

RE: PETITION FOR RECLASSIFICATION  
from an R-6 zone to an R-A zone  
SE 1/4 Rolling Road 360' S. of  
Old Court Road,  
2nd District  
Seymour W. Ruff, et al.,  
Petitioners  
Herbert Sternstein,  
Contract Purchaser

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 69-198-R

#### OPINION

This is an appeal from an Order of the Zoning Commissioner granting a reclassification on the subject property from R-6 to R-A, the appeal being taken to the Board by two nearby residents. The property in question is an 8.5 acre tract of land, and is situated on the southeast side of Rolling Road approximately 360 feet south of Old Court Road, in the Second Election District of Baltimore County. The petitioner, if the reclassification is granted, proposes to construct 134 garden type apartment units on the property in accordance with the plat introduced in evidence as Petitioner's Exhibit #1-A.

The zoning and land use around the property are as follows: Immediately to the north, between the subject property and Old Court Road, the zoning is R-6 but it is improved with a new synagogue, being the property of the Adath Yeshurun Congregation. A photograph of this property was introduced in evidence as Petitioner's Exhibit #2. To the northeast of the subject property, while the zoning is R-6, this property is the site of the Old Court Junior High School, a recently constructed high school on a 25 acre parcel of land. Approximately 200 feet to the east of the subject property is a 30 acre parcel of R-A zoned land, which according to the testimony is presently being processed by the owner for building permits. To the southeast is a small R-6 zoned tract, rectangular in shape, having approximately 200 feet of frontage on Rolling Road and is 600 feet deep. Immediately southwest of this tract is another large R-A zoned tract of land. The property across Rolling Road is zoned R-6 and is presently vacant, while approximately 1000 feet west of Rolling Road is a residential development known as "Kimberly".

Seymour W. Ruff, et al. - #69-198-R

The petitioner proposes to construct on the property, as stated above, 134 garden type apartment units, consisting of fifty percent one bedroom units and fifty percent two bedroom units. The proposed rental scale is from \$180 to \$250 per month. The petitioner testified that in his opinion the subject property is prime apartment land, and that apartments here would tend to increase residential property values in the neighborhood. He testified that in his opinion, as a builder with eighteen years experience, there is a pressing need for apartments in this area.

An engineer, testifying on behalf of the petitioner, stated that due to the topography of the property (namely, a ridge of high land running through the center of the property), the south side of the 8.5 acre parcel cannot be gravity sewered, this leaves approximately 6-1/4 acres of the 8-1/2 acre tract that cannot be sewered by gravity for an R-6 development, and that in order to develop the property R-6, the developer would either need to build a pumping station or secure sewer right-of-ways south of the property, over property in other ownerships, in order to get to the Scotts Level Interceptor by gravity. This, in his opinion makes it unfeasible to develop the property in its present R-6 category, and he so advised the petitioner not to try to develop the property as R-6. He further testified that Rolling Road will be a collector street, and in his opinion a major artery linking Old Court Road on the north to Liberty Road on the south, and that such connection should be completed within the next two to three years.

An expert realtor, testifying on behalf of the petitioner, stated that there were many changes that had occurred in the immediate neighborhood since the adoption of the map in 1962, citing cases #5859, #5834, #5747, #65-289, and #66-A-180-R, all petitions reclassifying various properties in the immediate vicinity to apartment zoning. He further stated that in his opinion the present R-6 zoning is erroneous giving as reason that the property is not sewable by gravity, therefore, making the cost of development in an R-6 classification prohibitive; that it is now nearly surrounded by residential apartment zoning and institutional uses; to wit, the synagogue and the junior high school; the realignment and relocation of Old Court Road that has been constructed in the past

Seymour W. Ruff, et al. - #69-198-R

five years; and the beginning of the construction of Rolling Road linking Liberty Road and Old Court Road. He further stated that in his opinion the subject property is an excellent location for apartments in that it has good accessibility, excellent road patterns, and is adjacent to institutional uses.

George E. Gavrellis, Director of Planning for Baltimore County, testified that he did not feel that previous reclassifications in the area constituted "change" which would justify the reclassification of the subject property, and that additional apartment units here would be wrong from a planning standpoint. He also stated that the schools in the area are presently over capacity, and that recent studies have shown that apartments are producing higher school yields than was anticipated two to three years ago. However, he did answer, in reply to questions, that his staff estimates the school child yield for R-6 development at .45 children per housing unit, while the yield for garden apartment developments is .2 children per housing unit. Multiplying this yield by the permitted density under the Zoning Regulations reveals that an R-A development of the subject tract would possibly yield 4-1/4 more school children than an R-6 development.

The Board agrees with Mr. Gavrellis that one zoning reclassification should not necessarily result in reclassifying all properties in the immediate vicinity to the apartment zoning. However, it seems to the Board that in view of the fact that the subject property is virtually surrounded by apartment zoning and institutional uses, that the logical line of demarcation between apartment zoning and other residential types of zoning should be Rolling Road, and it seems improper to the Board to leave this relatively small parcel of land "sandwiched" in between the institutional and apartment uses in an R-6 category. Regardless of Planning's position with regard to other prior petitions in the immediate area, the fact is that these properties have been reclassified to apartment zones and are being so developed, and to refuse to give the subject property consideration for apartment zoning based upon Planning's opposition to other zoning in the immediate area occurring some years ago, is not facing the realities of the situation.

Seymour W. Ruff, et al. - #69-198-R

Two protestors appeared in opposition to the granting of the requested reclassification: a Mr. Samuel Gordinitzky and his sister, Mrs. Edward Feldman, both of whom live on the north side of Old Court Road across from the Adath Yeshurun Synagogue, testifying generally that they feared an overcrowding of the schools in the immediate area; additional traffic on the roads in the neighborhood; and the general feeling that the area presently has enough apartments.

The Board finds as a fact that the reclassification of this 8.5 acre parcel of land will not congest the traffic on the roads in the area, nor will it overcrowd the schools, nor does the possible addition of 134 apartment units to the area overburden the neighborhood with apartment zoning.

#### ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of December, 1969, by the County Board of Appeals, ORDERED that the reclassification, as petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

Walter A. Reiter, Jr.

Re: Petition for Reclassification  
from R-6 Zone to R-A Zone  
S E 1/4 Side Rolling Road 360'  
S. of Old Court Road, 2nd Dist.  
Seymour W. Ruff and Mary W.  
Ruff, Petitioners

Before  
Zoning Commissioner  
of  
Baltimore County  
No. 69-198-R

This is a petition to reclassify property located on the southeast side of Rolling Road 360 feet south of Old Court Road, in the Second District of Baltimore County.

The area under consideration is not a new one to the zoning authorities and to the Courts. All requirements, sewer, water, health, fire, etc. can be met. The subject site is on what will be a major road connecting Liberty Road and Old Court Road. The rear of the property borders that of the Old Court Junior High School. It is approximately 600 feet northeast of an existing R-A tract of 32 acres. Immediately adjoining the tract is the Adath Yeshurun Congregation. It may be recalled there was a great deal of testimony in the Beth Tfilah case that apartments were very beneficial to nearby synagogues.

The Director of Planning had the following comments to make concerning this matter:

"The planning staff of the Office of Planning and Zoning has reviewed the subject petition. We see no reason to reverse our previous stand with respect to residential zoning in this vicinity.

Surely, rezoning for apartment development in the general area of the subject property has compensated for a possible insufficiency high-density potentials afforded under the Comprehensive Zoning Map for the Western Planning Area, therefore, in our opinion, such previous rezoning does not constitute "change" justifying the rezoning now sought. From a planning viewpoint, it just does not make sense to allow a zoning change to compound itself, over and over again, to the point that the original investment of time and effort in planning for a given area is totally wasted. We fail to see how zoning can remain substantially "in accordance with a comprehensive plan" if a change in zoning is to be decided only on the basis of whether it was preceded by another change.

Our basic reasons for preferring lower density in this location are set forth in the Planning Board's report on the Master Plan and Comprehensive Rezoning Map for the Western Planning Area, and in comments on several petitions pertaining to lands in the vicinity of the subject property, particularly the comments made with respect to petition #66A-180-R."

The following are comments of the Director of the Office of Planning as set forth in petition #66A-180-R, referred to in the previous comments:

1. "The subject property does not meet the criteria employed by the Planning Board for locating apartment zoning. At present, there is no reasonable access to the property. The Current Capital Program schedules no funds for the construction of any major road to serve the property. As noted by the County Traffic Engineer, development as proposed could be expected to generate 3,250 trips per day, a number that would severely overload the local street system. Even if other locational criteria were met (and they are not), the problem of access renders this petition, at best, premature.

This property is located in the middle, rather than at the edge, of a neighborhood. It is not contiguous with any R-A zoning, nor can any existing R-A zoning justify the reclassification as a logical increment in apartment development potentials.

2. The above factors alone indicate that the proposed reclassification is not in accordance with the Comprehensive Plan. But other factors lead to the same conclusion.

Apartment zoning here would result in an imbalance of land use in the area. It must be kept in mind that, while R-A zoning would permit cottage development, it could be far more likely to understate the matter - to stultify such development. Yet, the master plan for the Western Planning Area provided for public facilities appropriate to the kind of development that would be expected as a result of the zoning established or affirmed by the adopted Comprehensive Re-zoning Map. If apartment zoning is continually established where single-family housing was planned for, where is the single-family housing to go? The answer is that new single-family areas will have to be planned, and new commitments for public facilities will have to be made. The time, effort, and money spent on earlier planning and capital projects in large measure will have been wasted.

We are all too aware of the fact that planning must adjust to changing needs. But the need for single family housing is still very much with us. And we do not believe the piecemeal reclassification gradually changing the entire concept and emphasis of a master plan constitute an adjustment to changing needs; they are, rather, a negation of the planning process.

3. For the reasons stated above, we must oppose the subject petition."

On March 14, 1969 in another case the Director of Planning had the following to say:

"The Report on the Master Plan and Comprehensive Rezoning Map for the Patapsco Neck Planning Area contains the following statement (page 26): 'Suitable locations for apartment buildings are those close to community facilities, shopping districts, major roads, and open spaces. ... Land joining Sparrows Point Junior-Senior High School in Edgemore meets these criteria and is proposed for reclassification for garden apartments. ... Apartments in this location would be afforded an excellent view across the mile-wide Back River. Construction of new apartments, in conjunction with development of the proposed Edgemore Center Waterfront Park, would further strengthen the Edgemore business district'.

The apartment zoning case referred to by the Office of Planning No. 66A-180-R was denied by the Deputy Zoning Commissioner and granted by the County Board of Appeals. However, this matter then went to the Circuit Court for Baltimore County, Misc. 8, folio 269, case #3384. Judge John N. Maguire wrote the Memorandum Opinion for the Court and covered the situation completely.

The subject property is on the same road as the case before the Court. It meets the "some time planning criteria" of being near the Junior High School and synagogue with resultant open spaces and it will eventually be on a major highway that will give adequate access to both Liberty and Old Court Roads.

For the above reasons the reclassification should be had.

It is this 17th day of April, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-6 Zone to an R-A Zone, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Seymour W. Ruff and Mary W. Ruff, legal owners, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-A zone, for the following reasons:

1. Changes in the character of the neighborhood since the adoption of the Land Use Map.
2. Error in the Original 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.

Herbert Sternstein  
Contract purchaser  
Address: 30 East 42nd Street  
New York, New York 10017  
David B. Baldwin  
Petitioner's Attorney  
Address: Masonic Building, Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 1969, 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 WEDNESDAY, 20th day of MARCH, 1969, at 10:00 o'clock

David B. Baldwin  
Zoning Commissioner of Baltimore County

(over)

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 14, 1969

FROM: Mr. George E. Gorrall, Director of Planning

SUBJECT: Petition 69-198-R, Reclassification from R-6 to R-A. Southeast side of Rolling Road 560 feet South of Old Court Road. Seymour W. Ruff, Petitioner.

2nd District

HEARING: Wednesday, March 26, 1969 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition. We see no reason to revise our previous stand with respect to residential zoning in this vicinity.

Surely, rezoning for apartment development in the general area of the subject property has compensated for a possible inefficiency high-density potentials afforded under the Comprehensive Zoning Map for the Western Planning Area; therefore, in our opinion, such previous rezoning does not constitute "change" justifying the rezoning now sought. From a planning viewpoint, it just does not make sense to allow a zoning change to compound itself, over and over again, to the point that the original investment of time and effort in planning for a given area is totally wasted. We fail to see how zoning can remain substantially "in accordance with a comprehensive plan" if a change in zoning is to be decided only on the basis of whether it was preceded by another change.

Our basic reasons for preferring lower density in this location are set forth in the Planning Board's report on the Master Plan and Comprehensive Rezoning Map for the Western Planning Area and in comments on several petitions pertaining to lands in the vicinity of the subject property, particularly the comments made with respect to petition 68A-180-R.



## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 14, 1969

Oliver L. Myers  
RECEIVED

RE: Type of Hearing: Reclassification from an R-6 to an R-A zone. Locations: SE/4 Rolling Rd., S/4 of Old Court Rd., Districts 2nd and 3rd.

Petitioners: S. W. Ruff, et al. Committee Meeting of Dec. 23, 1968 Item 151

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 property is presently unimproved with bounding properties to the northwest, an existing Junior High School and synagogue. The remainder of the property surrounding the subject site is vacant hills - topography rolling towards the Guyton Farm or the southeast. The only access to the subject site at the present time is the dirt road known as Marriott's Lane.

## BUREAU OF ENGINEERING

Highways: Rolling Road is a proposed 42' 60" road.

The Developer pays for 19 1/2' of paving and curb and gutter for the full road frontage, plus the design of construction plans.

Notes: Water may be extended from the existing 16" water main in Old Court Road. (Area Connection Charge \$170.00 per equivalent dwelling unit - Area 4-2)

Soils: A soil study is necessary. There is an existing septic in Rolling Road which will not serve the entire site. (Area Connection Charge \$135.00 per equivalent dwelling unit - Area 7-2)

1 Sign

69-198-R

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
TOWSON, MARYLAND

District: 2nd  
Posted for: Appeal  
Petitioner: S. W. Ruff  
Location of property: SE/4 of Rolling Rd. - 560' S of Old Court Rd.  
Location of Sign: 580' S of Old Court Rd. on SE/4 of Rolling Rd.  
Remarks: [Signature]  
Posted by: [Signature]  
Date of return: 5-21-69

Page 2

Fred E. Waldrop, Esq.,  
Nasone Building  
Towson, Maryland 21204  
Re: S. W. Ruff, et al.  
Item 151

January 16, 1969

## BUREAU OF ENGINEERING (Continued)

Storm Drains: Any storm drains that are necessary must be extended to a suitable outfall at the Developer's full cost.

## PROJECT PLANNING DIVISION

The plan should be revised to show the existing buildings and their proposed use.

## BUREAU OF TRAFFIC ENGINEERING

Presently, the only access to the subject site is via Marriott's Lane. Marriott's Lane is a 12 foot dirt road and cannot handle the anticipated traffic. As R-A, the subject site will generate 950 trips per day. As R-6 it will generate approximately 500 trips per day.

## FIRE DEPARTMENT

#1. Shall require a second way into site so that emergency vehicles may be able to reach tenants in time of emergency.

#2. Owner will be required to comply with all Fire Department requirements when construction plans are submitted for approval.

## HEALTH DEPARTMENT

Public water and sewers are available to the site.

Swimming Pool Comments: Prior to approval of a public swimming pool on this site, two complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

A revised plan should be requested to show all existing buildings on the property and to indicate if they will be razed or if any will remain.

## ZONING ADMINISTRATION DIVISION

In view of the comments by the Bureau of Engineering, this office is withholding a zoning date of the subject site until a complete sewer study is submitted and approved by the Bureau of Engineering.

Very truly yours,

OLIVER L. MYERS, Chairman

DLK:10  
Enc.

Re: Petition for Reclassification from R-6 Zone to R-A Zone S/E Side Rolling Road 560' S. Old Court Road, 2nd Dist., Seymour W. Ruff and Mary W. Ruff, Petitioners No. 69-198-R

April 23, 1969

Mr. John G. Rose:

Please enter an appeal from your decision rendered in the above matter and forward all records to the Board of Appeals.

Samuel H. Grodnitsky,  
Appellant  
4714 Old Court Road  
Baltimore, Md. 21208

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
TOWSON, MARYLAND

District: 2nd  
Date of Posting: 3-6-69  
No. 1 for: Reclassification  
Petitioner: S. W. Ruff  
Location of property: SE/4 of Rolling Rd. - 560' S of Old Court Rd.  
Location of Sign: 580' S of Old Court Rd. on SE/4 of Rolling Rd.  
Remarks: [Signature]  
Posted by: [Signature]  
Date of return: 3-13-69

MCA  
WATE, CHILDS ASSOCIATES, INC.  
CONSULTING  
ENGINEERS  
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 381-623-6900

## DESCRIPTION

8.5 ACRE PARCEL, SOUTHEAST SIDE OF

ROLLING ROAD AND SOUTHWEST OF OLD COURT ROAD,

SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for "R-A" zoning.

Beginning for the same at a point on the southeast side of Rolling Road, 60 feet wide, at the distance of 560 feet, more or less, as measured southwesterly along the southeast side of said Rolling Road from its intersection with the south side of Old Court Road, 60 feet wide, running thence (1) N. 45° 12' 30" W., 27 feet, more or less, to the southeast side of Marriott's Lane and to a point in the bed of Rolling Road, as proposed to be extended, thence binding on the southeast side of said Marriott's Lane and in the bed of said Rolling Road (2) S. 44° 05' 35" W., 432 feet, more or less, thence five courses, (3) S. 49° 54' 25" E., 825 feet, more or less, (4) northeasterly, 233 feet, more or less, (5) northerly, by a curve to the left with the radius of 750 feet, the distance of 593 feet, more or less, (6) S. 44° 47' 30" W., 187 feet, more or less, and (7) N. 45° 12' 30" W., 325 feet, more or less, to the place of beginning.

Containing 8.5 acres of land, more or less.

ppk:deg  
J. O. 58040

Water Supply • Sewerage • Drainage • Highways • Structures • Other • Reports

8/28/68

TELEPHONE  
833-3000  
EXT. 387BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 60872

DATE: 3/24/69

TO: Fred E. Waldrop, Esq.,  
Nasone Building  
Towson, Md. 21204

Zoning Dept. of Baltimore County

| QUANTITY | REPORT TO ACCOUNT NO. | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | RETURN THIS PORTION WITH YOUR SUBMITTANCE | TOTAL AMOUNT |
|----------|-----------------------|-----------------------------------------------------------------|-------------------------------------------|--------------|
| 1        | 69-198-R              |                                                                 |                                           | \$50.00      |
|          |                       |                                                                 |                                           | \$5.00       |

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

## CERTIFICATE OF PUBLICATION

Pikesville, Md. Mar. 6, 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 26th day of March, 1969, the first publication appearing on the 6th day of March, 1969.

THE NORTHWEST STAR

Arnold Landau  
Manager

Cost of Advertisement, \$

TELEPHONE  
833-3000  
EXT. 387BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 62202

DATE: 5/8/69

TO: Mr. Samuel H. Grodnitsky,  
1714 Old Court Road  
Baltimore, Md. 21204

COUNT HOUSE

TOWSON, MARYLAND 21204

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

| QUANTITY | REPORT TO ACCOUNT NO. | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | RETURN THIS PORTION WITH YOUR SUBMITTANCE | TOTAL AMOUNT |
|----------|-----------------------|-----------------------------------------------------------------|-------------------------------------------|--------------|
| 1        | 69-198-R              |                                                                 |                                           | \$75.00      |
|          |                       |                                                                 |                                           | \$5.00       |

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

## PETITION FOR RECLASSIFICATION

ZONING

LOCATION: Southeast side of Rolling Road 560 feet south of Old Court Road, 2nd Dist., Baltimore County, Maryland.

DATE &amp; TIME: Wednesday, March 26, 1969 at 10:00 A.M.

PUBLIC HEARING: Room 119, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commission of Baltimore County, by authority of the Council and Board of Estimates of Baltimore County, will hold a public hearing on the above.

Present Zoning: R-6

Proposed Zoning: R-A

The subject of land is in the Second District of Baltimore County.

Beginning for the same at a point on the southeast side of Rolling Road, 60 feet wide, at the distance of 560 feet, more or less, as measured southwesterly along the southeast side of said Rolling Road from its intersection with the south side of Old Court Road, 60 feet wide, running thence (1) N. 45° 12' 30" W., 27 feet, more or less, to the southeast side of Marriott's Lane and to a point in the bed of Rolling Road, as proposed to be extended, thence binding on the southeast side of said Marriott's Lane and in the bed of said Rolling Road (2) S. 44° 05' 35" W., 432 feet, more or less, thence five courses, (3) S. 49° 54' 25" E., 825 feet, more or less, (4) northeasterly, 233 feet, more or less, (5) northerly, by a curve to the left with the radius of 750 feet, the distance of 593 feet, more or less, (6) S. 44° 47' 30" W., 187 feet, more or less, and (7) N. 45° 12' 30" W., 325 feet, more or less, to the place of beginning.

Containing 8.5 acres of land, more or less.

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J. O. 58040

Water Supply • Sewerage • Drainage • Highways • Structures • Other • Reports

8/28/68

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833-3000  
EXT. 387BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 60872

DATE: 3/24/69

TO: Fred E. Waldrop, Esq.,  
Nasone Building  
Towson, Md. 21204

Zoning Dept. of Baltimore County

QUANTITY

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DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR SUBMITTANCE

TOTAL AMOUNT

1

69-198-R

\$50.00

\$5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204TELEPHONE  
833-3000  
EXT. 387

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

1969 day of February, 1969.

[Signature]

JOHN G. ROSE,  
Zoning Commissioner

Petitioner: S. W. Ruff, et al.

Petitioner's Attorney: Fred E. Waldrop, Esq. Reviewed by: [Signature]  
Advisory CommitteeTELEPHONE  
833-3000  
EXT. 387BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 60872

DATE: 3/24/69

TO: Fred E. Waldrop, Esq.,  
Nasone Building  
Towson, Maryland 21204

Zoning Dept. of Baltimore County

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69-198-R

\$50.00

\$5.00

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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204TELEPHONE  
833-3000  
EXT. 387

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

1969 day of February, 1969.

[Signature]

JOHN G. ROSE,  
Zoning Commissioner

Petitioner: S. W. Ruff, et al.

Petitioner's Attorney: Fred E. Waldrop, Esq. Reviewed by: [Signature]  
Advisory CommitteeTELEPHONE  
833-3000  
EXT. 387BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 60872

DATE: 3/24/69

TO: Fred E. Waldrop, Esq.,  
Nasone Building  
Towson, Maryland 21204

Zoning Dept. of Baltimore County

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TOTAL AMOUNT

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69-198-R

\$50.00

\$5.00

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833-3000  
EXT. 387

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

1969 day of February, 1969.

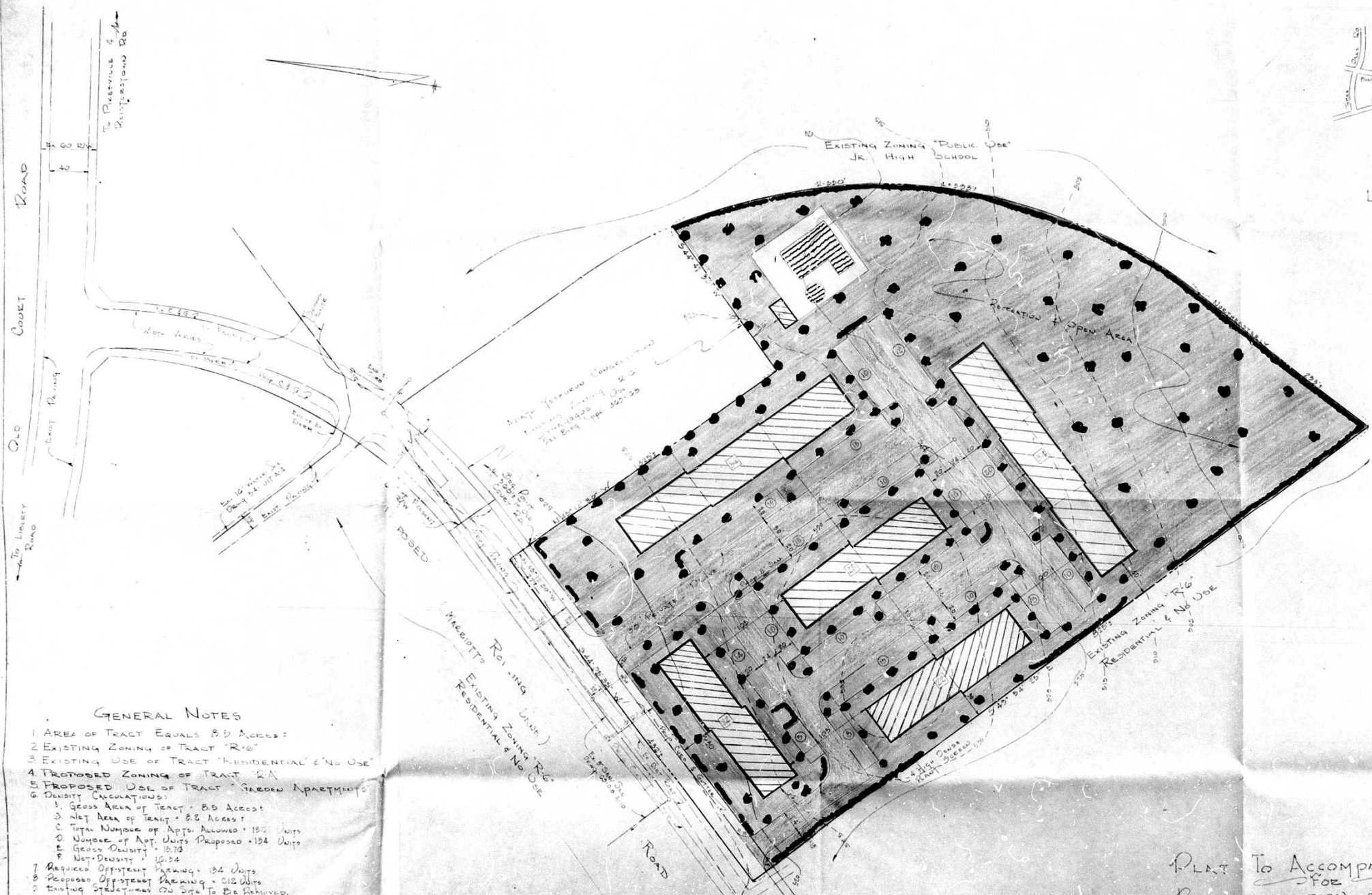
[Signature]

JOHN G. ROSE,  
Zoning Commissioner

Petitioner: S. W. Ruff, et al.

Petitioner's Attorney: Fred E. Waldrop, Esq. Reviewed by: [Signature]  
Advisory Committee



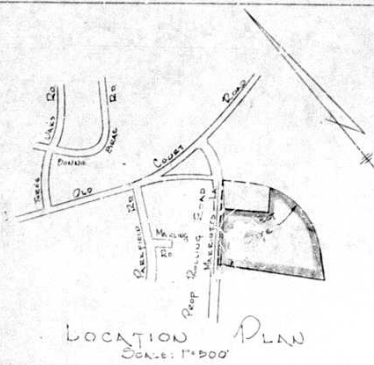
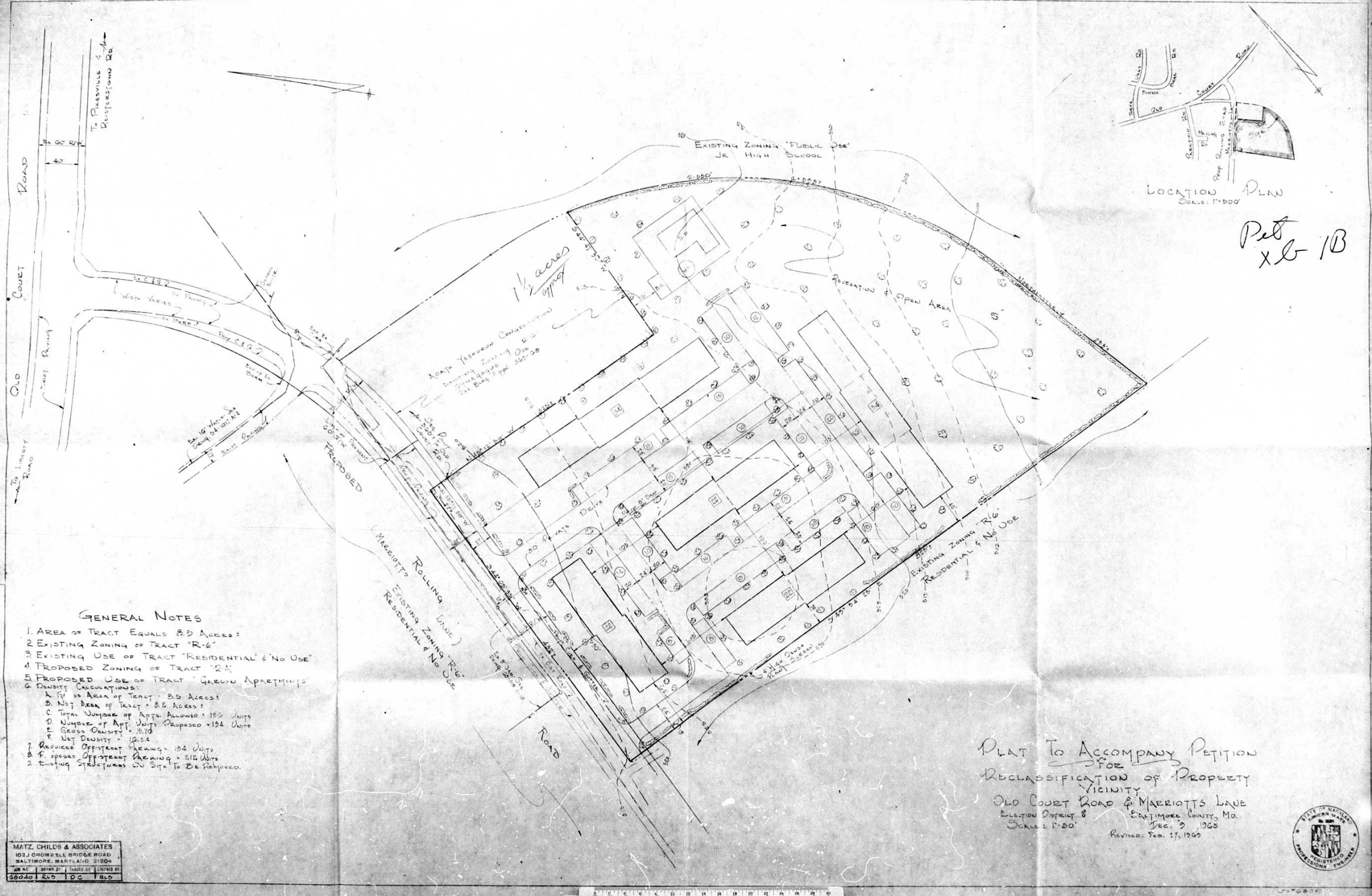


Pet  
 181A

# GENERAL NOTES

1. AREA OF TRACT EQUALS 8.9 ACRES
2. EXISTING ZONING OF TRACT "R-6"
3. EXISTING USE OF TRACT "RESIDENTIAL & NO USE"
4. PROPOSED ZONING OF TRACT "R-6"
5. PROPOSED USE OF TRACT "GARDEN APARTMENTS"
6. DENSITY CALCULATIONS:
  - A. GROSS AREA OF TRACT - 8.9 ACRES
  - B. NET AREA OF TRACT - 8.8 ACRES
  - C. TOTAL NUMBER OF APTS. ALLOWED - 192 UNITS
  - D. NUMBER OF APT. UNITS PROPOSED - 194 UNITS
  - E. GROSS DENSITY - 13.70
  - F. NET DENSITY - 15.24
7. REQUIRED OFF-STREET PARKING - 194 UNITS
8. PROPOSED OFF-STREET PARKING - 212 UNITS
9. EXISTING STRUCTURES ON SITE TO BE REMOVED.

PLAN TO ACCOMPANY PETITION  
 FOR  
 RECLASSIFICATION OF PROPERTY  
 VICINITY  
 OLD COURT ROAD & MARIOTT'S LANE  
 ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.  
 DEC. 9, 1968  
 SCALE: 1"=50'  
 REVISED: FEB. 17, 1969



Pet  
XL 1B

**GENERAL NOTES**

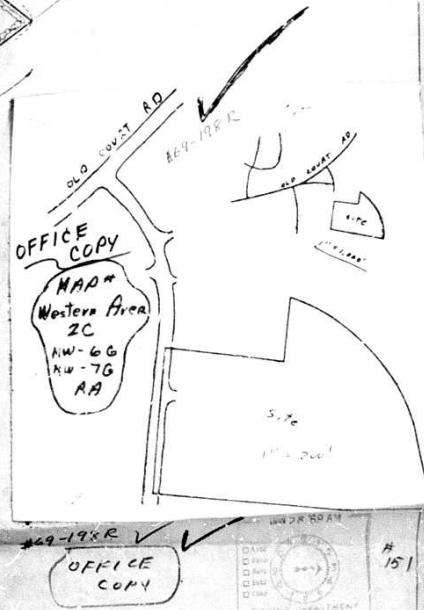
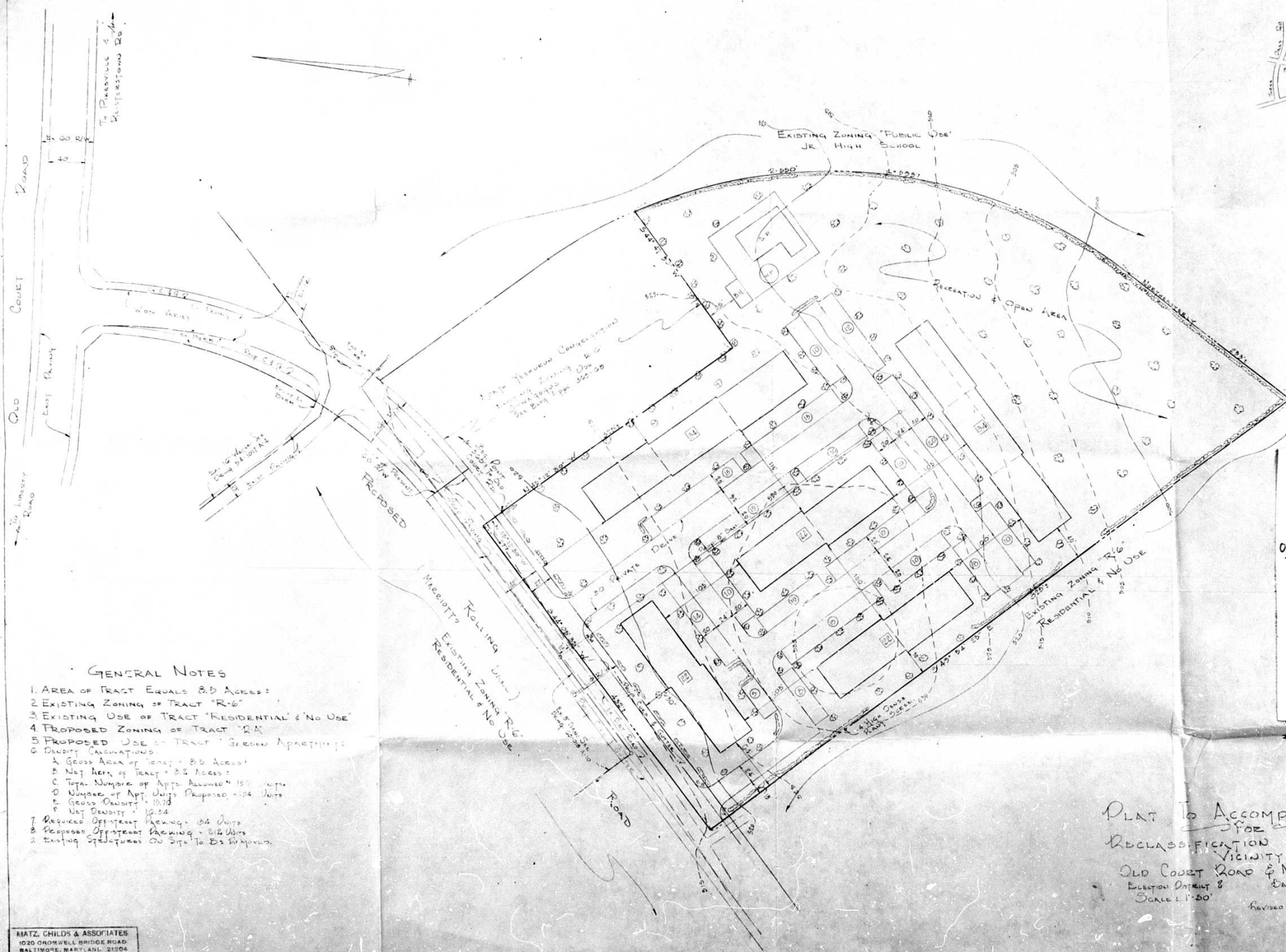
1. AREA OF TRACT EQUALS 8.9 ACRES:
2. EXISTING ZONING OF TRACT "R-6"
3. EXISTING USE OF TRACT "RESIDENTIAL & No Use"
4. PROPOSED ZONING OF TRACT "R-6"
5. PROPOSED USE OF TRACT "GARDEN APARTMENTS"
6. DENSITY CALCULATIONS:
  - A. GROSS AREA OF TRACT - 8.9 ACRES
  - B. NET AREA OF TRACT - 8.6 ACRES
  - C. TOTAL NUMBER OF UNITS ALLOWED - 150 UNITS
  - D. NUMBER OF APT. UNITS PROPOSED - 124 UNITS
  - E. GROSS DENSITY - 16.8
  - F. NET DENSITY - 14.3
7. REQUIRED OFF-STREET PARKING - 124 UNITS
8. PROPOSED OFF-STREET PARKING - 212 UNITS
9. EXISTING STREETS TO BE REMOVED.

PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY  
VICINITY  
OLD COURT ROAD & MARIOTT'S LANE  
ELECTION DISTRICT 8  
BALTIMORE COUNTY, MD.  
DEC. 9, 1968  
SCALE: 1" = 50'  
Revised: Feb. 27, 1969

MATZ, CHILDS & ASSOCIATES  
103 J. CHOMBS BRIDGE ROAD  
BALTIMORE, MARYLAND 21204  
JOB NO. 58040 DRAWN BY RLS CHECKED BY RLS





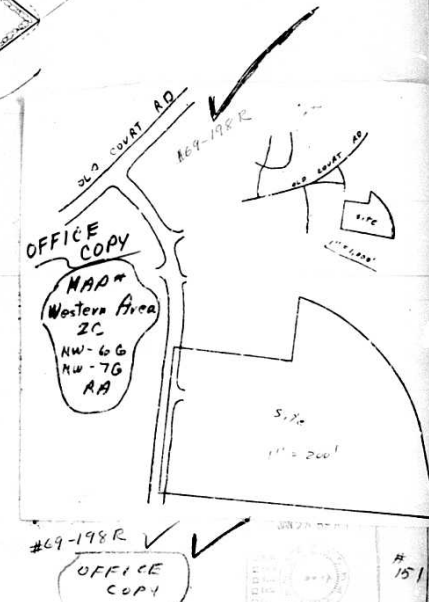
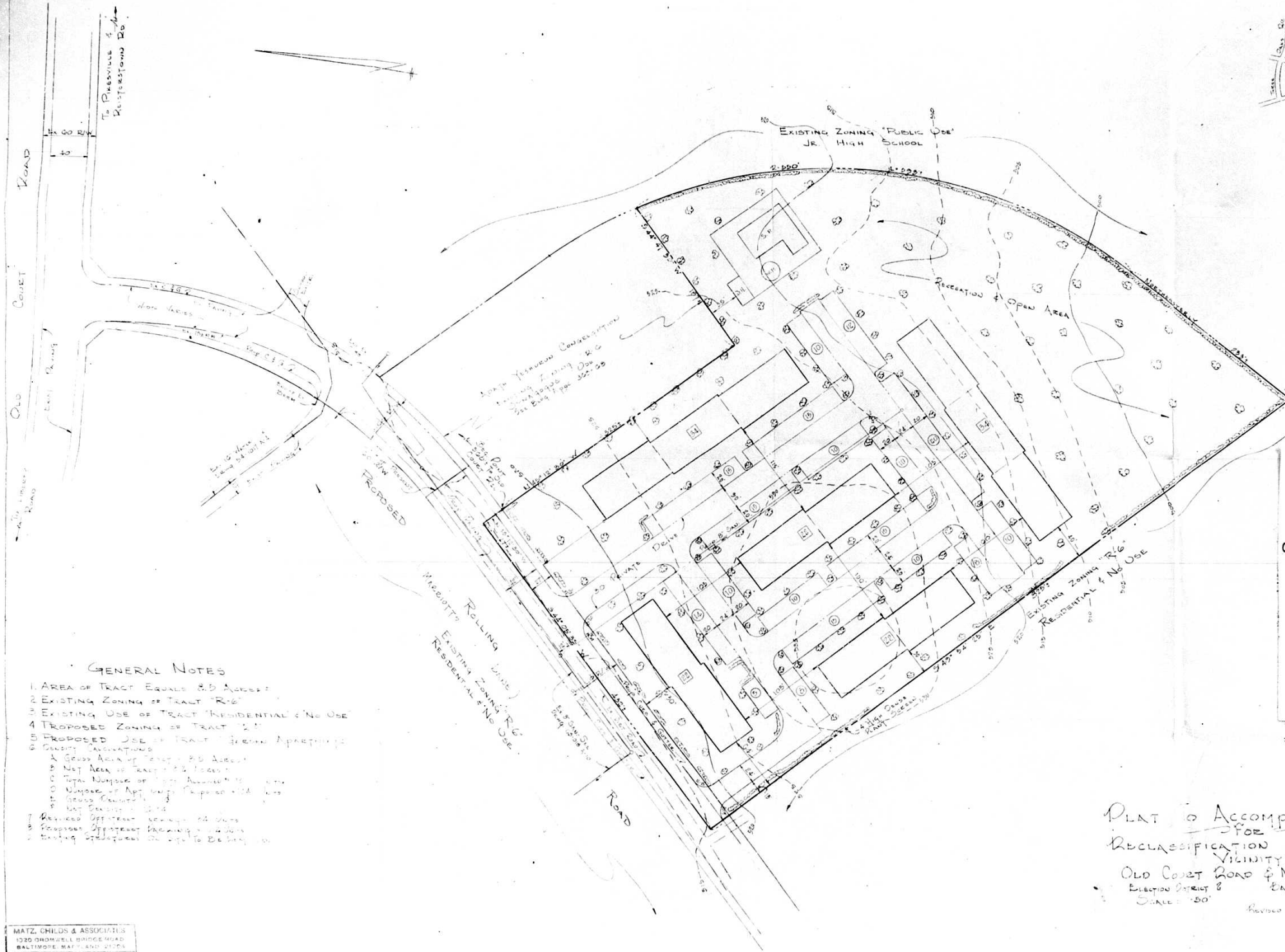


# GENERAL NOTES

1. AREA OF TRACT EQUALS 8.5 ACRES
2. EXISTING ZONING OF TRACT "R-6"
3. EXISTING USE OF TRACT "RESIDENTIAL & NO USE"
4. PROPOSED ZONING OF TRACT "R-6"
5. PROPOSED USE OF TRACT "GARDEN APARTMENTS"
6. DENSITY CALCULATIONS:
  - A. GROSS AREA OF TRACT = 8.5 ACRES
  - B. NET AREA OF TRACT = 8.5 ACRES
  - C. TOTAL NUMBER OF APPTS. ALLOWED = 124 UNITS
  - D. NUMBER OF APPT. UNITS PROPOSED = 124 UNITS
  - E. GROSS DENSITY = 14.6 UNITS/ACRE
  - F. NET DENSITY = 14.6 UNITS/ACRE
7. REQUIRED OFF-STREET PARKING = 124 UNITS
8. PROPOSED OFF-STREET PARKING = 124 UNITS
9. EXISTING STRUCTURES ON SITE TO BE DEMOLISHED

PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY  
VICINITY  
OLD COURT ROAD & MARIOTT'S LANE  
ELECTION DISTRICT 8 BALTIMORE COUNTY, MD.  
DEC. 3, 1968  
SCALE: 1"=50'  
REVISED: FEB. 17, 1969





- GENERAL NOTES**
1. AREA OF TRACT EQUALS 8.5 ACRES
  2. EXISTING ZONING OF TRACT "R-6"
  3. EXISTING USE OF TRACT "RESIDENTIAL & NO USE"
  4. PROPOSED ZONING OF TRACT "R-6"
  5. PROPOSED USE OF TRACT "Green Apartments"
  6. DENSITY CALCULATIONS
    - A. Gross Area of Tract = 8.5 Acres
    - B. Net Area of Tract = 7.5 Acres
    - C. Total Number of Units Allowed = 180
    - D. Number of Units Proposed = 150
    - E. Gross Density = 17.6
    - F. Net Density = 20.0
  7. Required Off-street parking = 450 cars
  8. Proposed Off-street parking = 450 cars
  9. Existing Structures on site to be demolished

PLAN TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY  
VICINITY  
OLD COURT ROAD & MARIOTT'S LANE  
ELECTION DISTRICT 8  
BALTIMORE COUNTY, MD.  
Dec. 9, 1968  
Revised Feb. 17, 1969

REVISED PLANS  
R/H



MATZ, CHILDS & ASSOCIATES  
1320 OHMUELL BRIDGE ROAD  
BALTIMORE, MARYLAND 21204  
28 NO. 10001, 10002, 10003  
28040, 100, 100, 100