

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Harvey Holzman, et al, owner, 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-10 and R-40 zone to an AREA zone, for the following reasons:

That the original zoning of the property was erroneous and the property should have been zoned R-40.

That changes in the neighborhood and changes of conditions make the present zoning of R-10 and R-40 improper and, therefore, R-40 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:

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.

Contract purchaser: Harvey Holzman
Address: 100 S. Gay St. #2
Petitioner's Attorney: Matthew Sverdlhoff
Address: 100 S. Gay St. #2

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd day of October, 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 6th day of November, 1967, at 1:00 o'clock P.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-103, North side of Johnnycake Road (now known as Fairbrook Road) 175' NW of Winder Road. Petition for Reclassification from R-10 and R-40 to R-A.
Harvey Holzman - Petitioner

1st District

HEARING: Monday, November 6, 1967. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning offer the following comments on the subject petition:

1. We submit now, as we have before, that Baltimore County must serve the market for cottages and varying lot sizes in and near the urban area. Much of the remaining urban residential land, however, is now to a significant extent being "frozen" out of the single-family residential category by the application of apartment zoning. According to a very recent report to the Planning Board by Morton Hoffman and Company, the amount of vacant land in Baltimore County zoned for apartments is 4,021 acres. This land could be developed to a total of more than 65,000 apartment units - enough units to house the entire increase in population in Baltimore County for the past ten years. Clearly, on a County-wide basis, there is sufficient amount of vacant land zoned for apartment use (more than twice as much acreage as is developed). The subject property and its vicinity, we believe, should be reserved for cottages.

2. Although we have noted in the past that apartment development should have access to arterial streets, we must state that it has never been implied by the planning staff, the Planning Board, or the County Council that all residential land adjacent to arterials or proposed arterials should be developed at apartment densities. The subject site, in fact, is a case in point: the Planning Board recommended, and the County Council affirmed, cottage zoning, fully accounting for the future extension of Security Boulevard (and, importantly, accounting for the planned construction of Chadwick Elementary School). Beyond that, construction of the Security extension is not scheduled until fiscal 1971-72. Even if the road were to be completed a justification, the subject petition would at best be premature. (As noted in the joint comments by the Bureau of Traffic Engineering and the Project Planning Division of this office, Fairbrook Road is not designed to carry the large amount of traffic that would be generated by an apartment development on the subject tract.)

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
from R-10 and R-40 zones to : COUNTY BOARD OF APPEALS
R-A zone :
N/S Johnnycake Road (now known as :
Fairbrook Road) 175' NW of Winder Rd. :
1st District :
Harvey Holzman, et al :
Petitioners :
No. 68-103-R :
BALTIMORE COUNTY :
ORDER OF DISMISSAL

Petition of Harvey Holzman, et al for reclassification from R-10 and R-40 zones to R-A zone, on property located on the north side of Johnnycake Road (now known as Fairbrook Road) 175' northwest of Winder Road, in the 1st District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed June 3, 1968 (a copy of which is attached hereto and made a part hereof), from the attorney representing the protestants-appellants in the above entitled matter.

WHEREAS, the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said protestants be dismissed and withdrawn as of June 3, 1968.

It is hereby ORDERED this 5th day of June, 1968 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

Walter A. Reig, Jr.

John A. Miller

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
N/S of Johnnycake Road (now known as : DEPUTY ZONING
Fairbrook Road) 175' NW of Winder Road : COMMISSIONER
1st District :
Harvey Holzman, Petitioner :
No. 68-103-R :
OF :
BALTIMORE COUNTY

The Petitioner has requested the reclassification of his property consisting of 30.9 acres, from an R-10 and R-40 zone to an RA zone. Plans call for the construction of 348 apartment units, 60% of which will be one bedroom and 40% of which will be two bedroom. The proposed rental will be from \$125 to \$150 per month plus electricity.

The facts in this case are almost identical to those presented in Petition NO. 67-712-R known as the DeChiaro property, which was rezoned in July, 1967, for the construction of apartments.

The subject tract was described as being bounded on the North and West by farm land, on the South by some undeveloped R-10 and R-6 zoned land and the aforementioned DeChiaro property, on the East by elementary school property and on the Southwest by ML and MLR zoned land.

The proposed development would be of a colonial 2 1/2 story design. A swimming pool would be provided. Approximately 7 acres would be set aside for open space and/or recreational facilities. Five hundred twenty-two off-street parking spaces would be provided.

Ingress and egress would be by means of Fairbrook Road to Rolling Road and also by Security Boulevard, which when completed will actually divide the subject property. The extension of Security Boulevard from Rolling Road to Belmont Avenue is now in the planning stage and will probably be in existence by 1970 or 1971. An expert traffic engineer testifying on behalf of the Petitioner could see no traffic problems if this Petition is granted.

Another engineer testified that water and sewer are available and adequate. He described the land as being reasonably level and felt that this particular tract contained a great deal of rock content (as was the case in DeChiaro) and that the costs of developing as R-10 or R-40 would be prohibitive as opposed to RA development. He further stated that there was a gas line in the bed of Security Boulevard and through the subject property in the center of the alignment of the extension of Security Boulevard which line was later determined to be 26" in diameter. He questioned the risk of blasting the rock content in the Petitioner's property for fear of igniting this particular gas line and expressed fear that if this gas line were set afire, it could result in a major catastrophe.

#68-103-R
MAP
2-B
WESTERN
AREA
NW-2-G
NW-2-H
RA

PETITION FOR RECLASSIFICATION : BEFORE THE
N/S of Johnnycake Road (now : COUNTY BOARD
known as Fairbrook Road) 175' : OF APPEALS
NW of Winder Road 1st District :
Harvey Holzman, Petitioner :
No. 68-103-R

Please dismiss with prejudice the appeal filed with the County Board of Appeals on March 26, 1968, in the above captioned proceedings from the decision of the Deputy Zoning Commissioner of Baltimore County dated February 29, 1968.

Matthew Sverdlhoff
100 S. Gay Street
Baltimore, Maryland 21202
637-6900
Attorney for Protestants

Rec'd 6-3-68
2:30 PM

#68-103-R
MAP
2-B
WESTERN
AREA
NW-2-G
NW-2-H
RA

As was the case in DeChiaro, evidence of other zoning changes in the area were produced. Evidence revealed a major expansion of the Social Security complex as well as a major expansion of industrial sites in the surrounding area. A real estate expert testified that there is a great need for rental units in this vicinity and the need will grow worse as industrial development takes place. He felt that the present zoning on the subject tract is in error and that the only reason R-40 and R-10 zoning was imposed was because the planners treated this land as a reservoir. The rezoning changes in the neighborhood, the imminent extension of Security Boulevard, and the existing rock deposits in the land lead the Deputy Zoning Commissioner to the conclusion that RA zoning at this location would be justified.

Only one witness testified for the Protestants. She expressed fears that this proposed development would result in congestion of the neighborhood school. However, the Board of Education advised that the present zoning would yield 41 additional pupils as opposed to an additional student yield of 96 if the apartments were granted. The Chadwick Elementary School has no population problem and it is doubtful that the addition of 55 students would create a problem.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29 day of February, 1968, that the herein described property or area should be and the same is hereby reclassified from an R-10 and R-40 zone to an RA zone from and after the date of this Order, 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



RE: PETITION FOR RECLASSIFICATION : BEFORE THE
N/S of Johnnycake Road (now : DEPUTY ZONING
known as Fairbrook Road) 175' : COMMISSIONER
NW of Winder Road 1st District :
Harvey Holzman, Petitioner :
No. 68-103-R :
OF
BALTIMORE COUNTY

ORDER OF APPEAL

MR. CLERK: Please enter an Appeal from the decision of the Deputy Zoning Commissioner of Baltimore County, Mr. Edward D. Hardisty, dated February 29, 1968, on behalf of the following Protestants:

Mr. Myer E. Grossfeld
7226 Pennsbury Road
Baltimore, Maryland 21207

Matthew Sverdlhoff
MATTHEW SVERDLOFF
100 S. Gay Street
Baltimore, Maryland 21202
837-6900
Attorney for Protestants

I HEREBY CERTIFY that on this 30 day of March, 1968, a copy of the foregoing Order of Appeal was mailed to James H. Cook, 22 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney.

Matthew Sverdlhoff
MATTHEW SVERDLOFF

DATE: 12/10/68
BY: J.C. Harpelle
ADMINISTRATIVE ASSISTANT

DATE: 12/10/68
BY: J.C. Harpelle
ADMINISTRATIVE ASSISTANT

October 3, 1967

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

Mr. Harvey Holzman
8007 Woodgate Court
Baltimore, Maryland 21207

SUBJECT: Reclassification from R-10 and R-40 to R-4, for Harvey Holzman, located N/S of Fairbrook Road, NW of Winder Rd. 1st District (Item 6, October 3, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING: Water - Existing 12" water in Fairbrook Rd. as shown on the submitted plan. Sewer - Sanitary sewer exists as shown on the submitted plan. Road - Additional R/W may be required for possible channelization at the intersection of Fairbrook Road and Security Blvd. Fairbrook Road is to be developed as a minimum 12' road or a 70' R/W. Except for possible channelization, the cross-section of Security Blvd. appears adequate as shown. Adequacy of existing utilities to be determined by developer or his engineer.

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

STATE ROADS COMMISSION: Since there are no State roads involved, this office has no comment.

FIRE BUREAU: Means of water and location of fire hydrants must be indicated on revised plans prior to the hearing. These hydrants must meet Baltimore County Standards.

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

PROJECT PLANNING DIVISION: This office will review and make any necessary comment at a later date.

BOARD OF EDUCATION: If the property is developed as R-10 and R-40 there will be a yield of 11 additional pupils. If the reclassification is granted to R-4 there will be an additional student yield of 50. The Chadwick Elementary School at the present time has no population problem.

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 Commission's hearing.

The following members had no comment to offer:

Bureau of Industrial Development
Building Engineer

Very truly yours,

JAMES A. DYER, Principal
Zoning Technician

cc: Carlisle Brown-Sur. of Engg.; William Greenwell-Health Dept.; John Meyers-St. Roads Commission; St. Charles Morris-Fire Bureau; G. Richard Moore-Traffic Engineering; Albert V. Quilley-Project Planning

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
307 ALLESTREE AVENUE, TOWSON, MARYLAND 21204

Description of property of Harvey Holzman
Security Boulevard.

September 25, 1967

Beginning for the same on the north side of Johnnycake Road (now known as Fairbrook Road), at a point distant 175 feet, more or less, measured northwesterly from the center line intersection of Winder Road and Johnnycake Road, said point being the beginning of the first lot of land described in a deed dated April 13, 1952 and recorded among the Land Records of Baltimore County in Liber C.L.B. #2111 folio 284 etc. was conveyed by Sarah Holzman, widow, to Harvey Holzman, thence running with and binding on said first lot as corrected North 48° 13' West 660 feet to a point in or near the center of Johnnycake Road, thence running reversely with and binding on the third and fourth lines of the second lot described in said deed as corrected North 43° 43' West 511.5 feet to a pole north of and near the north side of said road and North 63° 13' West 239.25 feet to a point near the south side of said road, thence running reversely with and binding on the second and first lines of said second lot as corrected North 3° 43' West 1023 feet and South 71° 58' East 1691.25 feet to the beginning of the third line of the said first lot, thence running with and binding on said third line and on part of the last line of said first lot as corrected South 48° 13' East 660 feet and South 45° 43' 20" West 237.7 feet to the end of the first or North 46° 43' 20" East 1114.53 feet 1/2 of that tract of land which by deed dated July 27, 1964 and recorded among said Land Records in Liber R.A.C. #4337 folio 172 was conveyed by Harvey Holzman and wife to Board of Education of Baltimore County and to the center of a 40 foot right of way which by deed dated September 29, 1949 and recorded among said Land Records in Liber C.L.B. #1791 folio 16 was conveyed by Benjamin Holzman and wife to Consolidated Gas Electric



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAMES A. DYER
To: Principal Zoning Technician
Bureau of Traffic Engineering
FROM: A Project Planning Division

Date: October 24, 1967

SUBJECT: Reclassification from R-10 and R-40 to R-4
for Harvey Holzman, located N/S of Fairbrook Road,
N/W of Winder Road, 1st District

After further review of subject petition, these comments are made:

1. Fairbrook Road is the only logical access to subject property until such time as Security Boulevard is completed east to Rolling Road. With this and another R-A zoned tract, total traffic on Fairbrook Road could be expected to reach 11,000 vehicles per day. With the existing vacant land adjacent to this road, the total could be expected to exceed 15,000 vehicles per day. Fairbrook Road is a single family residential collector designed to carry from 5,000 to 9,000 vehicles per day.

The only medium breaks permitted on Security Boulevard will be at its intersection with public roads; in this case, Fairbrook Road. Johnnycake Road must tee into Fairbrook Road.

AVQ:vh

cc: Richard Moore,
Traffic Engineering



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. John G. Rose, Zoning Commissioner
Date: October 27, 1967

FROM: George E. Gorrrell, Director of Planning

SUBJECT: Petition #68-103-R.

3. Chadwick Elementary School was planned for a service area to be developed at cottage densities. Although, as noted by the Department of Education, Chadwick Elementary School at the present time has no population problem, rezoning as requested under the subject petition - particularly in that it is all too likely to beget subsequent reclassifications of undeterminable extent - could decidedly lead to a population problem; this is just what has happened in other school service areas.

TELEPHONE
923-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 52070

DATE: 3/29/68

To: Matthew Sverdliff, Esq.,
6th floor, 100 S. Gay St.,
Baltimore, Md. 21202

Office of Planning & Zoning
119 County Office Bldg.,
Towson, Md. 21204

QUANTITY	DESCRIPTION	AMOUNT	TOTAL AMOUNT
1	Court of appeal - property of Harvey Holzman	\$70.00	\$85.00
1	No. 68-103-R posting	15.00	

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

TELEPHONE
923-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 49685

DATE: Nov. 13, 1967

To: Carl and Edward Jullio
1024 Spaulding Ave.,
Baltimore, Md. 21215

Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	AMOUNT	TOTAL AMOUNT
1	Advertising and posting of property for Harvey Holzman #68-103-R	91.50	91.50

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

TELEPHONE
923-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 49632

DATE: Oct. 16, 1967

To: Carl and Edward Jullio
1024 Spaulding Ave.,
Baltimore, Md. 21215

Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	AMOUNT	TOTAL AMOUNT
1	Petition for Reclassification for Harvey Holzman #68-103-R	50.00	50.00

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

Mr. Harvey Holzman
8007 Woodgate Court
Baltimore, Maryland 21207

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

Your petition has been received and accepted for filing this day of October 19, 1967

Harvey Holzman

Petitioner
Petitioner's Attorney

Reviewed by
Chairman of Advisory Comm.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: Reclassification from R-10 & R-40 to R-4
Petitioner: Harvey Holzman
Location of property: N/S of Fairbrook Rd. - 175' N.W. of Winder Rd.
Location of Sign: 215' N.W. of Winder Rd. on N/S of Fairbrook Rd.
Remarks: 2150' N.W. of Winder Rd. on N/S of Fairbrook Rd. 175' S.W. of Chesapeake Rd.
Posted by: [Signature] Date of return: 10/24/67

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: Appeal
Petitioner: Harvey Holzman
Location of property: N/S of Fairbrook Rd. - 175' N.W. of Winder Rd.
Location of Sign: 215' N.W. of Winder Rd. on N/S of Fairbrook Rd.
Remarks: 2150' N.W. of Winder Rd. on N/S of Fairbrook Rd. 175' S.W. of Chesapeake Rd.
Posted by: [Signature] Date of return: 11/11/67

PETITION FOR
RECLASSIFICATION
1st DISTRICT

ZONING: From R-10 and R-10 to R. A. Zone.

LOCATION: North side of Johnnycake Road (now known as Fairbrook Road) 175 feet North-west of Windsor Road.

DATE & TIME: MONDAY, NOVEMBER 6, 1967 at 7:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Present Zoning: R-10 and R-10.

Proposed Zoning: R. A. All that parcel of land is the First District of Baltimore County.

Beginning for the same on the north side of Johnnycake Road (now known as Fairbrook Road), at a point distant 175 feet, more or less, measured northeasterly from the center line intersection of Windsor Road and Johnnycake Road, said point being the beginning of the first lot of land described in a deed dated April 13, 1962 and recorded among the Land Records of Baltimore County in Liber C.L.R. 97111 folio 284, was conveyed by Sarah Holzman, widow, to Harvey Holzman, thence running with and binding on the first line of said first lot as corrected North 48 degrees 12' West 600 feet to a point 16' or near the center of Johnnycake Road, thence running reversely with and binding on the third and fourth lines of the second lot described in said deed as corrected North 42 degrees 42' West 511.5 feet to a point north of and near the north side of said road and North 63 degrees 12' West 228.25 feet to a point near the south side of said road, thence running reversely with and binding on the second lot as corrected North 3 degrees 42' West 1023 feet and South 71 degrees 58' East 1091.25 feet to the beginning of the third line of the said first lot, thence running with and binding on said third line and as part of the last line of said first lot as corrected South 48 degrees 12' East 660 feet and South 46 degrees 42' 20' West 23.71 feet to the end of the first or North 46 degrees 42' 20' East 1114.63 feet line of that tract of land which by deed dated July 27, 1964 as recorded among the Land Records in Liber T.B.S. 97191 folio 15 was conveyed by Harvey Holzman and wife in Bequest of Education of Baltimore County and to the center of a 60 foot right of way which by deed dated September 29, 1949 and recorded among said Land Records in Liber T.B.S. 97191 folio 15 was conveyed by Benjamin Holzman and wife to the Consolidated Gas and Electric Light and Power Company of Baltimore, thence running with and binding on the second line of the Board of Education Property and binding in the center of said 60 foot right of way North 73 degrees 09' 25' West :174.88 feet, thence running with and binding on the third and last lines of the Board of Education property South 35 degrees 50' 22' West 371.85 feet and South 48 degrees 09' East 78.24 feet to intersect the last line of said first lot, thence running with and binding on part of said last line as corrected South 46 degrees 42' 20' West 187.55 feet to the place of beginning.

Containing 28.9 Acres of land more or less.

This description was compiled from deeds and not an actual survey. It was originally written by the office of Charles D. Grace and later revised by the office of George William Stephens, Jr., and Associates, Inc.

Being the property of Harvey Holzman and Marjorie Holzman, as shown on plat plan filed with the Zoning Department, Hearing Date: Monday, November 6, 1967 at 7:00 P.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE
COUNTY.

Oct. 19.

THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD-ANGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD

October 23, 1967

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

was inserted in THE BALTIMORE COUNTYMAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 30th day of October, 1967, that is to say the same was inserted in the issues of

October 19, 1967.

THE BALTIMORE COUNTYMAN

By Paul J. Morgan

Business Manager
R.M.

GARDEN APARTMENTS TYPICAL BUILDING

APPROX HEIGHT - 28.5'

EXISTING ZONING R-10 & R-20
PROPOSED ZONING R-A

GROSS ACREAGE 30.83 AC.
NET ACREAGE 24.07 AC.

DESIGNED DENSITY

GROSS 11.24 DWELLING UNITS PER ACRE
NET 14.50 DWELLING UNITS PER ACRE
TOTAL UNITS 348

PERMITTED DENSITY

GROSS 10 DWELLING UNITS PER ACRE
NET 13 DWELLING UNITS PER ACRE
TOTAL UNITS 312

OFF STREET PARKING

USE APARTMENTS
N^o UNITS PROPOSED 348
N^o SPACES REQUIRED 348 @ 1 SPACE PER UNIT @ 30
N^o SPACES PROVIDED 322 (17%)
N^o SPACES FOR POOLS 30
TOTAL SPACES REQUIRED 378
TOTAL SPACES PROVIDED 350
3.78 % DEF.

CONSTRUCTION - MASONRY
FIRE PREVENTION LOCATION OF F.H. MAIL CORRESP. TO THE BALTO. CO. 17TH BLDG. VARIOUS FIRE PREVENTION CODE

ZONING PLAT JOHNNY CAKE ROAD

1ST DISTRICT, BALTO. CO.
REVISOR: JUNE 25, 1967



PLAN REVISOR BY THE OFFICE OF
GEORGE STEPHENS JR. & ASSOCIATES INC.
302 ALLEGHENY AVENUE
TOWSON, MD. 21284

PLAN PREPARED BY THE
OFFICE OF
CHARLES C. GAGGE
LAND SURVEYING & PLANNING
101 ALLEGHENY AVENUE
TOWSON, MARYLAND

#68-103R

MNP
2-B
WESTERN
AREA
NW-2-G
NW-2-H
RA