parking 173 spaces (16%)

Section II - Future
 Use: Under Apts
 Average: 3.84 ft²
 3.83 ft² (Area)

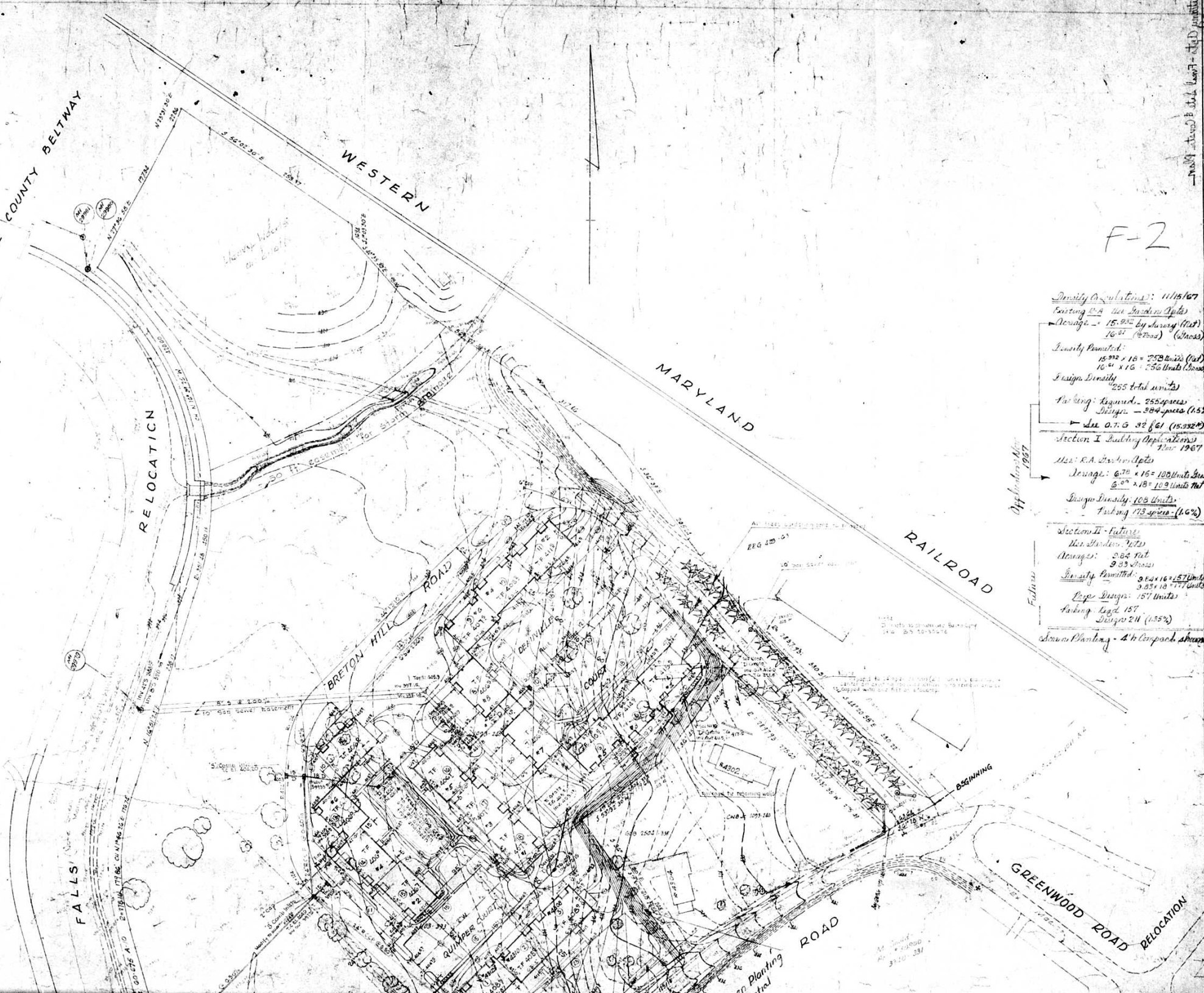
Density Permitted: 3.84 x 16 = 61 Units
 3.83 x 18 = 69 Units

Prop Design: 157 Units
 Parking 157
 Design 211 (135%)

Street Parking - 4 ft (on each side)

Applicable: 1967

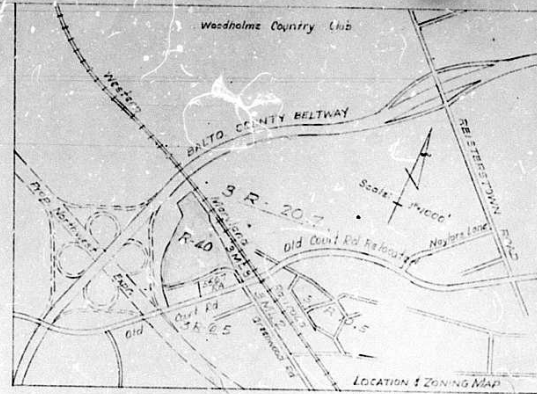
Future



Map of Baltimore County, Maryland, showing the location of the site.

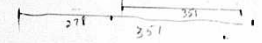
BALTIMORE COUNTY BELTWAY

To Towson



All utilities available with reference as shown. Fire Hydrants as shown.
See Also: NW-7F, 8F Hydrant within 500' of lot.

Density Calculations:
 Zoning: Exist. SR-40B Prop. R-4
 Area Gross: 15.93Acs Net: 14.2Acs
 Design Density: Gross 244; 240 Net units/ac. Total units: 240
 Permitted Density: Gross 255; 256 Net units/ac. Total units: 255
 Off-street Parking: No. of spaces: 240; Provided: 292
 Scale: 9'x24' with 24' isles



#65-307 R
 MAP
 #3
 SEC. 2-C
 NW-7F
 NW 8F

PLAT FOR ZONING PURPOSES
The Greenwood

Owner: Bernard Lutsky, et al 430? Old Ct. Rd Pilesville, Md
 Contract Purchaser: Georgetown Manor, Inc - 950 Maryland National Bank Bldg 21202
 DIST No 3
 SCALE: 1"=100'
 BALTO. CO., MARYLAND
 FEB 27, 1965

JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 400 YORK ROAD
 TOWSON, MD, 21286

