#67-51R
MAP 2-B WESTERN AREA
NW-1-G NW-1-H SW-1-G SW-1-H RA

RE: PETITION FOR RECLASSIFICATION from an R-20 zone to an R-10 zone
Parcel "A" - W. of Rolling Road 200' NE of Cedar Circle Drive;
Parcel "B" - W. of Rolling Road 370' from Pinecrest Road;
Parcel "C" - S. of Johnnycake Road 1130' NW of Rolling Road,
1st District
Inwood Realty, Inc., Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-51-R

ORDER OF DISMISSAL

Petition of Inwood Realty, Inc. for reclassification from an R-20 zone to an R-10 zone on three parcels of land, as described above, in the First District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of Orders of Dismissal dated January 5th and January 6th, 1967 from the attorneys representing the protestants-appellants in the above entitled matter.

WHEREAS, the said attorneys for the said protestants-appellants request that the appeals filed on behalf of said protestants, be dismissed and withdrawn as of January 5th and January 6th, 1967.

It is hereby ORDERED this 11 day of January, 1967 that said appeals be and the same are DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

67-51-R

Thomas P. Neuberger
ATTORNEY AT LAW
1414 WOODCLIFF AVENUE
BALTIMORE, MD. 21228
WINDSOR 4-3014

#67-51R
MAP 2-B WESTERN AREA NW-1-G NW-1-H SW-1-G SW-1-H RA

January 5, 1967

County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Gentlemen:

Re: Petition #67-51-R for reclassification from R-20 to an R-10 Zone - 1st District off Rolling Road 200' N.W. of Cedar Circle Road - Inwood Realty, Inc.

Please enter the appeal from the decision of the Zoning Commissioner of Baltimore County, "Withdrawn."

Yours very truly,
Thomas P. Neuberger
Thomas P. Neuberger
Attorney for Appelants

Mr. & Mrs. Earl Steigleman
Mr. & Mrs. N. Munson
Mr. & Mrs. Alfred W. Dill
Mr. & Mrs. James P. Biondo
Mr. & Mrs. Richard Arnold
Mr. & Mrs. C. S. Sauerwein
Mr. & Mrs. C. J. Schymansky
Mr. & Mrs. W. L. Pridgen
Mr. & Mrs. C. D. Jones
Dr. & Mrs. Samuel P. Bessman
Mr. & Mrs. L. J. Beane

TPNeuberger

cc: Eugene Ricks, Esq.

Rec'd 1/5/67 11:45 PM

RE: PETITION FOR RECLASSIFICATION WEST OF ROLLING ROAD 200 FEET N.E. OF CEDAR CIRCLE ROAD 1st DISTRICT
INWOOD REALTY CORPORATION, INC., PETITIONER

BEFORE THE
COUNTY BOARD OF APPEALS
NO. 67-51-R

ORDER OF DISMISSAL

MR. CHAIRMAN:

Please dismiss the appeal of the following persons which has been filed in the above entitled case.

Joseph B. Schweiker and Helen Schweiker, his wife
2008 Fernglen Way
Baltimore, Maryland 21228

Joseph J. Velky and Jean Velky, his wife
2010 Fernglen Way
Baltimore, Maryland 21228

Kenneth L. Ford and Dorothy Ford, his wife
2006 Fernglen Way
Baltimore, Maryland 21228

Alfred W. Griffith and Carolyn Griffith, his wife
2012 Fernglen Way
Baltimore, Maryland 21228

Marvin C. Gardels and Louise Gardels, his wife
2203 Cedar Circle Drive
Baltimore, Maryland 21228

Bounds, Schoeler & Short

Kenneth D. Short
Attorneys for the Appellants
Medical Center West
6630 Baltimore National Pike
Baltimore, Maryland 21228
744-8200

GRANTED

INWOOD REALTY, INC. #67-51-R #67-51R

Parcel "A" - W. of Rolling Rd. 200' NE Cedar Circle Drive 140.587 Acres
Parcel "B" - W. of Rolling Rd. 370' from Pinecrest Road 27.426 Acres
Parcel "C" - S. of Johnnycake Rd. 1130' NW of Rolling Rd. 10.6 Acres
Reclassification from R-20 zone to R-10 zone 1st District

MAP 2-B WESTERN AREA NW-1-G NW-1-H SW-1-G SW-1-H R-10

Aug.	2, 1966	Petition filed
Oct.	24	Reclassification GRANTED by D.Z.C.
Nov.	23	Appealed to C. B. of A.
Jan.	5, 1967	Letter of Dismissal filed by Mr. Neuberger, Atty. for Appellants
"	6	Letter of Dismissal filed by Mr. Short, " " "
"	11	Order of Dismissal passed by the Board

Thomas P. Neuberger
ATTORNEY AT LAW
1414 WOODCLIFF AVENUE
BALTIMORE, MD. 21228
WINDSOR 4-3014

November 23, 1966

NOV 23 '66 PM
OFFICE OF PLANNING & ZONING

The Honorable John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Ref: Petition for Reclassification
of Rolling Road 200 ft. N.E.
of Cedar Circle Road,
1st District
Inwood Realty, Inc.
Petition--No. 67-51-R

Dear Mr. Rose:

Please enter an appeal to the Baltimore County Board of Appeals from the decision of the Deputy Zoning Commissioner of October 24, 1966 granting the petition for reclassification in the above titled case. This appeal is taken pursuant to Section 22-26 Title 23 Baltimore County Code.

The following is a list of names and addresses of those appealing:

Mr. & Mrs. James Biondo
7103 Pine Crest Road
Catonsville, Md. 21228

Dr. & Mrs. Samuel P. Bessman
1110 Woodcliff Avenue
Catonsville, Md. 21228

Mr. & Mrs. Richard Arnold
1308 Woodcliff Road
Catonsville, Md. 21228

Mr. & Mrs. W. E. Steigleman
1330 N. Rolling Road
Catonsville, Md. 21228

Mr. & Mrs. W. L. Pridgen
1424 N. Rolling Road
Catonsville, Md. 21228

Mr. & Mrs. Alfred W. Dill
1920 Rolling Glen Road
Catonsville, Md. 21228

Mr. & Mrs. C. J. Schymansky
1408 N. Rolling Road
Catonsville, Md. 21228

Mr. & Mrs. Kenneth Munson
1352 N. Rolling Road
Catonsville, Md. 21228

Thomas P. Neuberger
ATTORNEY AT LAW
1414 WOODCLIFF AVENUE
BALTIMORE, MD. 21228
WINDSOR 4-3014

The Honorable John G. Rose
Zoning Commissioner of Baltimore County -2- November 23, 1966

Mr. & Mrs. Luther Beane
1918 Rolling Glen Road
Catonsville, Md. 21228

Mr. & Mrs. C. D. Jones
1917 Rolling Glen Road
Catonsville, Md. 21228

Mr. & Mrs. C. S. Sauerwein
1421 Woodcliff Road
Catonsville, Md. 21228

Very truly yours,
Thomas P. Neuberger
Thomas P. Neuberger

TPNeuberger

CC: Eugene Ricks, Esq.
Masonic Building
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION WEST OF ROLLING ROAD 200 FEET N. E. OF CEDAR CIRCLE ROAD 1st DISTRICT
IN WOOD REALTY CORPORATION, INC., PETITIONER

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NO. 67-51R

NOTICE OF APPEAL

MR. COMMISSIONER:

Please enter an appeal to the County Board of Appeals on your Order dated October 24, 1966 in the above entitled case, reclassifying from an R-20 zone to an R-10 zone the property subject to the Petition For Reclassification, on behalf of the following property owners and tax payers of Baltimore County:

NOV 23 '66 PM
OFFICE OF PLANNING & ZONING

Joseph B. Schweiker and Helen Schweiker, his wife
2008 Fernglen Way
Baltimore, Maryland, 21228

Joseph J. Velky and Jean Velky, his wife
2010 Fernglen Way
Baltimore, Maryland, 21228

Kenneth L. Ford and Dorothy Ford, his wife
2006 Fernglen Way
Baltimore, Maryland, 21228

Alfred W. Griffith and Carolyn Griffith, his wife
2012 Fernglen Way
Baltimore, Maryland, 21228

Marvin C. Gardels and Louise Gardels, his wife
2203 Cedar Circle Drive
Baltimore, Maryland, 21228

Bounds, Schoeler & Short

Kenneth D. Short
Attorney for the applicants
Medical Center West
6630 Baltimore National Pike
Baltimore, Maryland, 21228
744-8200

I HEREBY CERTIFY that on the 23rd day of November, 1966, the aforegoing Notice of Appeal was mailed to Eugene G. Ricks, Esquire, Attorney for the Petitioner, Masonic Building, Towson, Maryland, 21204.

Kenneth D. Short
Attorney for Applicants

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGHENY AVENUE
TOWSON, MD. 21204
VALley 5-6080

#67-51R

PROPERTY OF GLENWILDE REALTY CO., INC.
(PARCEL "A" ON ZONING PLAT)

BEGINNING for the same in Rolling Road at the distance of 200 feet, more or less, measured Northeasterly from the center line of Cedar Circle Drive, said point being the beginning of that tract of land which by deed dated February 25, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. #4585 folio 478 etc. was conveyed by The Drew Company to Glenwilde Realty Co., Inc., thence running with and binding on the first and second lines of said conveyance and binding on the Northeast outlines of a Plat of Westerlee recorded among the Plat Records of Baltimore County in Plat Book G.L.B. #21 folio 74 and binding on the Northeast outlines of Plat #2 (Sections A, B and C) and Plat #3 of Westerlee recorded in said Plat Records respectively in Plat Books G.L.B. #23 folio 99, W.J.R. #27 folio 96, W.J.R. #27 folio 95 and G.L.B. #23 folio 18 the two following courses and distances:

1. North 70 degrees 49 minutes 00 seconds West 1235.64 feet and
2. North 70 degrees 32 minutes 40 seconds West 3678.20 feet, thence running with and binding on the third through the tenth lines, inclusive, of said conveyance the eight following courses and distances:
3. North 19 degrees 11 minutes 00 seconds East 208.86 feet,
4. North 41 degrees 32 minutes 08 seconds East 1382.60 feet,
5. North 39 degrees 59 minutes 10 seconds East 150.00 feet,
6. South 71 degrees 14 minutes 12 seconds East 3715.65 feet,
7. South 4 degrees 38 minutes 00 seconds East 158.50 feet
8. South 70 degrees 03 minutes 20 seconds East 85.00 feet
9. South 19 degrees 56 minutes 40 seconds West 250.00 feet and

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PROFESSIONAL ENGINEER & LAND SURVEYOR
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TOWSON, MD. 21204
VALley 5-6080

#67-51R

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10. South 70 degrees 03 minutes 20 seconds East 440.00 feet to a point in the center of said Rolling Road, thence running with and binding on the eleventh line of said conveyance
11. South 70 degrees 03 minutes 20 seconds East 14.80 feet to a point on the East side of said Rolling Road, thence running with and binding on the twelfth and thirteenth lines of said conveyance, the two following courses and distances:
12. South 7 degrees 15 minutes 50 seconds East 222.53 feet and
13. South 4 degrees 43 minutes 10 seconds West 176.60 feet, thence running with and binding on the fourteenth line of said conveyance and crossing said Rolling Road and binding along the Northwest side thereof
14. South 19 degrees 21 minutes 35 seconds West 601.85 feet to the place of beginning.

CONTAINING 140.587 Acres of land more or less.

SUBJECT to that portion of Rolling Road as now maintained for Public use.

BEING all of that tract of land which by deed dated February 25, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. #4585 folio 478 etc., was conveyed by The Drew Company to Glenwilde Realty Co., Inc.

This description compiled from deeds and not an actual survey.

7/19/66 Charles D. Stack I.S.

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGHENY AVENUE
TOWSON, MD. 21204
VALley 5-6080

#67-51R

PROPERTY OF [redacted] REALTY CO., INC.
(PARCEL "B" ON ZONING PLAT)

BEGINNING for the same at a point in or near the center of Rolling Road at the distance of 370 feet, more or less, measured Northerly along the center of Rolling Road from the center line intersection of Pinecrest Road and Rolling Road, said point being at the end of the third or North 85 degrees 25 minutes 51 seconds East 554.71 foot line of that tract of land secondly described (Parcel B) in a deed dated March 22, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. #4595 folio 299 etc. was conveyed by Stewart-Nichols Corporation to Inwood Realty Co., Inc., thence binding in or near the said center of Rolling Road and running with and binding on the fourth through the seventh lines inclusive of said Parcel B the four following courses and distances:

1. North 3 degrees 52 minutes 09 seconds West 46.00 feet,
2. North 1 degree 01 minute 09 seconds West 74.00 feet,
3. North 11 degrees 10 minutes 51 seconds East 50.00 feet and
4. North 16 degrees 53 minutes 51 seconds East 129.54 feet to intersect the Southernmost end of a right of way as shown on State Roads Commission of Maryland Right of Way Plat No. 28392, thence binding on the outlines of said right of way as shown on said Plat and running with and binding on the eighth through the tenth lines, inclusive, of said Parcel B the three following courses and distances:
5. North 68 degrees 59 minutes 50 seconds West 8.91 feet,
6. North 4 degrees 38 minutes 34 seconds West 55.47 feet and
7. North 21 degrees 00 minutes 10 seconds East 108.00 feet, thence running with and binding on the eleventh through the fifteenth or last line,

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PROFESSIONAL ENGINEER & LAND SURVEYOR
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VALley 5-6080

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inclusive, of said Parcel B the five following courses and distances:

8. South 89 degrees 04 minutes 51 seconds West 161.13 feet,
9. South 89 degrees 46 minutes 40 seconds West 90.25 feet,
10. South 89 degrees 08 minutes 39 seconds West 570.34 feet,
11. South 39 degrees 18 minutes 19 seconds West 410.63 feet and
12. South 13 degrees 47 minutes 04 seconds West 406.64 feet to the [illegible] that tract of land firstly described (ParcelA) in said conveyance, thence running with and binding on the first or South 41 degrees 50 minutes 16 seconds West 441.7[illegible] foot line of said Parcel A
13. South 41 degrees 40 minutes 16 seconds West 441.71 feet to the beginning of that tract of land thirdly described (Parcel C) in said conveyance, thence running with and binding on the first through the sixth lines, inclusive, of said Parcel C the six following courses and distances:
14. South 41 degrees 50 minutes 16 seconds West 379.71 feet,
15. South 48 degrees 18 minutes 14 seconds East 214.17 feet,
16. North 78 degrees 10 minutes 32 seconds East 515.49 feet,
17. South 78 degrees 03 minutes 30 seconds East 320.25 feet
18. North 61 degrees 13 minutes 30 seconds East 212.50 feet and
19. North 4 degrees 08 minutes 49 seconds West 289.19 feet to the beginning of the fourth or North 4 degrees 08 minutes 49 seconds West 328.26 foot line of said Parcel A, thence running with and binding on said fourth line of said Parcel A

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#67-51R

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20. North 4 degrees 08 minutes 49 seconds West 328.26 feet to the beginning of the second or North 4 degrees 34 minutes 09 seconds West 221.96 foot line of said Parcel B, thence running with and binding on the said second and on the said third line of said Parcel B the two following courses and distances:
21. North 4 degrees 34 minutes 09 seconds West 221.96 feet and
22. North 85 degrees 25 minutes 51 seconds East 554.71 feet to the place of beginning.

CONTAINING 27.426 Acres of land more or less.

SUBJECT to that portion of Rolling Road as now maintained for public use.

BEING all of the first (Parcel A), all of the second (Parcel B) and all of the third (Parcel C) tracts of land described in a deed dated March 22, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. #4595 folio 299 etc. was conveyed by Stewart-Nichols Corporation to Inwood Realty Co., Inc.

Charles D. Stack I.S.

7/15/66

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGHENY AVENUE
TOWSON, MD. 21204
VALley 5-6080

#67-51R

PROPERTY OF GROVER S. SAUTER
(PARCEL "C" ON ZONING PLAT)

BEGINNING for the first at a point in or near the center of Johnnycake Road at the distance of 1130 feet, more or less, measured Northwesterly along the center of Johnnycake Road from the center line intersection of said Johnnycake Road with Rolling Road, said point being the beginning of the first parcel of land described in a deed dated October 29, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. #941 folio 468 etc. was conveyed by C. Clayton Sauter, et al, to Grover S. Sauter, thence running with and binding on the first, second and third lines of said first parcel the two following courses and distances:

1. South 45 degrees West 2475 feet, and
2. North 71 degrees 20 minutes West 742.5 feet to the Southeast side of a road 33 feet wide, thence binding on the said Southeast side of said road and running with and binding on part of the fourth line of said first parcel
3. North 45 degrees East 2067 feet, more or less, to a point on the Southeast side of the Inwood Avenue Connection as shown on State Roads Commission of Maryland Right of Way Plat No. 20402, thence binding on the said Southeast right of way line of the said Inwood Road Connection as shown on said Plat No. 20402 and on Plat No. 20401 the seven following courses and distances:
4. Northeasterly 150 feet, more or less,
5. Northeasterly by a line curving to the East with a radius of 318.10 feet for a distance of 177 feet, more or less,
6. Easterly 100 feet, more or less,
7. Northeasterly 135 feet, more or less,

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VALley 5-6080

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8. Northeasterly by a line curving to the East with a radius of 783.51 feet for a distance of 321.04 feet
9. Southeasterly 31.96 feet and
10. Northeasterly 54 feet, more or less, thence
11. Northeasterly 20 feet to a point in or near the center of said Johnnycake Road and to intersect the last line of said first parcel, thence binding in or near the center of said Johnnycake Road and running with and binding on part of said last line of said first parcel
12. South 57 degrees 08 minutes East 18 feet, more or less, to the place of beginning.

CONTAINING 36.8 Acres of land more or less.

SUBJECT to that portion of Johnnycake Road as now maintained for public use.

BEING part of the first parcel of land described in a deed dated October 29, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. #941 folio 468, etc. was conveyed by C. Clayton Sauter, et al, to Grover S. Sauter.

BEGINNING for the second on the Northwest side of a 33 foot wide road distant 1275 feet, more or less, measured Southwesterly along the center of Inwood Avenue and said 33 foot road from the Inwood Avenue Connection as shown on State Roads Commission of Maryland Right of Way Plat No. 20402, said point of beginning being at the end of the third or South 78 degrees 23 minutes East 732.39 foot line of that tract of land which by deed dated June 8, 1962 and recorded among the Land Records of Baltimore County in Liber E.H.G. 4001 folio 589 etc. was conveyed by Grover S. Sauter and wife to

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PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGHENY AVENUE
TOWSON, MD. 21204
VALley 5-6080

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Baltimore County, Maryland, thence binding on the said Northwest side of said 33 foot road

1. North 45 degrees East 805 feet, more or less, to intersect the last or South 88 degrees 07 minutes West 1254 foot 8 inch line of the third parcel of land described in a deed dated October 29, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. #941 folio 468 etc, was conveyed by C. Clayton Sauter, et al, to Grover S. Sauter and to the center of a 20 foot road, thence binding in the center of said 20 foot road with the use thereof in common and running with and binding on part of said last line
2. South 88 degrees 07 minutes West 1212 feet, more or less, thence running with and binding on part of the first line of said third parcel
3. South 11 degrees 37 minutes West 388 feet, more or less, to the beginning of said third line of the Sauter to Baltimore County conveyance, thence running with and binding on said third line
4. South 78 degrees 23 minutes East 732.39 feet to the place of beginning.

CONTAINING 10.6 Acres of land more or less.

BEING part of third parcel of land described in a deed dated October 29, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. #941 folio 468, etc. was conveyed by C. Clayton Sauter, et al, to Grover S. Sauter.

This description compiled from deeds and not an actual survey.

7/19/66 Charles D. Stack I.S.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

67-51R

TO Mr. Edward D. Hardesty Date September 2, 1966
Depuy Zoning Commissioner

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition # 67-51-R, West of Rolling Road 200 feet Northeast of Cedar Circle Road
Reclassification from R-20 to R-10. Inwood Realty Company, et al - Petitioners.

1st District

HEARING: Wednesday, September 14, 1966 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for re-classification from R-20 to R-10 zoning. It has the following advisory comments to make with respect to pertinent planning factors:

1. Having some knowledge of the development proposals for this tract, the Planning staff finds it difficult to react to the zoning request in a typical manner. The developer proposes a very imaginative plan which provides an environment far superior to that which would be obtained in conventional R-20 or even R-10 development. These design concepts cannot be compelled as a result of zoning reclassification alone. Guarantees of implementation are dependent upon binding agreements with the neighboring community.

2. The Planning staff questions the desirability in any case of jumping R-10 zoning over the R-20 zoning west of Woodcliffe. The Planning staff also has to review again the impact of increased densities on the existing and potential school system. By the time of the hearing it will be in a position to make comment on this aspect of the case.

GEG:bms

Eugene G. Hicks, Esquire
Masonic Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
2 day of August, 1966.

JOHN G. ROSE
Zoning Commissioner

Petitioner Inwood Realty Co, Inc.

Petitioner's Attorney Eugene G. Hicks Reviewed by
Chairman of
Advisory Committee

August 5, 1966

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

Eugene G. Hicks, Esquire
Masonic Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-20 to R-10 for Inwood Realty Co., Inc. located S/S Jeffreycliffe Road and Interstate 70, 1st District (Item 3, August 2, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Rolling Road adjacent to Parcel "A". To serve Parcels "B" and "C" with water will require an extension of approximately 1900' from the existing 20" main in Rolling Road.
Sewer - Public sanitary sewer is not presently available to serve this site. A study will be required to determine the extent of improvements necessary and the adequacy of existing sanitary sewer facilities in the area to accept flows from this site. This study would be the responsibility of the developer.

HEALTH DEPARTMENT: The means of providing water and sewer must be shown on revised drawings.

FIRE BUREAU: The layout of the fire hydrants must be shown on revised drawings. The location of these details must conform to Baltimore County Standards.

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

DEPARTMENT PLANNING DIVISION: The proposed plan is under review by the division for compliance with County Standards and policies. It would appear that the major circulation system and other details will be modified as a result of this view.

The above comments are not intended to indicate the appropriateness 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 in Cases before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission

Very truly yours,

James E. Dyer
Zoning Technician

JED:rlh

cc: Carlyle Brown-Bureau of Engineering
William Greenwald-Health Department
Lt. Morris-Fire Bureau
C. Richard Moore-Bureau of Traffic Engineering
Albert V. Maltby-Project Planning Division

ORDER RECEIVED FOR FILING
DATE 9-14-66
BY [illegible]
ATTORNEY-AT-LAW Associate

RE: PETITION FOR RECLASSIFICATION
West of Rolling Road 200 feet NE of Cedar Circle Road
1st District
Inwood Realty Corporation, Inc., Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NO. 67-51-R

This is a Petition to re-zone several parcels of ground from an R-20 zone to an R-10 zone. Plans call for the construction of 938 homes selling in the $20,000 to $25,000 price range.

The Petitioner stated there was a strong demand for moderate price homes in the area. Just across Rolling Road is Westview, a community of moderate price homes developed by the Petitioner. The Westview development has been highly successful.

There was testimony by a real estate broker to substantiate the Petitioner's claim that there is a great demand for R-10 developments in the neighborhood. He stated that Westview has actually appreciated surrounding property values and feels that the proposed housing development will in no way depreciate the neighborhood.

There was additional testimony that the subject tracts were not suitable to septic systems and that costs of development in an R-20 community would be economically unfeasible.

Mr. Bernard Willemain, a planner, was of the opinion the zoning map with respect to the subject property is in error. He testified the County failed to consider the availability of sewer in imposing an R-20 zoning classification on the Petitioner's land. Mr. Willemain was of the opinion that the property should not be designated a "reservoir". He also stated that the County was in error in failing to forecast a need for R-10 developments in this portion of Baltimore County. He further testified that although sub-division regulations require 3% open space in an R-10 development, the Petitioner's plan provides for at least 12% open space.

Considering all testimony and exhibits the Deputy Zoning Commissioner is inclined to agree the zoning map is in error with respect to the Petitioner's property. Arguments that the proposed development containing homes costing $20,000 to $25,000 would have a depreciating effect on surrounding neighborhood property values are not convincing.

For the aforegoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27 day of October, 1966, that the herein described property or area should be and the same is hereby reclassified from an R-20 zone to an R-10 zone, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
DEPUTY ZONING COMMISSIONER

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

67-51-R

MAP
NW-1-G
NW-1-H
SW-1-G
SW-1-H
RA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

X or we, the undersigned, legal owner[s] 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an R-10 zone, for the following reasons:

1. Error in original zoning upon adoption of the Western Area Zoning Map.
2. Change in conditions since the adoption of the aforesaid map.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

X 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.

Inwood Realty Co., Inc.
By: [signature] Contract purchaser
Address 9th Floor Sun Life Bldg. Charles Center Balto., Md. 21201

Inwood Realty Co., Inc.
Glenwilde Realty Co., Inc.
By: [signature] Legal Owners
Address 9th Floor Sun Life Bldg. Charles Center, Balto. Md. 21201
Grover S. Sauter
Hilda G. Sauter, his wife
Route 5 Box 16 Balto. Md. 21207

Petitioner's Attorney
Eugene G. Hicks
Address Masonic Bldg. Towson, Md. 21204
823-5485

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of September, 1966, at 11:00 o'clock A.M.

AUG 2 '66 PM

Edward D. Hardesty
DEPUTY Zoning Commissioner of Baltimore County

(over)

TELEPHONE 823-3000

INVOICE

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

No. 42267
DATE 11/25/66

To: Messrs. Bounds, Schechter & Short
6630 Baltimore National Pike
Baltimore, Md. 21228

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-662

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $90.00 COST
—	Cost of Appeal ---- Inwood Realty, Inc. #67-51-R	90.00 —
	FMD — Baltimore County, Md. — Office of Finance	
	11 2766 2692 • 42267 TIP—	90.00
4		

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.

TELEPHONE 823-3000

INVOICE

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

No. 42266
DATE 11/23/66

To: North Rolling Road Improvement Assoc.
Thomas P. Sauberger
1414 Woodcliff Ave.
Baltimore, Md. 21228

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $90.00 COST
—	Cost of Appeal --- Inwood Realty, Inc. #67-51-R	90.00
	FMD — Baltimore County, Md. — Office of Finance	
	11 2766 2692 • 42266 TIP—	90.00
4		

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.

TELEPHONE 823-3000

INVOICE

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

No. 39485
DATE 8/19/66

To: Eugene G. Hicks, Esq.
Masonic Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $50.00 COST
—	Petition for Reclassification for Inwood Realty Co., Inc. #67-51-R	50.00 —
	FMD — Baltimore County, Md. — Office of Finance	
	8 2766 [illegible] • 39485 TIP—	50.00
4		

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.

TELEPHONE 823-3000

INVOICE

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

No. 42212
DATE 10/25/66

To: Inwood Realty Co., Inc.
9th Floor Sun Life Building
Charles Center
Baltimore, Md. 21201

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $279.00 COST
—	Advertising and posting of property #67-51-R	279.00 —
	FMD — Baltimore County, Md. — Office of Finance	
	11 2766 [illegible] • 42212 TIP—	279.00
4		

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.

ORIGINAL

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS, Butlerstown, Md. — THE HERALD - ARGUS, Catonsville, Md.

No. 1 Newburg Avenue — CATONSVILLE, MD.

August 29, 1966

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 29th day of August, 1966, that is to say the same was inserted in the issues of August 29, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

67-51-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st — Date of Posting Aug. 27, 1966
Posted for: Petition for Reclassification
Petitioner: Inwood Realty Co., Inc., et al
Location of property: S/S of Rolling Rd. 200' N.E. of Cedar Circle Rd.
Location of Signs: (1) S/S of Rolling Rd. Opp. West End of Glenwilde Rd.
(2) West Side of Cedarcroft Rd. 0.0 N. of Rolling Rd.
(3) E. Side of Rolling Rd. 200' N.W. of Jeffreycliffe Rd.
Remarks:
Posted by J. Boyce (Signature) — Date of return: Aug. 29, 1966

67-51-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st — Date of Posting Aug. 27, 1966
Posted for: Reclassification from R-20 to R-10
Petitioner: Inwood Realty Co., Inc., et al
Location of property: S/S of Rolling Rd. 200' N.E. of Cedar Circle Rd.
Location of Signs: (1) S/S of Rolling Rd. Opp. West End of Glenwilde Rd.
(2) West Side of Cedarcroft Rd. 0.0 N. of Rolling Rd.
(3) E. Side of Rolling Rd. 200' N.W. of Jeffreycliffe Rd.
Remarks:
Posted by J. Boyce (Signature) — Date of return: Sept. 1, 1966
6 Signs

PETITION FOR CLASSIFICATION
1st DISTRICT

ZONING, From R-20 to R-10 Zone.

LOCATION: Parcel "A" - West of Rolling Road 200 feet North-east of Circle Drive.

Parcel "B" - West of Rolling Road 370 feet from Pinecrest Road.

Parcel "C" - South of Johnnycake Road 1130 feet Northwest of Rolling Road.

DATE & TIME: WEDNESDAY, SEPTEMBER 14, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue Towson, Maryland.

The Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: R-20

Proposed Zoning: R-10

All that parcel of land in the First District of Baltimore County.

PARCEL A

BEGINNING for the same in Rolling Road at the distance of 200 feet, more or less, measured Northeasterly from the center line of Cedar Circle Drive, said point being the beginning of that tract of land which by deed dated February 25, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G #4585 folio #166, etc., was conveyed by Th. Drew Company to Glenwilde Realty Co., Inc., thence running with and binding on the first and second lines of said conveyance and binding on the Northeast outlines of the Plat of Westcroft recorded among the Plat Records of Baltimore County in Plat Book G.L.B. #23 folio 74 and binding on the Northeast outlines of Plat #2 (Sections A, B and C) and Plat #3 of Westcroft recorded in said Plat Records respectively in Plat Books G. L. B. #23 folio 90, W.J.R. #27 folio 96, W.J.R. #27 folio 95 and G.L.B. #23 folio 18 the two following courses and distances:

1. North 70 degrees 49 minutes 00 seconds West 1235.64 feet and

2. North 70 degrees 32 minutes 40 seconds West 3078.20 feet, thence running with and binding on the third through the tenth lines, inclusive, of said conveyance the eight following courses and distances:

3. North 19 degrees 11 minutes 00 seconds East 200.86 feet,

4. North 41 degrees 32 minutes 08 seconds East 1382.69 feet,

5. North 39 degrees 59 minutes 10 seconds East 150.08 feet,

6. South 71 degrees 14 minutes 12 seconds East 3715.65 feet,

7. South 24 degrees 38 minutes 20 seconds East 158.50 feet,

8. South 70 degrees 03 minutes 20 seconds East 85.00 feet,

9. South 19 degrees 56 minutes 40 seconds West 250.00 feet and

10. South 24 degrees 03 minutes 23 seconds East 440.00 feet to a point in the center of said Rolling Road, thence running with and binding on the eleventh line of said conveyance,

11. South 70 degrees 03 minutes 20 seconds East 14.80 feet to a point on the East side of said Rolling Road, thence running with and binding on the twelfth and thirteenth lines of said conveyance, the two following courses and distances:

12. South 7 degrees 15 minutes 50 seconds West 225.55 feet and

13. South 4 degrees 13 minutes 10 seconds West 170.60 feet, thence leaving said and binding on the fourteenth line of said conveyance and crossing said Rolling Road and binding along the Northwest side thereof,

14. South 19 degrees 21 minutes 35 seconds West 501.85 feet to the place of beginning.

CONTAINING 110.587 Acres of land more or less.

SUBJECT to that portion of Rolling Road as now maintained for Public use.

BEING all of that tract of land which by deed dated February 25, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. #4585 folio #166 etc., was conveyed by The Drew Company to Glenwilde Realty Co., Inc.

PARCEL B

BEGINNING for the same at a point in or near the center of Rolling Road at the distance of 370 feet, more or less, measured Northerly along the center of Rolling Road from the center line intersection of Pinecrest Road and Rolling Road, said point being at the end of the third or North 85 degrees 25 minutes 51 seconds East 554.71 foot line of that tract of land secondly described (Parcel B) in a deed dated March 22, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. #4595 folio 296 etc. was conveyed by Stewart-Nicholls Corporation to Inwood Realty Co., Inc., thence binding in or near the said center of Rolling Road and running with and binding on the fourth through the seventh lines inclusive of said Parcel B the four following courses and distances:

1. North 4 degrees 32 minutes 09 seconds East 46.38 feet,

2. North 1 degrees 31 minutes 09 seconds West 7[illegible] feet,

3. North 11 degrees 10 minutes 51 seconds East 98.00 feet and

4. North 18 degrees 53 minutes 51 seconds East 139.54 feet to intersect the Southwest end of a right of way as shown on State Roads Commission of Maryland Right of Way Plat No. 28382, thence binding on the outlines of said right of way as shown on said Plat and running with and binding on the eighth through the tenth lines, inclusive, of said Parcel B the three following courses and distances:

5. North 68 degrees 59 minutes 50 seconds West 8.91 feet,

6. North 4 degrees 38 minutes 34 seconds West 55.47 feet and

7. North 21 degrees 09 minutes 10 seconds East 108.00 feet, thence running with and binding on the eleventh through the fifteenth or last line, inclusive, of said Parcel B the five following courses and distances:

8. South 89 degrees 04 minutes 51 seconds West 161.15 feet,

9. South 89 degrees 46 minutes 40 seconds West 90.25 feet,

10. South 89 degrees 06 minutes 39 seconds West 570.34 feet,

11. South 39 degrees 18 minutes 18 seconds West 110.05 feet and

12. South 13 degrees 47 minutes 04 seconds West 406.56 feet to the beginning of that tract of land firstly described (Parcel A) in said conveyance, thence running with and binding on the first or South 41 degrees 50 minutes 16 seconds West 441.71 foot line of said Parcel A,

13. South 41 degrees 50 minutes 16 seconds West 441.71 feet to the beginning of that tract of land thirdly described (Parcel C) in said conveyance, thence running with and binding on the first through the sixth lines, inclusive, of said Parcel C the six following courses and distances:

14. South 41 degrees 50 minutes 16 seconds West 375.71 feet,

15. South 48 degrees 18 minutes 14 seconds East 214.37 feet,

16. North 78 degrees 10 minutes 32 seconds East 515.[illegible] feet,

17. South 79 degrees 05 minutes 30 seconds East 329.25 feet,

18. North 01 degrees 13 minutes 30 seconds East 212.50 feet and

19. North 4 degrees 08 minutes 49 seconds West 289.19 feet to the beginning of the fourth or North 4 degrees 08 minutes 49 seconds West 128.28 foot line of said Parcel A, thence running with and binding on said fourth line of said Parcel A

20, North 4 degrees 08 minutes 49 seconds West 328.20 feet to the be[illegible]nning of the second or North 4 degrees 34 minutes 09 seconds West 221.96 foot line of said Parcel B, thence running with and binding on the said second and on the third line of said Parcel B the two following courses and distances:

21. North 4 degrees 34 minutes 09 seconds West 221.96 feet and

22, North 85 degrees 25 minutes 51 seconds East 554.71 feet to the place of beginning.

CONTAINING 27.426 Acres of land more or less.

SUBJECT to that portion of Rolling Road as now maintained for public use.

BEING all of the first (Parcel A), all of the second (Parcel B) and all of the third (Parcel C) tracts of land described in a deed dated March 22, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. #4595 folio 296 etc. was conveyed by Stewart-Nicholls Corporation to Inwood Realty Co., Inc.

PARCEL C

BEGINNING for the first at a point in or near the center of Johnnycake Road at the distance of 1130 feet, more or less, measured Northwesterly along the center of Johnnycake Road from the center line intersection of said Johnnycake Road with Rolling Road, said point being the beginning of the first parcel of land described in a deed dated October 29, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. #941 folio 468 etc. was conveyed by C. Clayton Sauter, et al, to Grover S. Sauter, thence running with and binding on the first, second and third lines of said first parcel the two following courses and distances:

1. South 45 degrees West 2475 feet, and,

2. North 71 degrees 00 minutes West 762.5 feet to the Southeast side of a road 33 feet wide, thence binding on the said Southeast side of said road and running with and binding on part of the fourth line of said first parcel

3. North 45 degrees East 2067 feet, more or less, to a point on the Southeast side of the Inwood Avenue Connection as shown on State Roads Commission of Maryland Right of Way Plat No. 20462, thence binding on the said Southeast right of way line of the said Inwood Road Connection as shown on said Plat No. 20462 and on Plat No. 20601 the seven following courses and distances:

4. Northeasterly 150 feet, more or less,

5. Northeasterly by a line curving to the East with a radius of 818.10 feet for distance of 177 feet, more or less,

6. Easterly 100 feet, more or less,

7. Northeasterly 135 feet, more or less,

8. Northeasterly by a line curving to the left with a radius of 783.51 feet for a distance of 321.04 feet,

9. South easterly 81.96 feet and

10. Northeasterly 54 feet, more or less, thence

11. Northeasterly 20 feet to a point in or near the center of said Johnnycake Road and to intersect the last mentioned third parcel, thence binding in or near the center of said Johnnycake Road and running with and binding on part of said last line of said first parcel,

12. South 57 degrees 08 minutes East 18 feet, more or less, to the place of beginning.

CONTAINING 36.8 Acres of land more or less.

SUBJECT to that portion of Johnnycake Road as now maintained for public use,

BEING part of the first parcel of land described in a deed dated October 29, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. #941 folio 468, etc. was conveyed by C. Clayton Sauter, et al, to Grover S. Sauter and wife to Baltimore County, Maryland, thence binding on the said Northwest side of said 33 foot road

11. North 45 degrees East 885 feet, more or less, to intersect the last or South 88 degrees 07 minutes West 1254 foot line of the second parcel of land described in a deed dated October 29, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. #941 folio 468 etc, was conveyed by C. Clayton Sauter, et al, to Grover S. Sauter and wife to the center of a 20 foot road, thence binding in the center of said 20 foot road with the use thereof in common and running with and binding on part of said last line

2. South 88 degrees 07 minutes West 1217 feet, more or less, thence running with and binding on part of the first line of said third parcel

3. South 11 degrees 37 minutes West 388 feet, more or less to the beginning of said third line of the Sauter to Baltimore County conveyance, thence running with and binding on said third line

4. South 78 degrees 25 minutes East 732.39 feet to the place of beginning.

CONTAINING 10.476 Acres of land more or less,

BEING part of third parcel of land described in a deed dated October 29, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. #941 folio 468, etc. was conveyed by C. Clayton Sauter, et al to Grover S. Sauter,

This description compiled from deeds and not an actual survey.

Being the property of Inwood Realty Co., Inc., et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, September 14, 1966 at 11:00 a.m.

Public Hearing: Room 108 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
EDWARD D. HARDESTY,
DEPUTY ZONING COMMISSIONER OF
BALTIMORE COUNTY.

Aug. 25.

THE OFFICE OF
CHARLES D. GRACE
ENGINEER AND SURVEYORS
121 ALLEGHENY AVE., TOWSON 4, MD.

67-51R

PARCEL A

PRESENT ZONING - R-20
PROPOSED ZONING - R-10

1.40 587 ACRES ±

PRESENT ZONING - R-20

PRESENT ZONING - R-20

PRESENT ZONING - R-20

PRESENT ZONING - R-20

CEDAR CIRCLE COURT

CEDAR DRIVE

CEDAR CIRCLE DRIVE

RIDGE ROAD

COLESBROOK ROAD

GLENWOOD ROAD

CANDLEWOOD ROAD

CROSBY ROAD

POLLING GLEN ROAD

ADAM SVIEW

GLENWOOD SECTION 14 PARK

TRAILER

#67-SIR

MAP 2-B
WESTERN AREA
NW - I-G
NW - I-H
SW - I-E
SW - I-H
R-10

PLAT TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION

GLENWILDE & INWOOD PROPERTIES

1ST ELECTION DISTRICT
BALTIMORE COUNTY, MD.

SCALE: 1" = 200'

JOHNNYCAKE ROAD

WOODCLIFF AVENUE

WOODCLIFF ROAD

GLENWILDE ROAD

CROSBY ROAD

INWOOD AVENUE

ROLLING ROAD

PRESENT ZONING - R-20

PARCEL A
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
21.1 ACRES ±

PARCEL B
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
21.1 ACRES ±

PARCEL C
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL D
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
30.3 ACRES ±

PARCEL E
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL F
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL G
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
30.3 ACRES ±

PARCEL H
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL I
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL J
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL K
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL L
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL M
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL N
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL O
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL P
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL Q
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL R
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL S
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL T
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL U
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL V
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL W
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL X
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL Y
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±

PARCEL Z
PRESENT ZONING - R-20
PROPOSED ZONING - R-10
10.3 ACRES ±