

RE: PETITION FOR RECLASSIFICATION
from an R-40 zone to R-10, R-20
and R-A zones and a SPECIAL
EXCEPTION for Private Club in
an R-10 area,
NE/S Bayley Road west of
Pot Spring Road
8th District
Springdale, Inc.,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 66-15-RX
NE-17A
NE-17A
R-6-R-10
R-20-R-40
SEC. 3-D

This case is an appeal from the Deputy Zoning Commissioner's Order granting rezoning on a 166 acre parcel of land owned by the petitioner situated on the northeast side of Bayley Road west of Pot Spring Road in the Eighth Election District, Baltimore County.

The petitioner applied for zoning on four separate parcels: Parcel A consists of approximately twenty-six acres and the reclassification requested is from R-40 to R-A; Parcel B consists of approximately one hundred and thirteen acres and the requested reclassification is from R-40 to R-10; Parcel C comprises approximately four and one-half acres and the petitioner seeks a special exception for a private club; Parcel D comprises approximately ten acres and the requested reclassification is from R-40 to R-20. The Deputy Zoning Commissioner granted the requested rezoning on each of the aforementioned parcels.

The petitioner in this case filed two separate rezoning petitions with the Zoning Commissioner. The first petition was for the rezoning of Parcels B, C and D mentioned above; the second petition filed on Parcel A was for reclassification from R-40 to an R-A zone. Prior to the appeal hearing before the Board the appeal taken on behalf of various protestants as to Parcels B, C and D was dismissed and, therefore, Parcels B, C and D were not considered by the Board at its hearing.

The petitioner, through various expert witnesses, produced evidence of numerous zoning changes in the general area since the adoption of the map in 1955. Also there was testimony by a consulting engineer as to numerous changes in utilities and roads in the general area since 1955 that affect the subject tract, and he further testified that the development of the tract as proposed would not create any traffic problems on the roads in the vicinity.

The President of Springdale, Inc., testified that the proposed development of the subject tract represents the best planning practices in that it would be a balanced community offering for sale substantial residences to the general public on varying lot sizes. He further testified, and this was substantiated by other witnesses, that the intensive industrial development in the Cockeysville area creates a great demand for smaller lot homes.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rowe, Zoning Commissioner Date: July 2, 1965

FROM: George E. Gavrellis, Director

SUBJECT: Petition #66-15-RX. "Petition for Reclassification Parcel A from R-40 to R-A Zone and Parcel B from R-40 Zone to R-10 Zone and Parcel D from R-40 Zone to R-20 Zone. Northeast side of Bayley Road, West of Pot Spring Road. Being the property of Springdale, Inc."

8th District

HEARING: Monday, July 12, 1965 (1:00 P.M.)

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

- Since the adoption of the Comprehensive Zoning Map for the 8th District the balance of land use potential to the west of the subject property, toward York Road, has shifted from that of medium-density lot zoning to apartment zoning. As a result, there is very probably a deficiency of land available for medium-density lot housing. The subject property — being among the last undeveloped sewerable parcels in the vicinity — would, we feel, be generally appropriate for R-10 zoning, in view of the probable need.
- There is, generally, a north-south corridor of R-6 and R-10 zoning (primarily R-10 in this area) that straddles the subject property. Although some R-20 zoning intervenes before the subject parcel is reached by the corridor, the subject property could still be considered a logical extension of medium-density lot zoning approaching from the south. The logic of this consideration, of course, is based not just upon the map patterns, but more so on the topography of the property itself. The land lies essentially on a plateau. Even a further extension of the R-6-R-10 corridor would be logical in the future, although the major portion of the land abutting the Loch Raven Reservoir boundary should remain zoned for large lots, both because of topographical considerations and to retain the natural transition to the heavily wooded reservoir area.
- The logical stepping point for R-10 zoning, then, would be near the west side of Pot Spring Road. In order to effect an orderly transition from R-10 to the R-40 zoning east of Pot Spring Road, that portion of the petitioner's property which faces Pot Spring Road should be reclassified as R-20, rather than R-10; we strongly recommend that the Westernmost 150 feet or so of the property not be granted R-10 zoning.

Springdale, Inc. - #66-15-RX

- 2 -

At the outset of the hearing before the Board the petitioner withdrew his requested R-A zoning on Parcel A and asked that the Board instead reclassify Parcel A from an R-40 zone to an R-6 zone. Several leaders of community groups that had opposed the rezoning took the stand to testify that they were not opposed to R-6 zoning on Parcel A but would be opposed to R-A zoning on this parcel. They further testified that they were well aware, prior to the Board hearing, of the petitioner's proposal to amend his request on Parcel A to seek R-6 zoning instead of apartment zoning, and that they had met with representatives of the petitioner and had studied the various plans and exhibits that were filed with the Board and now do not oppose the granting of R-6 zoning on Parcel A.

ORDER

By reason of the appellants' dismissing their appeal on Parcels B, C and D, the Order of the Deputy Zoning Commissioner granting the rezoning from R-40 to an R-10 zone on Parcel B, granting the special exception for a Private Club on Parcel C, and granting the reclassification from R-40 to an R-20 zone on Parcel D is hereby affirmed. For the reasons set forth in the foregoing Opinion, it is this 27th day of April, 1966 that the petitioner's request for reclassification of Parcel A from an R-40 zone to an R-6 zone 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

R. Bruce Alderman

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Springdale, Inc., legal owner of the property situated 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-40 zone to an R-6 zone, and

- That the original zoning of the property was erroneous and the property should have been zoned RA (Residence Apartments);
- The changes in the neighborhood and changes of conditions make the present zoning of R-40 improper and therefore RA (Residence Apartments) zoning is in keeping with these changes, conditions and 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 Community Building (Club House)

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 of Baltimore County.

SPRINGDALE, INC.,

By: *William S. Baldwin*
President Legal Owner

Address: 10 Light Street,
Baltimore, Maryland 21202

William S. Baldwin
Petitioner's Attorney

Address: Jefferson Building,
Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of June, 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 12th day of July, 1965, at 1:00 o'clock

John G. Rowe
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Springdale, Inc., legal owner of the property situated 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-40 zone to an R-6 zone, and

- That the original zoning of the property was erroneous and the property should have been zoned R-10, R-20;
- The changes in the neighborhood and changes of conditions make the present zoning of R-40 improper and therefore R-10 zoning is in keeping with these changes, conditions and 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 Community Building (Club House)

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 of Baltimore County.

SPRINGDALE, INC.,

By: *William S. Baldwin*
President Legal Owner

Address: 10 Light Street,
Baltimore, Maryland 21202

William S. Baldwin
Petitioner's Attorney

Address: Jefferson Building,
Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of June, 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 12th day of July, 1965, at 1:00 o'clock

John G. Rowe
Zoning Commissioner of Baltimore County.

(over)

At least 12 acres of park land have been dedicated to the community. This witness is of the opinion that when this development is completed at a total cost of \$15,000,000.00, it will be one of the show places in the Greater Dulany Valley.

The property was described by Bernard Hilleman, testifying as an expert planner for the petitioner, as being a reservoir of beautiful country side and as being the "heart of the utility area". He introduced into evidence many zoning changes beginning with the industrial property just to the west of York Road to properties located in the near or immediate vicinity of the subject tract. He was of the opinion there is a need for the type of housing and apartments proposed by the petitioner and felt that the request for the over-all tract was both reasonable and appropriate. He felt to develop the property in its present R-40 zoning would be a "waste" of good land.

Mr. Jerome Wolfe, Consulting Civil Engineer, testified at length as to the availability of sewer and water. He stated the existing water mains now in the Springdale development will be extended to the proposed Springdale development and will be adequate. He stated the property will be served by the construction of two pumping stations on the subject tract, which will tie-in with the Texas Pumping Station on York Road. He could foresee no problem concerning sewerage disposal. This witness stated traffic egress and ingress will be by way of Bayley Road, Warren Road, and Pot Spring Road, and he was of the opinion that there would be no traffic congestion from the proposed over-all development.

There were various protests filed at the hearing by numerous residents, some of whom apparently lived in the Springdale community. However, these various individuals conceded that the Hilleman organization specializes in first class homes.

There were protests as to the adequacy of the roads to accommodate the projected traffic, however, the testimony of Mr. Wolfe has convincingly refuted their contentions.

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR
PRIVATE CLUB- R-6/R-10 of Bayley
Avenue, West of Pot Spring Road
8th Election District
Springdale Inc-Petitioner

BALTIMORE COUNTY
No. 66-15-RX

The petitioner's property, consisting of approximately 166 acres, is located on the Northeast side of Bayley Road, West of Pot Spring Road, in the Eighth Election District. However, 153 acres are the subject of the zoning petition. The plat accompanying the Petition has divided the 153 acre tract into four parcels: Parcel "A" consisting of 26 acres for which reclassification is sought from an R-40 zone to an R-A zone to permit the construction of 392 units; Parcel "B" consisting of 113 acres for which reclassification is sought from an R-40 zone to an R-10 zone to permit the construction of 359 homes; Parcel "C" consisting of 1.7 acres for which reclassification is sought from an R-40 zone to an R-10 zone with a Special Exception to permit the construction of a clubhouse, swimming pool, and tennis court; and Parcel "D" consisting of 10 acres for which reclassification is sought from an R-40 zone to an R-20 zone to permit the construction of 21 homes. The remaining 13 acres zoned R-10 borders Bayley Road and is intended to act as a buffer zone to the golf course and housing development known as "Springlake" to the south.

Mr. F. H. Hammerman, president of the corporate owner, outlined by means of a brochure introduced into evidence and testimony at the original hearing the various types of dwellings to be erected. This witness stated that the apartments would be of colonial design and would rent from \$100.00 to \$200.00 per month plus utilities. The houses to be constructed would be similar to those in the development known as "Springlake", just to the south (which also was developed by the Hammerman organization) and would cost from \$30,000.00 to \$45,000.00 per dwelling. Membership in the country club would be restricted to the residents of the development to be known as "Springlake." There will be no rapacious "bulldozing" of the natural beauty but on the contrary the entire 166 acres will be landscaped by expert planners and developers. Much stress was placed on the open space to be allocated and the over-all development.

There was also concern expressed as to the school population but it was brought out by the petitioner that a new elementary school is planned on Bayley Road.

At least one protestant, Mr. Ted Lissauer, an adjacent property owner, went on record as favoring the petitioner's request for zoning after he learned of the over-all plans for the development.

After reviewing the exhibits and testimony presented, the Deputy Zoning Commissioner would have difficulty in denying this petition. There have been enough zoning changes in the area to justify granting it. The Planning Department comments submitted prior to the hearing generally favored granting the petition considering the project as a whole. The granting of this petition should satisfactorily meet the need for additional housing and apartments in this highly desirable section of Baltimore County. There can be no sound basis to deny this petition on the theory that the proposed development will ruin or depreciate the general neighborhood. On the contrary, as proposed, the petitioner's plan for development will be an asset to the Greater Dulany Valley.

For the foregoing reasons, it is ORDERED this 18th day of August, 1965, by the Deputy Zoning Commissioner of Baltimore County that the above described property should be and the same is hereby reclassified as follows: Parcel "A" from an R-40 zone to an R-A zone, Parcel "B" from an R-40 zone to an R-10 zone, Parcel "C" from an R-40 zone to an R-10 zone and a Special Exception for a Private Club and Parcel "D" from an R-40 zone to an R-20 zone, from and after the date of this order, subject, however, to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hamer
EDWARD D. HAMER
Deputy Zoning Commissioner of
Baltimore County

Description of Parcel A
Property of Springdale, Inc.,
to be rezoned from R-40 to RA
March 23, 1965

Beginning for the same at a point distant South 82° 40' 51" West 754.01 feet from a stone marked G.H. planted at the end of the first or North 64° 48' West 697 foot 9 inch line of the first parcel of land described in a deed from Lucile W. Henry to Milford F. Lackey et ux, dated August 31, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3750, folio 509 and running thence the twenty two following courses and distances viz: first South 70° 31' 02" East 610.00 feet, second South 19° 12' 10" West 790.00 feet, third South 39° 05' 55" West 205.29 feet, fourth North 50° 34' 57" West 105.00 feet, fifth North 67° 05' 39" West 154.16 feet, sixth North 65° 12' 30" West 291.87 feet, seventh North 57° 34' 38" West 630.00 feet, eighth North 57° 53' 38" West 284.24 feet, ninth North 45° 00' 00" West 98.99 feet, tenth North 52° 44' 46" East 465.03 feet, eleventh North 7° 29' 45" West 191.64 feet, twelfth North 43° 31' 52" West 137.93 feet, thirteenth North 57° 05' 41" East 101.24 feet, fourteenth North 75° 57' 50" East 123.69 feet, fifteenth South 82° 54' 01" East 132.45 feet, sixteenth South 70° 31' 02" East 275.00 feet, seventeenth southwesterly along a curve to the left with a radius of 640.00 feet, for a distance of 296.38 feet, said curve being subtended by a chord bearing South 5° 07' 23" West 293.74 feet, eighteenth South 8° 08' 37" East 125.93 feet, nineteenth southwesterly along a curve to the right with a radius of 701.00 feet, for a distance of 374.92 feet, said curve being subtended by a chord bearing South 7° 10' 42" West 370.46 feet, twentieth South

Description of Parcel A
Property of Springdale, Inc.,
to be rezoned from R-40 to RA

March 23, 1965
Sheet 2

22° 30' 00" West 48.10 feet twenty first South 67° 30' 00" East 170.66 feet, and twenty second North 19° 12' 10" East 815.12 feet to the place of beginning.

Containing 26.043 acres of land more or less.

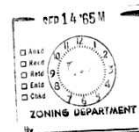
PETITION FOR RECLASSIFICATION AND
SPECIAL EXCEPTION--Springdale, Inc.
Petitioner

FOR THE DEPUTY ZONING
COMMISSIONER OF BALTIMORE
COUNTY Case No. 66-15-RX

MR. COMMISSIONER:

Please enter an appeal from the Decision and Order in the above case to the County Board of Appeals of Baltimore County.

Richard C. Murray
606 Loyola Federal Building
Towson 4, Maryland VA. 5-1515
Attorney for Pot Springs
Community Association, John C.
Dix, Aubrey Pearre, Briarcliff
Apartments East Inc., and
Greater Timonium Community
Council Inc.



Page - 2
Petition: 66-15-RX

- 4 - With respect to the Petitioner's request for a Special Exception for a club, we favor the granting, provided that the requirements of subsection 206.2 are met and provided that the site plan for this use is made subject to our approval so that it can be definitely ascertained that the club will have adequate access from the rest of the development.
- 5 - It should be noted that, while the petitioner's plat represents a definite step in the right direction with regard to open space, considerable revision will be necessary in order for the plan to meet the requirements of the local open space manual.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

June 8, 1965

James F. Offutt, Jr., Esq.
Jefferson Building
Towson, Maryland 21204

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING: This Bureau will review and submit comments at a later date.

OFFICE OF PLANNING AND ZONING: This Bureau will review and submit comments at a later date.

BUREAU OF ENGINEERING

Utilities: Power - The plan for siting this property, as shown on the vicinity sketch, was accepted by the Bureau of Engineering in connection with the Lackey tract. However, due to the higher density encountered with apartments, if rezoning is granted, some revisions to the sewer scheme may be required.

Water: The westernmost portion of the property can be served through extension of the existing 12" Townon 1st sewer main in Warren Road. Water service to the remainder of the property will require the extension of the existing 20" water main in Adams Road, which now terminates near Bolney Senior High School.

Road - Pot Spring Road to be developed as a minimum 14' curb and gutter road on a 70' right of way.

FINAL REMARK: See attached comments.

The above comments are not intended to indicate the approval or disapproval of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning on (10) days before the Zoning Commission's hearing.

The following members had no comment to offer:

Board of Education
Health Department
Buildings Department
Industrial Development Commission
State Parks Commission

Yours very truly,

James F. Offutt, Jr., Esq.
Petitioner and Permit Recipient

cc: Mr. R. Moore, Traffic Eng.
Mr. J. G. Moore, Jr., Esq.
Mr. C. Brown, Dir. of Eng.
Miss Harris, File Bureau

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

Date: June 15, 1965

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford

SUBJECT: Item 3 - ZAC - June 8, 1965 - Reclassification from R-40 to R 20, R 10 & R.A. Bosley Road

Review of the plan dated April 1965 results in the following comments.

The proposed development consists of 771 dwelling units which can be expected to generate 5400 trips per day. The access to the subject property will be via Bosley Road and Pot Spring Road. These roads now exist in a substandard condition as to right of way and alignment, with no capital improvements planned by 1971.

If existing zoning remains, this site can be expected to generate 1100 trips per day.

Eugene J. Clifford
County Traffic Engineer

BJC:CRH:ne

ARTHUR W. BRENDEN
RICHARD C. MURRAY

BRENDEN AND MURRAY
ATTORNEYS AT LAW
LOYOLA BUILDING
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

VALLEY RIDGE
VALLEY STATE

April 13, 1965

County Board of Appeals
County Office Building
Towson, Maryland 21204

Attention Mr. William S. Baldwin, Chairman

Re: 66-15-RX Petition
of Springdale, Inc.

Dear Mr. Baldwin:

Please enter the appeal in the above case dismissed with respect to Parcels B, C and D, as described therein. The appeal as to Parcel A still remains.

Very truly yours,

Richard C. Murray, Attorney
for Aubrey Pearre, John C. Dix,
Pot Springs Community Association, Inc.
Greater Timonium Community Council, Inc.
and Briarcliff Apartments East, Inc.

RCM/sw

cc: Werner G. Schoeler, Esq.
James F. Offutt, Jr., Esq.
and
Douglas G. Bottoe, Esq.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
8 day of June, 1965.

Ownen Name: Springdale
Reviewed by: James F. Offutt, Jr.

JOHN G. ROSE
Zoning Commissioner

TELEPHONE
823-3000

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

No. 33408
DATE 5/16/65

TO: Richard C. Murray, Esq.
Loyola Federal Bldg.
Towson, Maryland 21204
BILLED BY: Office of Planning & Zoning
119 County Office Bldg.
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			
	Cost of appeal -- Springdale, Inc. No. 66-15-RX		\$70.00
			70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON
PLEASE RETURN UPPER SECTION

March 23, 1965

#66-15RX

Sheet 2

March 23, 1965 66-15-12X
Sheet 2

March 23, 1965

#66-15-RX

March 23, 1965

Containing 10.179 acres of land more or less.

TELEPHONE SES-3000		INVOICE		No. 39489
		BALTIMORE COUNTY, MARYLAND		
		OFFICE OF FINANCE		
		Division of Collection and Receipts		
		COURT HOUSE		
		TOWSON, MARYLAND 21204		
To: Syndels, Inc. 16 Park Ave. Baltimore, Md. 21201		BILLED BY		Dating Dept. of Balto. Co. DATE 9/22/66
DEPOSIT TO ACCOUNT NO. 1-622		TOTAL AMOUNT \$186.60		COST
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE			
-	Advertising and posting of property #6-15-Rx			138.50
8-2266 7659 * 39489 11P- BALTIMORE COUNTY, MD - OFFICE OF FINANCE				186.60
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.				

4 Signs

Appraisal # 66-15-1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th

Posted for: _____ Date of Posting: 9-23-68

Petitioner: Springdale Inc.

Location of property: NE 15 Barclay Rd. West of Pk 5 -

Location of Signs: Spring Rd.
1 lot at entrance to Spring Rd.
2 signs 50' from sign #1 & 3. 1st 2 signs 75' from
sign #2 44' at the end of driveway on

Remarks: sign #2

Posted by: Robert Lee Bull Date of return: 9-30-68

Signature: _____

Barclay Rd and Spring Rd. 20' from the driveway the back
to Springdale property (X) on map indicate location of signs

TELEPHONE 923-3000		BALTIMORE COUNTY, MARYLAND		No. 33534
		OFFICE OF FINANCE		
		<i>Division of Collection and Receipts</i>		
		COURT HOUSE		
		TOWSON, MARYLAND 21204		
To:	Richard C. Murray, Esq., Laylaw Federal Building Towson, Maryland 21204	BILLED BY:	Office of Planning & Zoning 119 County Office Bldg., Towson, Maryland 21204	DATE 11/2/75
DEPOSIT TO ACCOUNT No.		01-622		
QUANTITY	USING UPPER SECTION AND RETURN WITH YOUR REMITTANCE			COST
cost of posting property for appeal Springdale, Trn., No. 66-15-X	4 signs			\$30.00
11665 4779 • 33534 TW - \$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.

#66-15RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE CITY
Towson, Maryland

District: 8th Date of Posting: 6-24-65

Posted to: Young Mrs. July 12-65 RT 100P.M.

Petitioner: Youngdale, Inc.

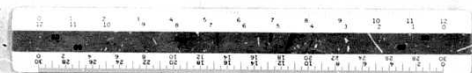
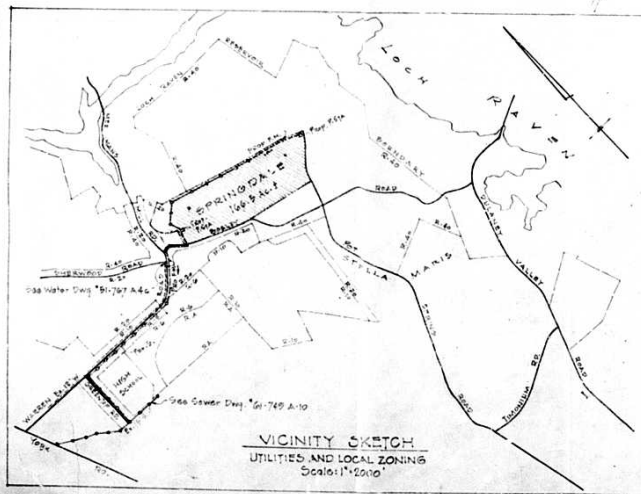
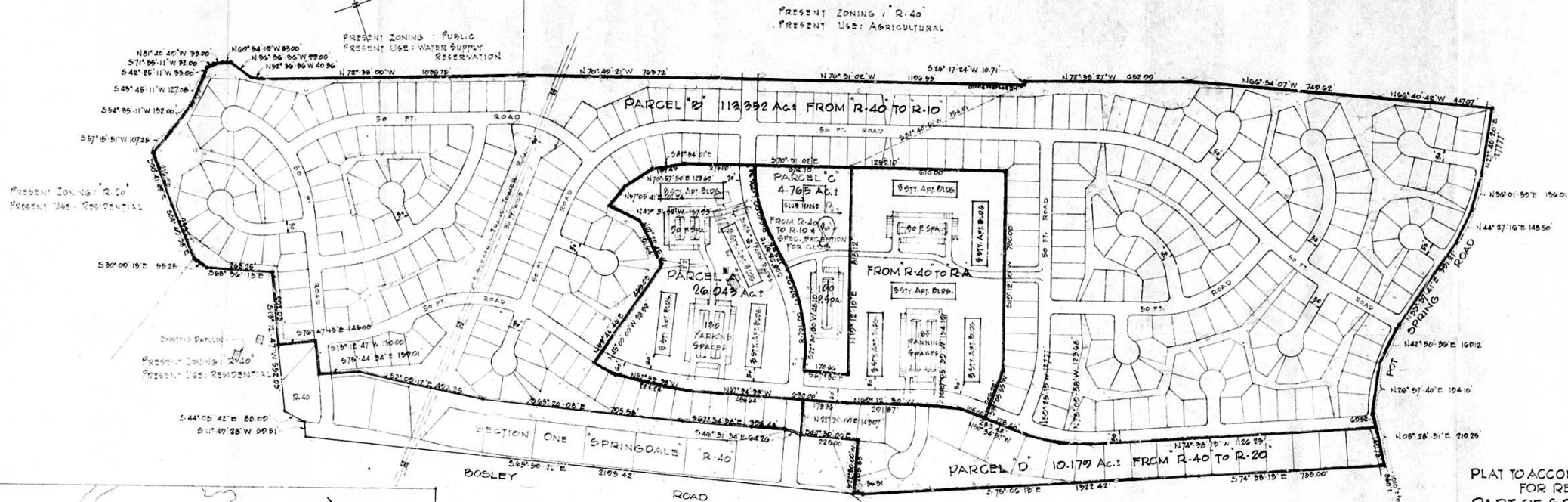
Location of property: NE 1/2 Beasley Ave. - 4 1/2 p. 106 Spangled

Location of Sign: E. all signs are posted on Beasley Ave. -
across the middle of section.

Remarks: _____

Posted by: Robert Bullis Date of return: 7-1-65

Signature



PLAT TO ACCOMPANY PETITION
FOR REZONING
PART OF SPRINGDALE
FROM R-40 TO R-20, R-10 AND R-A
AND FOR A SPECIAL EXCEPTION
FOR A PRIVATE CLUB IN R-10
8TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1"=200' APRIL 1968

DENSITY CALCULATIONS -

	PARCEL A	PARCEL B	PARCEL C	PARCEL D
AREA TO BE REZONED:	26.043 Ac.	113.332 Ac.	4.765 Ac.	10.179 Ac.
EXISTING USE:	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL
PROPOSED USE:	351 APTS	SINGLE FAM. UNITS	PRIVATE CLUB	SINGLE FAM. UNITS
EXISTING ZONING:	R-40	R-40	R-40	R-40
PROPOSED ZONING:	R-A	R-10	R-10	R-20
GROSS RESIDENTIAL AREA:	24.403 Ac.	113.332 Ac.	Non-Res.	11.379 Ac.
NET RESIDENTIAL AREA:	22.643 Ac.	93.300 Ac.	Non-Res.	9.754 Ac.
DESIGNED DENSITY:				
GROSS	16 1/4%	3.2%		1.88%
NET	17.9%	3.0%		2.2%
TOTAL NO. UNITS:	391	333		21
PERMITTED DENSITY:				
GROSS	16 1/4%	3.2%		None
NET	18 1/4%	4.4%		2.2%
TOTAL UNITS ALLOWED:	391	361		21
OFF-STREET PARKING:				
SPACES REQUIRED:	391	12.4 Ac.		1.9 Ac.
SPACES PROVIDED:	445	20.5 Ac.		2.0 Ac.



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



JEROME B. WOLFF & ASSOCIATED
CONSULTING ENGINEERS
SUITE 109, JEFFERSON BLVD, TOWSON 4, MD.