

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Ann Davis, S. Williams, Wm. W. Davis, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an RA & RG zone, for the following reasons:

- (1) Error in original zoning map
- Variance to Section 214.1 (b) to permit the following rear yard setbacks:
- Lot Nos. 1 thru 6: To permit a rear yard setback of 40' instead of the required 50'
- Lot Nos. 13 and 14: To permit a rear yard setback of 40' instead of the required 50'
- Lot No. 15: To permit a rear yard setback of 42' instead of the required 50'
- Lot No. 16: To permit a rear yard setback of 44' instead of the required 50'
- Lot No. 17: To permit a rear yard setback of 48' instead of the required 50'
- Lot No. 18: To permit a rear yard setback of 47' instead of the required 50'

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

and 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

Ann Davis
Contract purchaser
William W. Davis, Legal Owner
Executors, Estate of John Sonn, deceased
Address: 111 W. Chesapeake Avenue, Towson, Maryland 21204

Protestant's Attorney
Address: 111 W. Chesapeake Avenue, Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of May, 1967, 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 12th day of June, 1967, at 1:30 P.M.

Zoning Commissioner of Baltimore County

DESCRIPTION OF A PARCEL OF LAND TO BE REZONED FROM R-6 TO RA, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in the centerline of Kings Ridge Road at the distance of 165.57 feet measured southerly along the centerline of Kings Ridge Road from its intersection with the centerline of Pitney Road, 60 feet wide, said point being in the fourth line of the Land, which by deed dated April 14, 1902, and recorded among the Land Records of Baltimore County in Liber NBM No. 259, Folio 512, was conveyed by Joseph Schaefer and Wife to John Sonn, said point being at the distance of 340 feet more or less, measured along said fourth line from the beginning thereof, and running thence and binding on the centerline of Kings Ridge Road as proposed to be extended southerly, 60 feet wide, southerly 307 feet, more or less, to intersect the second line of the Land herein referred to at the distance of 518 feet, more or less, measured along said line from the beginning thereof, and running thence and binding on a part of said second line West 340 feet, more or less, to the beginning of the third line of said Land and running thence and binding on said third line North 1 Degree West 306.9 feet to the beginning of the fourth line of said Land herein referred to and running thence and binding on a part of said fourth line East 340 feet, more or less, to the place of beginning.

Containing 2.40 acres of land, more or less.

April 14, 1967.



ORDER RECEIVED FOR FILING
DATE July 21, 1967

PETITION FOR RECLASSIFICATION AND VARIANCE
W/S Kings Ridge Road 165' S of Pitney Road and E/S of Kings Ridge Road S of Pitney Road - 9th District
Ann Davis and William W. Davis, Pet.
NO. 67-245-RA
BEFORE THE DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
RA
R-6

The Petitioner seeks a reclassification of his property consisting of approximately 6 acres, from an R-6 zone to an RA zone and R-G zone. Variances to setback requirements are also requested. For the purpose of the hearing, the tract has been divided: one tract consisting of 2.40 acres for which RA zoning is sought and the other tract consisting of 3.65 acres for which R-G zoning is sought.

The land is of a rectangular in shape and is relatively flat. It apparently is one of the last remaining vacant tracts in the general area. On the north just across the street is a large group home development. To the south is an existing R-6 development. The subject tract is bordered on the west by an existing apartment development and on the east by vacant RA land.

There was testimony from an engineer as to the availability of water and sewer. There was also testimony from a recognized land planner who described the area in detail. Both of these witnesses were firm in their opinion that due to the position of the subject tract to the RA zoning to the west and east and the R-G zoning to the north that the present R-6 zoning attached to the subject tract is in error. Both of these gentlemen felt that the most appropriate and logical zoning for the Petitioner's property would be for RA and RG as proposed so as to comply with the RA and RG zoning in the general neighborhood. They also felt the requested Variances should be granted on the grounds of practical difficulty.

The protests to the Petition were mainly based on fears of overcrowding the existing schools. In this respect, the Office of Capital Planning of the Board of Education of Baltimore County submitted to this Office various statistical information which indicated that the present zoned land would yield approximately 11 students whereas the proposed zoned land would yield approximately 25 students. It is difficult to understand how an additional 14 students could possibly create chaos in the existing neighborhood schools. It is also difficult to understand how this proposed development could depreciate or adversely affect existing property values when one considers the subject tract is bordered on two sides by RA zoning and on the north by R-G zoning.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21st day of July, 1967,

Frank E. Cicone, Esq.
1st National Bank Building
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Reclassification & Variance for Ann Davis and William W. Davis, Executors, Estate of John Sonn
#67-245-RA

TIME: 10:00 A.M.
DATE: Monday, June 12, 1967
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake
TOWSON, MARYLAND

ZONING COMMISSIONER OF BALTIMORE COUNTY

that the herein described property consisting of 2.40 acres should be and the same is hereby reclassified from and R-6 zone to an RA zone and the herein described property or area consisting of 3.65 acres should be and the same is hereby reclassified from an R-6 zone to an RG zone. The Variances to Section 214.1 (b) to permit the following rear yard setbacks on Lot Nos. 1 thru 6 to permit a rear yard setback of 40' instead of the required 50', Lot Nos. 13 and 14 to permit a rear yard setback of 40' instead of the required 50', Lot No. 15 to permit a rear yard setback of 42' instead of the required 50', Lot No. 16 to permit a rear yard setback of 44' instead of the required 50', Lot No. 17 to permit a rear yard setback of 48' instead of the required 50' and Lot No. 18 to permit a rear yard setback of 47' instead of the required 50' is granted. All of the aforementioned is subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardisty
DEPUTY ZONING COMMISSIONER

DESCRIPTION OF A PARCEL OF LAND TO BE REZONED FROM R-6 TO RG, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in the centerline of Kings Ridge Road at the distance of 165.57 feet measured southerly along the centerline of Kings Ridge Road from its intersection with the centerline of Pitney Road, 60 feet wide, said point being in the fourth line of the Land, which by deed dated April 14, 1902, and recorded among the Land Records of Baltimore County in Liber NBM No. 259, Folio 512, was conveyed by Joseph Schaefer and Wife to John Sonn, said point being at the distance of 340 feet, more or less, measured along said fourth line from the beginning thereof, and running thence and binding on a part of said fourth line East 318 feet, more or less, to the end of said Land and running thence and binding on the first and on a part of the second lines of said Land South 2 Degrees East 306.9 feet, more or less, and West 518 feet, more or less, to the centerline of Kings Ridge Road as proposed to be extended southerly from the place of beginning and thence leaving said second line and binding on the centerline of Kings Ridge Road as proposed to be laid out 60 feet wide northerly 307 feet, more or less, to the place of beginning.

Containing 3.65 acres of land, more or less.

April 14, 1967.



Frank E. Cicone, Esq.
1st National Bank 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

9th day of May, 1967.

Petitioner's Name: John Sonn

Petitioner's Attorney: Frank E. Cicone, Esq. Review: Chairman of Advisory Committee

Frank E. Cicone, Esq.
1st National Bank Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to RA & RG, for the Estate of John Sonn, located W/S of Kings Ridge Road, South of Pitney Road, 9th District (Item 1 May 9th, 1967)

Dear Sir:

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

BUREAU OF LANDS: Utilities exist as indicated on the submitted plan. All roads are to be developed as 36' roads on 60' R/W. Adequacy of existing utilities to be determined by developer or his engineer.

FIRE BUREAU: It will be necessary to provide water mains and fire hydrants in accordance with the Baltimore County Standard Design Manual, 19th edition, pages W-2 - W-3. Site plans shall be required to indicate size of water mains and hydrant locations when submitted to this office for review.

BUREAU OF TRAFFIC ENGINEERING: This bureau questions the ability to enforce one-way traffic throughout the apartment site.

HEALTH DEPARTMENT: Since public water and sewer are available to the subject site, this office has no comment.

ZONING ADMINISTRATION DIVISION: If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
State Roads Commission
Building Engineer
Bureau of Education
Industrial Development

Very truly yours,

JAMES E. DYER, Principal
Zoning Technician

cc: Carole Brown-Bureau of Engineering
Ed. Charles Morris-Fire Prevention
C. Richard Moore-Bureau of Traffic Engineering
William Greenblatt-Health Department

BALTIMORE COUNTY, MARYLAND		INVOICE	
OFFICE OF FINANCE		No. 45507	
Division of Collection and Receipts		DATE: April 25, 1967	
COURT HOUSE		TOWSON, MARYLAND 21204	
To: Cash		By: LED	
DEBIT TO ACCOUNT NO. 64-608		CREDIT TO ACCOUNT NO. 64-608	
DEBIT AMOUNT		CREDIT AMOUNT	
150.00		150.00	
Total		Total	
300.00		300.00	
Balance		Balance	
150.00		150.00	

Important: Make checks payable to BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 2, 1967

FROM: George E. Graves, Jr., Director

SUBJECT: Petition #67-245-RA, Reclassification from R-6 to R.A. and R.G. Zones. Variance to permit rear yard setbacks on Lots Nos. 1, thru 6 40 ft. instead of the required 50 feet; lot nos. 13, and 14, 4' 5" instead of 50 ft; lot no. 15, 42 ft. instead of 50 ft; lot no. 16, 44 ft. instead of the required 50 ft; lot 17, 48 ft. instead of 50 ft; and lot no. 18, 47 ft. instead of 50 feet, West and east sides of Kings Ridge Road. Being the property of Ann Davis and William Wynn, Executors, Estate of John Sonn.

9th District

HEARING: Monday, June 12, 1967 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R.A. and R.G. zoning and has the following advisory comments to make with respect to pertinent planning factors:

- In making its recommendations for comprehensive zoning for this area in connection with the Northeastern Map, the Planning Board carefully reviewed existing and future possibilities for land use in the area. The Planning Board and, subsequently the Council chose not to expand the higher intensity residential zoning southerly into the R-6 area vicinal to the Villa Cresta School. Instead, R-6 zoning was maintained or affirmed.
- The subject property is suited physically for development within the context of its present zoning. We believe that the map was not in error.

GEG:bms

PETITION FOR RECLASSIFICATION AND VARIANCES

9th District

Lot 1 to R-6 Zone

Lot 2 to R-6 Zone

Lot 3 to R-6 Zone

Lot 4 to R-6 Zone

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Lot 100 to R-6 Zone

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204-75 19.67

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on or about June 1, 1967, at 11:00 a.m., before the 12th day of June, 1967, the first publication appearing on the 25th day of June, 1967.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION AND VARIANCES

9th District

Lot 1 to R-6 Zone

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OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS

THE RECORD - ARCUS

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 19, 1967

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one successive weekly before the 25th day of May, 1967, that is to say the same was inserted in the issues of May 22, 1967.

THE BALTIMORE COUNTEAN

By Paul J. Morgan

Editor and Manager

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

No. 45600
DATE: June 12, 1967

TO: Cash

REPORT TO ACCOUNT NO. 7-622

Advertising and posting of property for Estate of John Sonn
#67-245-RA

103.75

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner

Date: June 12, 1967

FROM: Mr. George E. Graves, Jr., Director

SUBJECT: Petition #67-245-RA, Reclassification from R-6 to R.A. and R.G. Zones. Variance to permit rear yard setbacks on Lots Nos. 1, thru 6 40 ft. instead of the required 50 feet; lot nos. 13, and 14, 4' 5" instead of 50 ft; lot no. 15, 42 ft. instead of 50 ft; lot no. 16, 44 ft. instead of the required 50 ft; lot 17, 48 ft. instead of 50 ft; and lot no. 18, 47 ft. instead of 50 feet, West and east sides of Kings Ridge Road. Being the property of Ann Davis and William Wynn, Executors, Estate of John Sonn.

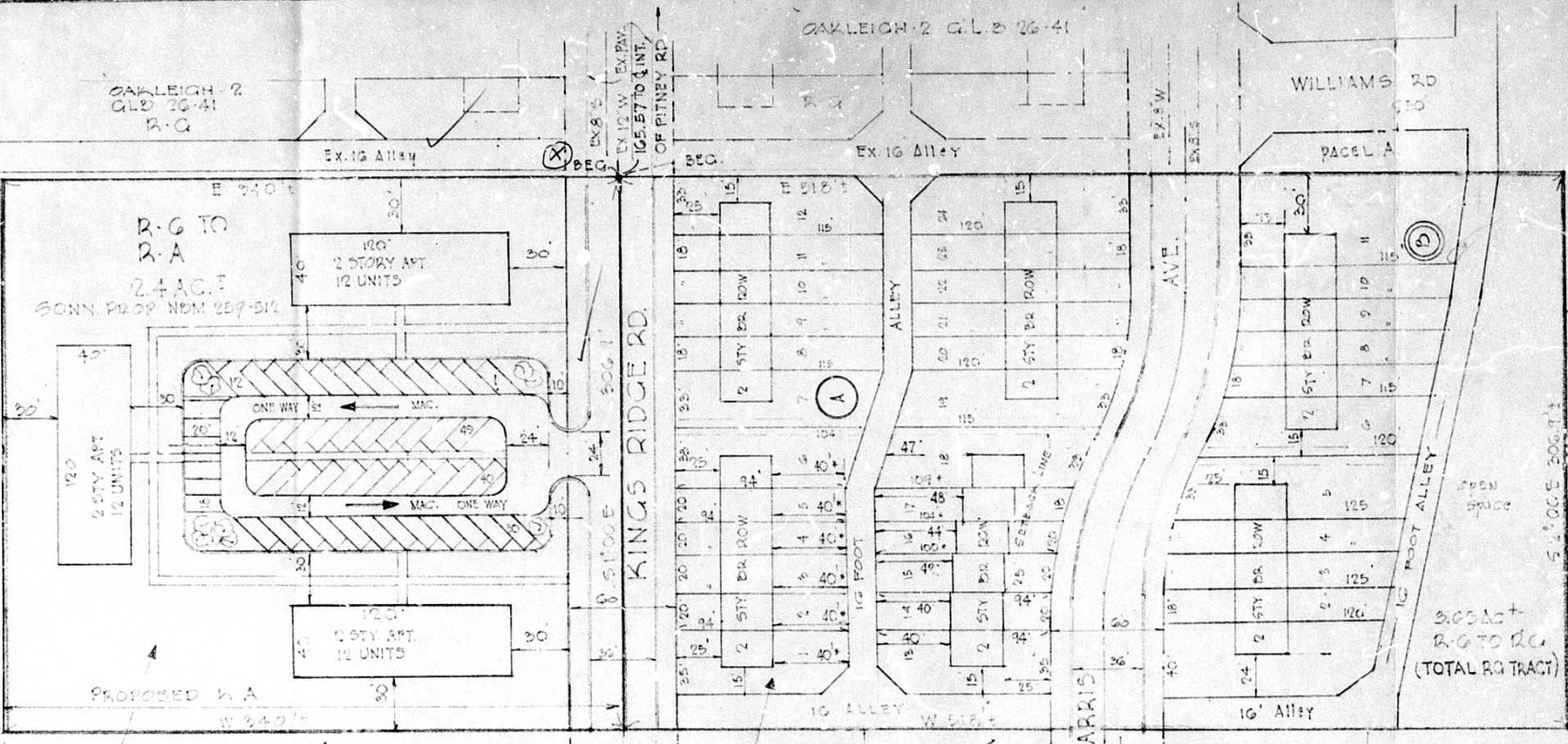
- It will be necessary to provide a water line and fire hydrant service to the property. The water line will be installed along the west side of Kings Ridge Road, and the fire hydrant will be installed at the intersection of Kings Ridge Road and the proposed water line.
- The proposed water line will be installed along the west side of Kings Ridge Road, and the fire hydrant will be installed at the intersection of Kings Ridge Road and the proposed water line.

Being the property of Ann Davis and William Wynn, Executors, Estate of John Sonn, deceased.
Hearing date: June 12, 1967 at 10:00 a.m.
Public Hearing: Room 106, County Office Bldg., 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF:
JOHN G. ROSE,
ZONING COMMISSIONER,
OF BALTIMORE COUNTY,
May 25.

PEDING VILLAGE APTS
R.R. 20-1102

R.A

N 100' W 206' E



R-G TO
R-A
2.4 AC.±
SONN PROP. NDM 257-512

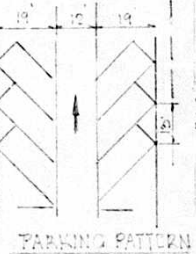
120' 2 STY. APT.
12 UNITS

120' 2 STY. APT.
12 UNITS

120' 2 STY. APT.
12 UNITS

PROPOSED W.A.
W 240'±

PRESENT ZONING R-G
PROPOSED ZONING R-A
GROSS AREA 2.4 AC.±
NET AREA 2.4 AC.±
DENSITY 10 UNITS/AC.
TOTAL UNITS 36
OFFSTREET PARKING
NO SPACES REQUIRED 36
NO. OF SPACES 43



PRESENT ZONING R-G
PROPOSED ZONING R-A
GROSS AC. 2.45 AC.±
NET AC. 2.45 AC.±
NO. OF DWELL. 36
MAX DEN. GROSS AC. 10.50 OR 36 DWELL.

* NOTE: LOTS 1 THRU 6 &
LOTS 10 THRU 18 BLOCK A
REQUIRE VARIANCES FOR
REAR YARD & LOT AREA

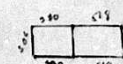


JOHN M. COSARAQUIS
REGISTERED LAND SURVEYOR
6801 EVERALL AVE
BALTO. 21206

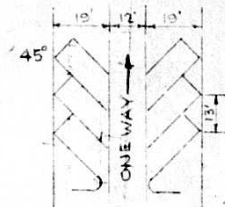
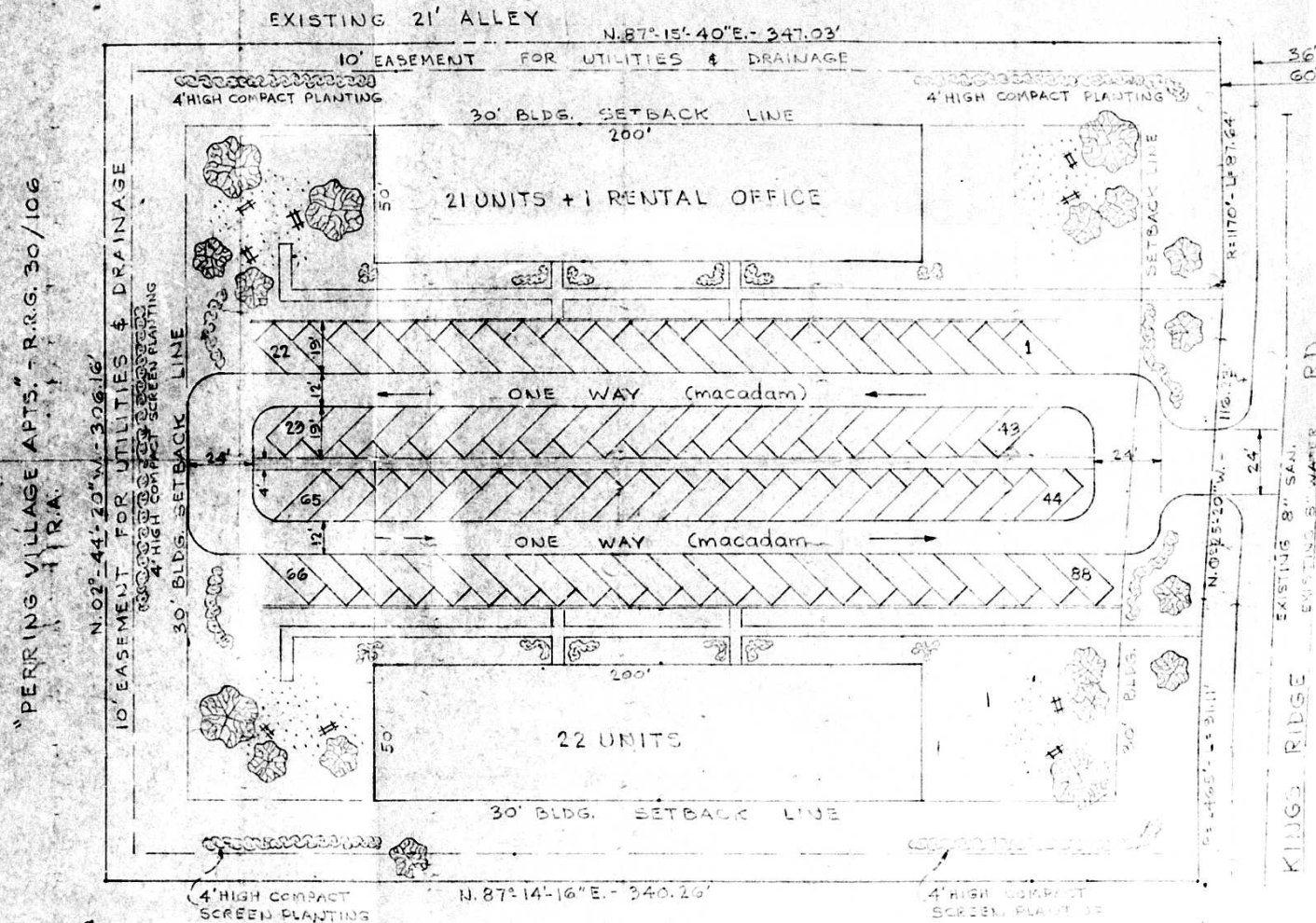
ZONING PETITION PLAT
THE
SONN PROPERTY
600 AC.±
NDM 257-512
R-G TO R-A
R-G TO R-G
REAR YARD & AREA VARIANCE
BALTO. CO. MD. 9TH ELECT DIST
SCALE 1"=50' 14 APR. 67

67-245 RA

OFFICE
COPY
MAP
3-C
NORTHEASTERN
AREA
RA & RG



OAKLEIGH - W.J.R. - 26/41
R.G



PARKING PATTERN
(As recommended by the
Office of Planning & Zoning
Baltimore County, Md.)

Zoning File
67-245-RA

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 6/23/69

	DENSITY	DATA
1	GROSS ACREAGE	- 2.68
2	1/2 KINGS RIDGE RD	- .26
3	NET ACREAGE	- 2.42
4	GROSS DENSITY (2.68 x 16)	- 43.1 U's
5	NET DENSITY (2.42 x 18)	- 43.6 U's
6	UNITS PROPOSED	- 43 + 1 RENTAL OFFICE
7	PARKING SPACES REQ.	- 44
8	PARKING SPACES PROVIDED	- 88
9	PARKING RATIO	- 2:1
	ALL DRIVEWAYS AND PARKING AREAS TO BE MACADAM.	

443-69

KINGS RIDGE VILLA APARTMENTS
9TH ELECTION DISTRICT - BALTIMORE COUNTY, MD.
OWNER & DEVELOPER - HARRY GIARDINA
1119 PROVIDENCE RD. - TOWSON, MD.

NORTH

SCALE: 1" = 30'