

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Valley Wood, Inc., legal 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an R-20 zone for the following reasons:

- Error in original zoning, as exemplified by
- Change in the neighborhood since the adoption of the 8th Election 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 re-classification 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, INC.

By: *George F. Stewart*
Legal Owner

Address: 2130 Pine Valley Drive
Timonium, Maryland 21093

John W. Arniger, Petitioner's Attorney

Protestant's Attorney

Address: 200 Padonia Road, East
Cockeysville, Md. 21030

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd day of December, 1968, 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 4th day of February, 1969, at 11:00 o'clock.

John W. Arniger
Zoning Commissioner of Baltimore County.

(over)

Re: Petition for Reclassification
from R-40 Zone to R-20 Zone
N/S Timonium Road 340' W.
Forest Ridge Road, 8th Dist.
Valley Wood, Inc.
Petitioner - No. 69-155-R

ORDER OF DISMISSAL

The petitioner in the foregoing matter has withdrawn his petition and the matter is dismissed without prejudice to the petitioner.

John W. Arniger
Zoning Commissioner

Date: *Feb 17/1969*

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 13, 1968

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JAMES E. DYER
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE BOARD OF ZONING

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING DIVISION

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

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

RE: Type of Hearings: Reclassification from an R-40 zone to an R-20 zone
Location: N/S Timonium Road, 340' W. of Forest Ridge Rd.
District: 8th
Petitioner: Valley Wood, Inc.
Committee Meeting of December 3, 1968
Item 130

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is unimproved with the exception of one large stone house which appears to be located on the property. The tract is hilly and covered in part with trees. It is bounded on the east by the subdivision of Pine Valley and two individual lots improved with dwellings owned by Walter F. Barnes and Al B. Kaufman. It is bounded on the north by Pine Valley and on the west and north by property owned by Ima M. Jenifer. The Jenifer property was submitted for apartment zoning approximately two years ago and was denied.

The property on the opposite side of Timonium Road is owned by Charles L. Harburg and is undeveloped at this time.

The two individual dwellings owned by Barnes & Kaufman are served by private gravel roads which appear neither to traverse the subject site or be located on the subject site.

BUREAU OF ENGINEERING:

HIGHWAYS: Timonium Road provides access to the site and shall be improved with curb and gutter and 42 feet of macadam paving on a 70-foot right-of-way.

SANITARY SEWER: Public sanitary sewer can be made available by extending the existing main in the Pine Valley subdivision.

John W. Arniger, Esq.,
200 Padonia Road, East
Cockeysville, Md. 21030
RE: Valley Wood, Inc.
Item 130

December 13, 1968

BUREAU OF ENGINEERING: (Continued)

STORM DRAINS: Normal storm drain improvements are needed to outfall in the existing system.

WATER: Public water can be made available by the Developer constructing a temporary water booster station to bring water from the Towson Fourth Water Zone. This pump would be replaced in the future by water in the Falls Fifth Zone.

GRADING: A grading permit will be required, and the grading will be inspected by the Building Engineers' Office.

PROJECT PLANNING DIVISION: No comment can be made relative to a site plan because there is none.

BUREAU OF TRAFFIC ENGINEERING: Proposed site as presently zoned would generate approximately 200 trips per day. However, as proposed, it would generate 400 trips per day. This should not create any major traffic problems.

HEALTH DEPARTMENT: Since public water and sewers can be made available to the site, this office does not anticipate any health problems.

FIRE BUREAU: Approved type fire hydrants and size water mains will be required, and shall be installed in accordance with the Baltimore County Standards. Hydrants and size water mains shall be shown on site plans when submitted for approval.

BOARD OF EDUCATION: Currently, Timonium Elementary is 82 pupils over capacity. If this petition for rezoning is granted this tract of land will yield 19 more pupils than it would under current zoning as indicated by the following table:

Page 3

John W. Arniger, Esq.,
200 Padonia Road, East
Cockeysville, Md. 21030
RE: Valley Wood, Inc.
Item 130

December 13, 1968

BOARD OF EDUCATION: (Continued)

- R 40 - Ultimate Yield 10 students
- R 20 - Ultimate Yield 22 students

An addition to the school is scheduled to be ready in Sept. of 1970 that will add 6 more regular classrooms, 2 kindergarten rooms and one special education room.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES E. DYER, Chairman

JED:JD
Enc.

Comments - Zoning Plat

130. Property Owner: Valley Wood, Inc.
Location: N/S Timonium Road, 340' W. of Forest Ridge Road

District: 8th
Present Zoning: R-40
Proposed Zoning: R-20
No. Acres: 33.16

The zoning change for the subject property is from R-40 to R-20.

HIGHWAYS: Timonium Road provides access to the site and shall be improved with curb and gutter and 42 feet of macadam paving on a 70-foot right-of-way.

SANITARY SEWER: Public sanitary sewer can be made available by extending the existing main in the Pine Valley subdivision.

STORM DRAINS: Normal storm drain improvements are needed to outfall in the existing system.

WATER: Public water can be made available by the Developer constructing a temporary water booster station to bring water from the Towson Fourth Water Zone. This pump would be replaced in the future by water in the Falls Fifth Zone.

GRADING: A grading permit will be required, and the grading will be inspected by the Building Engineers' Office.

CLD:ew

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE
TO: Zoning Commissioner

Date: December 4, 1968

FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item #130

December 3, 1968
Valley Wood, Inc.
N/S of Timonium Road,
340' West of Forest Ridge Road

No comment can be made relative to a site plan because there is none.

AVQ:vh

Albert V. Quimby
ALBERT V. QUIMBY, Chief

Baltimore County, Maryland
BUREAU OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

EUGENE CLIFFORD
Traffic Engineer

December 4, 1968

To: Mr. John G. Rose
From: C. Richard Moore

Subject: Item 130 - ZAC - December 3, 1968
Property Owner: Valley Wood, Inc.
Timonium Road 340' West of Forest Ridge Road
Reclassification from R40 to R20

Proposed site as presently zoned would generate approximately 200 trips per day. However, as proposed, it would generate 400 trips per day. This should not create any major traffic problems.

C. Richard Moore
C. Richard Moore
Engineer II

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner Date: December 3, 1968

FROM: William M. Greenwalt, Jr., Director of Planning

SUBJECT: Item 130 - Zoning Advisory Committee Meeting, December 3, 1968

130. Property Owner: Valley Wood, Inc.
Location: N/S Timonium Road, 340' W. of Forest Ridge Rd.
District: 8th
Present Zoning: R-40
Proposed Zoning: R-20
No. Acres: 33.16

Since public water and sewers can be made available to the site, this office does not anticipate any health problems.

William M. Greenwalt, Jr.
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

KMG/CA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 3, 1968

FROM: Captain Charles F. Morris, Jr., Fire Bureau

SUBJECT: Property Owner: Valley Wood, Inc.
Item 130 - Zoning Agenda, Tuesday, December 3, 1968
Location: N/S Timonium Road, 340' W. of Forest Ridge Road
District: 8th

#1. Approved type fire hydrants and size water mains will be required, and shall be installed in accordance with the Baltimore County Standards.

#2. Hydrants and size water mains shall be shown on site plans when submitted for approval.

cc: Mr. Martin Jay Hanna,
Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 3, 1968

FROM: Edmund H. Dwyer, P.E.

SUBJECT: Zoning Advisory Committee Meeting
Friday, December 6, 1968

Attached are comments for the zoning petitions for the Zoning Advisory Committee Meeting to be held on Friday, December 6, 1968.

END:HAM:sw
Enclosures

Edmund H. Dwyer
Chief, Bureau of Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 24, 1969

FROM: George E. Gervell, Director of Planning

SUBJECT: Petition #69-155-R. Reclassification from R-40 to R-20. North side of Timonium Road 340 feet west of Forest Ridge Road. Valley Wood, Inc., Petitioners.

8th District

HEARING: Wednesday, February 5, 1969 (11:00 A.M.)

The Planning staff believes that any reclassification of zoning in this area now is premature pending completion of new comprehensive plans for the area.

GEG:bms

CERTIFICATE OF PUBLICATION

TOWSON, MD. JAN 16, 1969

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 time... consecutive weeks before the 5th day of February... 19 69, the new publication appearing on the 16th day of January 19 69.

THE JEFFERSONIAN

Richard A. Morgan
Manager

Cost of Advertisement, \$.....

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 January 20, 19 69

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, Maryland, once a week for One consecutive week before the 20th day of Jan., 1969, that is to say, the same was inserted in the issue of January 16, 1969.

STROMBERG PUBLICATIONS, INC.

By *Richard A. Morgan*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

John M. Arnold, Jr., Esq.
280 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

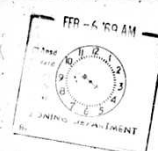
3rd day of December, 1968.

John G. Rose
Zoning Commissioner

Petitioner Valley Wood, Inc.

Petitioner's Attorney John M. Arnold, Esq. Reviewed by

Chairman of Advisory Committee



LAW OFFICE
JOHN WARFIELD ARMIGER
200 PADONIA ROAD, EAST
COCKEYSVILLE, MARYLAND 21030

January 30, 1969

Hon. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition #69-155-R - Reclassification
from R-40 to R-20 - Valley Wood, Inc.
Petitioners

Dear Mr. Rose:

Please cancel the above captioned case.

JWA:ag

Very truly yours,
John W. Armiger
John W. Armiger

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: Reclassification
Petitioner: Valley Woods, Inc.
Location of property: N/S of Timonium Rd. 340' W. of Forest Ridge Rd.
Location of Signs: 150' W. of Forest Ridge Rd. 340' W. of Forest Ridge Rd.
Remarks: *all good*
Posted by: *all good*
Date of return: 1-23-69

TELEPHONE
833-9000
EXT. 387

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

No. 60842

DATE: 2/19/69

To: Valley Wood, Inc.
321 Padonia Road
Towson, Md. 21030

Billing Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-422

Advertising and posting of property
#69-155-R

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETAILS ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS	COST
71500		71.50

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

TELEPHONE
833-9000
EXT. 387

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

No. 60774

DATE: Feb. 16, 1969

To: John Warfield Armiger, Esq.
280 Padonia Road, East
Cockeysville, Md. 21030

Billing Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-422

Petition for Reclassification for Valley Wood, Inc.
#69-155-R

QUANTITY	DETAILS ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS	COST
50000		50.00

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

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX #6828, TOMSON, MD. 21204

Description of Property to be
Reasoned from R-40 to R-20
Valley Wood, Incorporated.

October 31, 1968

Beginning for the same on the north side of Timonium Road as proposed to be widened 35 feet northerly from the center line of the existing road at a point distant 340 feet more or less measured westerly from the west side of Forest Ridge Road 60 feet wide, said Forest Ridge Road being shown on a plat of Section Two, Pine Valley dated June 5, 1961 and filed among the Land Records of Baltimore County in Plat Book W.J.R. 27 Folio 132 and running thence binding on the north side of said Timonium Road as proposed to be widened the six following courses, viz: (1) S 86° 51' 18" W 89.08 feet, (2) S 78° 53' 58" W 162.94 feet, (3) S 80° 32' 16" W 117.18 feet, (4) N 86° 29' 56" W 471.93 feet, (5) N 89° 50' 47" W 376.01 feet, and (6) S 83° 38' 30" W 258.32 feet to intersect the first line of the first parcel of land described in a deed dated June 30, 1965 from Henry Kaufman to Valley Wood, Incorporated and filed among the Land Records of Baltimore County in Liber R.R.G. 4482 Folio 334, thence binding on part of said first line N 10° 38' 35" E 928.41 feet to the end thereof and to the beginning of the first line of that parcel of land described in a deed dated June 30, 1965 from Henry Kaufman to Valley Wood, Incorporated and filed among the Land Records of Baltimore County in Liber R.R.G. 4490 Folio 425, thence binding on the first and second lines in said last mentioned deed the two following courses, viz: (1) N 64° 06' 23" E 343.42 feet, and (2) N 63° 57' 52" E 114.31 feet to the end of the fifth line of the first parcel of land in the above first mentioned deed, thence binding on the sixth through the ninth lines of said deed the four following courses, viz: (1) N 63° 00' 17" E 286.20 feet, (2) N 70° 23' 17" E 121.83 feet, (3) N 86° 49' 37" E 99.18 feet, and (4) N 82° 43' 47" E 19.04 feet to the end of the seventh line of the second parcel of land described in the

Description of Property to be
Reasoned from R-40 to R-20
Valley Wood, Incorporated.

October 31, 1968
-2-

above first mentioned deed, thence binding on the eighth, first, second and part of the third lines of said second parcel the four following courses, viz: (1) N 82° 43' 47" E 19.60 feet, (2) S 30° 34' 26" E 320.41 feet, (3) S 38° 59' 37" E 240.84 feet, and (4) S 4° 30' 43" E 780.04 feet to the place of beginning.

Containing 33.16 Acres of land more or less.

