

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Valley Wood, Incorporated, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an R-20 zone; for the following reasons:

1. Change in neighborhood occurring since adoption of 8th District Land Use Map.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

VALLEY WOOD, INCORPORATED

BY: J. W. Armiger
J. W. Armiger, Petitioner's Attorney
Address: 200 Padonia Road, East
Cockeysville, Md. 21030
666-3440

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of August, 1967, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

J. W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Md. 21030

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 5th day of July, 1967.

John G. Rose,
Zoning Commissioner

Petitioner: Valley Wood, Incorporated

Petitioner's Attorney: J. W. Armiger

Reviewed by John G. Rose
Chairman of Advisory Com.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44266

DATE July 17, 1967

PAID
Zoning Dept. of Bal. Co.

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Md. 21030

BY ACCOUNT NO. 64-422 RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Portion for Refundation for Valley Wood, Inc.

66-34-R

1-176 50.00

1-176 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

RE: PETITION FOR RECLASSIFICATION
From R-40 Zone to R-20 Zone - N/E Side of Forest Ridge Road 132.33' N/W Jodyway, 8th Dist., Valley Wood, Inc., Petitioner
BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY
No. 68-34-R

The petitioner seeks reclassification of a sixteen-acre tract of land on the northeast side of Forest Ridge Road, 132.33' northwest of Jodyway, in the Eighth District of Baltimore County, from an R-40 Zone to an R-20 Zone.

Testimony developed at the hearing shows that this is the logical extension of the present development of Valley Wood, and the proposed reclassification lends itself much better to the topography than the present reclassification.

The petitioner's engineer testified that the building of homes in the area will in no wise affect the water service to the residences of Jodyway, and that the petitioner has recently spent \$40,000 for a water booster station in this area, and has signed a twenty-year maintenance contract with Baltimore County. The engineer further testified that the reservoir, which feeds the area under consideration and the rest of the petitioner's development of Valley Wood, is at a location of 600 feet, which elevation is considerably higher than the rest of the petitioner's land, developed and undeveloped.

With the full operation of the water booster station, there should be no difficulty whatsoever with water pressure on any portion of the petitioner's development at Wood Valley.

For the above reasons and change in the area the reclassification should be had.

It is this 15th day of August, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property should be and the same is hereby reclassified from an R-40 Zone to an R-20 Zone, subject to approval of the plan for the development of said property by the Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 27, 1967

FROM: George E. Corvella, Director

SUBJECT: Petition #68-34-R, Reclassification from R-40 to R-20. Northeast side of Forest Ridge Road 132.33 feet northeast of Jodyway. Being the property of Valley Wood, Inc.

8th District

HEARING: Wednesday, August 9, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 to R-20 and has the following advisory comments to make with respect to pertinent planning factors:

1. Incremental reclassifications have occurred which successively have extended small lot zoning westerly from the valley floor. We believe that this concept - smaller lots on the lower land and larger lots on the steep land - is being lost here. We note that the subject tract has a large amount of steep land and believe that the present zoning is more responsive to topography than would be R-20 zoning.

GEG:ms

Description to accompany Petition for Reopening part of Valleywood. July 5, 1967

Beginning for the same at a point on the northeast side of Forest Ridge Road, 60 feet wide, said point being 132.23 feet northwesterly from the intersection formed by the northeast side of Forest Ridge Road and the northwest side of Jodyway, 30 feet wide, and running thence crossing said Forest Ridge Road the twelve following courses, viz: First South 20° 56' 48" West 225.03 feet, second South 62° 43' 47" West 38.84 feet, third South 86° 48' 37" West 99.18 feet, fourth South 70° 23' 17" West 121.83 feet, fifth South 63° 00' 17" West 286.20 feet, sixth South 60° 23' 17" West 2.47 feet, seventh South 63° 57' 52" West 114.21 feet, eighth North 48° 44' 52" West 168.33 feet, ninth North 39° 53' 29" West 178.41 feet, tenth North 9° 21' 54" East 1023.37 feet, eleventh North 66° 34' 48" East 143.87 feet, twelfth South 21° 05' 09" East 465.76 feet crossing Pinesy Road, 50 feet wide, thence North 68° 09' 59" East 105.00 feet, thence South 21° 50' 09" East 200.00 feet, thence South 71° 38' 31" East 347.58 feet, thence North 24° 47' 50" East 121.44 feet, and thence North 62° 15' 45" East 37.96 feet and South 30° 56' 48" West 330.32 feet to the place of beginning.

Containing 16,100 acres of land more or less.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: July 27, 1967

Posted for: Reclassification from R-40 to R-20

Petitioner: Valley Wood, Inc.

Location of property: N.E. of Forest Ridge Rd. 132.33 NE of Jodyway

Location of Signs: N.E. of Forest Ridge Rd. 135 NE of Jodyway

Remarks: Cont. div. and of Maryland Road

Posted by: J. G. Rose Signature J. G. Rose

Date of return: July 27, 1967

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 20, 1967

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one week before the 9th day of August, 1967, the first publication appearing on the 20th day of July, 1967.

THE JEFFERSONIAN,

L. Leach Sturges
Manager.

Cost of Advertisement, \$...

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 27, 1967

FROM: George E. Corvella, Director

SUBJECT: Petition #68-34-R, Reclassification from R-40 to R-20. Northeast side of Forest Ridge Road 132.33 feet northeast of Jodyway. Being the property of Valley Wood, Inc.

8th District

HEARING: Wednesday, August 9, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 to R-20 and has the following advisory comments to make with respect to pertinent planning factors:

1. Incremental reclassifications have occurred which successively have extended small lot zoning westerly from the valley floor. We believe that this concept - smaller lots on the lower land and larger lots on the steep land - is being lost here. We note that the subject tract has a large amount of steep land and believe that the present zoning is more responsive to topography than would be R-20 zoning.

GEG:ms

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

July 24, 1967

THIS IS TO CERTIFY, that the annexed advertisement of John A. 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 week before the 24th day of July, 1967, that is to say the same was inserted in the issues of

July 20, 1967.

THE BALTIMORE COUNTEAN

By Paul J. Morgan

Editorial Manager

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

SUBJECT: Reclassification from R-40
to R-20, for Valley Wood, Incorporated,
located N/W/S Forest Ridge Road, 177'
NW of Jodyway Road
8th District
(Item 2 July 5, 1967)

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

BUREAU OF ENGINEERING:
 Water - This property is located in the Townson 4th zone of water service. Adequate water service from this zone is limited to elevations below 180'. Since this site is almost entirely above elevation 180', it appears that public water is not available to serve it. Adequacy of existing utilities is to be determined by developer or his engineer.
 Sewer - An 8" sanitary sewer exists in Forest Ridge Road from the eastern most property line to the property drainage reservation.
 Road - Forest Ridge Road is to be developed as a minimum 36' road on a 60° R/H;
 Freeway Road as a minimum 30' road on a 50° R/H.

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 Commission's hearing.

Project Planning Division
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
State Lands Commission
Building Engineer
Board of Education
Industrial Development

~~James E. Dyer~~
JAMES E. DYER, Principal
Zoning Technician

PINE VALLEY-VALLEYWOOD ASSN. INC.

TIMONIUM, MARYLAND 21093

August 4, 1967

Frank H. Topping, Jr.
306 Quaker Ridge Road
Tironium, Maryland 21093

Mr. John G. Rose
Chairman Zoning Commission
Baltimore County
Towson, Maryland

Dear Mr. Rose:

The Pine Valley-Walleywood Association, Inc. Board of Directors has reviewed an application by Walleywood Inc. Zoning Case #68-34R. We have no objection to your requested reclassification of this property as far as the lot size change is concerned. However, current water facilities have proven inadequate to satisfactorily service residents on Jodyway. There have been numerous instances between the summer of 1965 and the present time when these residents have without water due to inadequate pressure through the existing water main.

We consequently feel that prior to the construction of any more dwellings in this area, appropriate changes in water facilities should be made. We trust that any approval of this application will be contingent upon the improvement of water facilities.

Yours truly,

Frank H. Hopping, Jr.
Chairman Zoning Committee
Pine Valley Valleywood Assn., Inc.

TELEPHONE 823-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 48410 DATE Aug. 9, 1967
To: Valley Road, Inc. 321 Passway Road Towson, Md. 21203	BILLED BY: Zoning Dept. of Balto. Co.	
DEPOSIT TO ACCOUNT NO 01-622		TOTAL AMOUNT \$59.13
QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
4	Advertising and posting of property 168-34-R PAID TO BALTIMORE COUNTY, MD. OFFICE OF FINANCE 8-9-67 168-34-R * 48410 SP- 8-9-67 168-34-R * 48410 SP-	59.13 59.13
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

NOTE:
WATER, SEWER, &
DRAINAGE ARE
AVAILABLE IN THIS
AREA - SEE DWG.
#61-884-A4-C WATER
#61-207-1 SAN.
#61-849-A9 DRAIN

VALLEY WOOD SECT. 2
RRG 29-13
EXIST. ZONING R-20 (See #4962)
RESIDENTIAL

VALLEY WOOD SECT. 6-B
OTG 31-50
EXISTING ZONING R-20 (See #6543)
RESIDENTIAL

VALLEY WOOD-SECT. 2
WJR 28-73
EXISTING ZONING R-20
RESIDENTIAL

#68-34R

OFFICE
COPY

HENRY KAUFMAN
WPC 618-386
EXISTING ZONING R-40
VACANT

#68-34R

MAP
#9
SEC. 3-C
#8
SEC. 3-D
NW-14-B
R-20



ILMA M JENIFER
RJS 1317-383
EXISTING ZONING R-40
VACANT

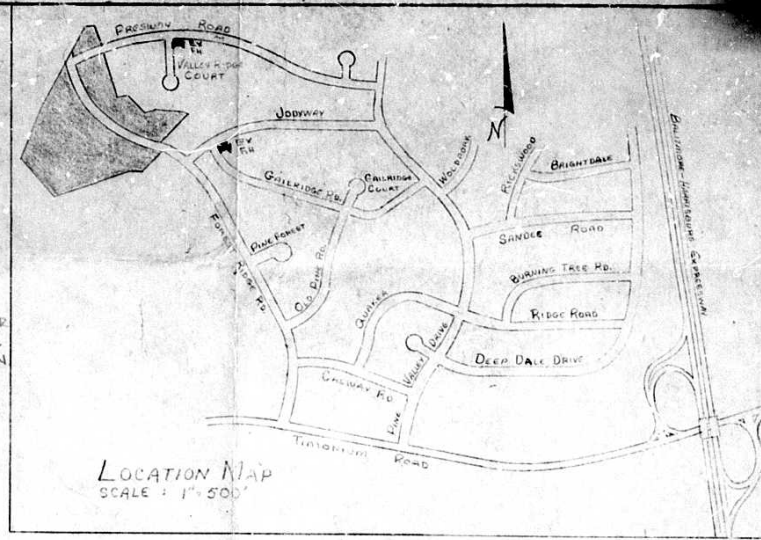
PLAT TO Accompany
PETITION FOR REZONING
From R-40 to R-20

VALLEY WOOD, INCORPORATED

BALTO. CO. MD.
SCALE 1"=100'

ELECT. DIST. #3
JUNE 7, 1967
REV JULY 3, 1967 - Outline changed.

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



LOCATION MAP
SCALE 1"=500'

