

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.
Wilbur F. Bohnen, Unmarried and Howard J. Bohnen, his wife, legal owner 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 NECK RA zone, for the following reasons:

Error in original zoning and genuine change in conditions.

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.

ISLE OF PINES, INCORPORATED

Contract purchaser
W. Lee Harrison, Esq.,
306 W. Joppa Road, Towson, Md.
823-1200
Petitioner's Attorney

Protestant's Attorney,
Howard J. Bohnen, Unmarried
Howard J. Bohnen
Martha I. Bohnen, Legal Owner
4100 Old North Point Road
Baltimore, 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 the 26th day of March, 1969, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE, BALTIMORE COUNTY, MARYLAND

December 2, 1968

JAMES D. OVER, Chairman

MEMBERS

BUREAU OF ENGINEERING

STATE ROADS COMMISSION

BUREAU OF PUBLIC UTILITIES

HEALTH DEPARTMENT

PROJECT PLANNING DIVISION

INDUSTRIAL DEVELOPMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

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W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
From an R-6 zone to an RA zone
Location: 1075 Willow Road, 767
North of N.W. Right-of-way line of North Point Rd.
District 15th
Petitioners Wilbur F. Bohnen
Committee Meeting of Nov. 12th, 1968
Item 119

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 area is improved for the most part with old dilapidated dwellings. There is one modern road that traverses the edge of the property and dead ends at a gut off of Back River. Just to the opposite side of this gut there is a modern ranch home constructed of brick. This is in the vicinity of the inlet that is proposed for this development. The modern drive that traverses the property is approximately 12 ft. wide. The remainder of the property is overgrown with weeds, cattails, etc., and is swampy. Back River is very wide at this point. The view from the shoreline is very scenic.

BUREAU OF ENGINEERING:
Access to this site is provided by existing public roads which will require improvement according to policy in connection with this project.

Public water is available to be extended into the site.

Public sanitary is available to serve only a small portion of the site by gravity. A permanent pump and force main will be required to carry the greater portion of the sewage to the public main.

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
RE: Wilbur F. Bohnen
Item 119

December 2, 1968

BUREAU OF ENGINEERING (Continued)

Storm drainage for the improved area may be provided. The proposal to create a lake may be complicated by changing the existing tidal area.

PROJECT PLANNING DIVISION:

There is concurrence here with the comments made by both the State Roads Commission and the Bureau of Traffic Engineering. Further, in regard to the specifics of this proposal - if adequate entrance to North Point Road is not provided per SAC comment, increased use of Willow Road will naturally result. If this petition is granted. In any case, Willow Road, as presently constituted, will need improvement to carry apartment density traffic and, since several hundred feet between this property and North Point Road are in adverse ownerships, such improvement will need to be arranged for by the developer of the P.A. property as part of the development costs.

BUREAU OF TRAFFIC ENGINEERING:

The subject site is composed of two parcels; one presently zoned R-6, totaling 37.4 acres and one parcel presently zoned R-6, proposed RA of 10.6 acres. As presently zoned, the subject site could generate 5340 trips per day. If totally zoned RA, the site could generate 6220 trips per day. North Point Road presently has a traffic volume of 8900 vehicles per day. With approximately 14 acres of commercial in front of this property and fronting on North Point Road, North Point Road cannot be expected to handle this increased volume until such time as the Ft. Howard Expressway is constructed.

STATE ROADS COMMISSION:
This office has reviewed the subject plot plan and the following comments are with respect thereto:

The area involved in the petition has no direct access to the State Highway (North Point Road). However, the area is part of a large Apartment and Commercial complex. The plan indicates a major point of access to the overall site from North Point Road, approximately 150' from the centerline of the intersection of Lodge Forest Road. At present there exists an entrance at this point that gives the appearance of a public road. However, investigation revealed that the point of access is not maintained by the County as a public street and nothing could be found to indicate a public Right of Way in the area.

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
RE: Wilbur F. Bohnen
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STATE ROADS COMMISSION (Continued)

There is poor stopping sight distance at the point of access due to the curve on North Point Road. Due to this situation and the close proximity of the point of access to Lodge Forest Road, the traffic that would be generated by the proposed development would constitute a serious hazard at this point. Therefore, the proposed point of access must be located either directly opposite Lodge Forest Road, or as far to the east as possible.

The plan should be revised prior to a hearing date being assigned.

HEALTH DEPARTMENT:

Public water and sewers can be made available to the entire tract according to the Bureau of Engineering comments.

Air Pollution:

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Public Swimming Pool:

Prior to approval of a public pool on this site, two complete sets of plans and specifications of the pool and bath house must be submitted to the Baltimore County Department of Health for review and approval.

Nursing Home:

Prior to approval of a building application, complete plans and specifications of the building and type of cuisine to be used for the food service operation must be submitted to the Maryland State Department of Health, Division of Food Control, for review and approval.

Day Nursery:

Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County Regulations. For more complete information, contact Dr. Mary Matthews of the Baltimore County Department of Health.

Food Service Facility:

Prior to construction, renovation and/or installation of equipment for any food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
RE: Wilbur F. Bohnen
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December 2, 1968

FIRE BUREAU:

On site approved type fire hydrants and water mains shall be required, and shall be installed in accordance with the Baltimore County Standard Design Manual, 1956 edition. Plans will be required to show these requirements when they are submitted.

ZONING ADMINISTRATION DIVISION:

The petitioner's plan indicates that a Nursing Home and a Commercial Mall is proposed in connection with that portion of the 86 property which is presently zoned. It should be pointed out that a reclassification and Special Exception will be required for these particular uses prior to the building permits being issued.

Petitioner's plans must be revised in accordance with the above comments prior to any further processing of this petition.

Very truly yours,

JAMES E. GYER, Chairman

JED:JD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Goss, Jr., Director of Planning

SUBJECT: Petition 69-129-R, Reclassification from R-6 to R.A. Beginning 767 feet Northeast of North Point Road and on the west side of Willow Avenue. Wilbur F. Bohnen, et al., Petitioners.

15th District

HEARD: Wednesday, March 26, 1969 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

R.A. zoning was not proposed for the subject property by the Planning Board in its 1961 recommendations for comprehensive rezoning within the Patuxent Neck planning area. It would appear, nevertheless, that apartment zoning would be consistent with the purposes of the Board's recommendations. The Report on the Master Plan and Comprehensive Rezoning Map for the Patuxent Neck Planning Area contains the following statements (page 20): "Suitable locations for apartment buildings are those close to community facilities, shopping districts, major roads, and open spaces. ... Land joining the Sparrows Point Junior-Senior High School in Edgemere meets these criteria and is proposed for reclassification for garden apartments. ... Apartments in this location would be of an excellent view across the mile-wide Back River. Construction of new apartments, in conjunction with development of the proposed Edgemere Center Waterfront Park, would further strengthen the Edgemere business district."



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 9 6828, TOWSON, MD. 21204

October 9, 1968

Description of land
to be rezoned from R-6 to RA
Isle of Pines.

Beginning for the case at a point in the center of Willow Avenue (30 feet wide as shown on a plat entitled: "Plan of Triple Union Annex" dated January 21, 1968 and recorded among the Plat Records of Baltimore County in Liber W.M.B. 8 folio 381, said point being at a distance of 767 feet, more or less, measured north-easterly along said center line of Willow Avenue from its intersection with the northern Right of Way line of North Point Road, running thence N 66° 04' W binding on the northernmost outline of the above mentioned plat 315.0 feet to intersect the common boundary line of Baltimore County Zoning Areas 15-R-6-9 and 15-R-A-19, thence N 22° 56' E binding on part of the twelfth or northeasterly 2400 foot line of Zoning Area 15-R-A-19 and also binding on part of the twenty-ninth or northeasterly 2400 foot line of Zoning Area 15-R-6-9 in all 1680 feet more or less to intersect the southern Right of Way line of Chesapeake Avenue, extended easterly, thence S 63° 05' E binding on said line 75 feet more or less, thence S 21° 49' East binding for part of the distance on the outline of a plat entitled: "Triple Union Annex Waterfront" dated January 11, 1958 and recorded among the Plat Records of Baltimore County in Liber G.W.B. Jr. 12 folio 23, in all 302.25 feet, thence N 23° 56' E for part of the distance along the division line between Lot 13 and Lot 14 as shown on said plat of "Triple Union Annex Waterfront" and for part of the distance crossing Willow Avenue in all 290 feet more or less to the northern Right of Way line of Willow Avenue, thence along said northern right of way line N 26° 04' W 5 feet more or less, thence N 28° 04' E binding on the division line between Lot 3 and Lot 6 as shown on said plat 142.7 feet to the northern outline of said plat, thence along said northern outline S 63° 42' E 90 feet, thence S 23° 56' W binding for part of the distance along the division line between Lot 3 and Lot 4 as shown on said plat and for part of

Description of land
to be rezoned from R-6 to RA
Isle of Pines.

October 9, 1968

the distance crossing Willow Avenue 245 feet more or less, thence S 66° 04' E for a part of the distance across Willow Avenue and for a part of the distance on the southerly right of way line of Birch Avenue and the northerly outline of Lot 17 as shown on said plat of "Triple Union Annex Waterfront", in all 150 feet more or less to intersect the eastern outline of said plat, thence along the eastern outline of said plat S 23° 56' W 50 feet, thence N 66° 04' W for a part of the distance along the division line between Lot 17 and Lot 18, as shown on said plat and crossing Willow Avenue for part of the distance in all 120 feet more or less to the westerly right of way line of Willow Avenue, thence along the westerly right of way line of Willow Avenue S 9° 56' W 190 feet more or less, thence leaving the western right of way line of Willow Avenue N 80° 04' W binding on the division line between Lot 21 and Lot 22, as shown on said plat 171.40 feet to intersect the outline of said plat, thence binding reversely along the outline of said plat the four following courses, viz: first S 17° 51' W 50.3 feet, second S 08° 04' E 30.2 feet, third S 43° 36' W 84.2 feet, and fourth S 44° 56' W 73.5 feet more or less, thence S 58° 10' E 228 feet more or less to intersect the western right of way line of Willow Avenue, thence S 23° 56' W along the western right of way line of Willow Avenue 50 feet to intersect the southern outline of said plat of "Triple Union Annex Waterfront", thence along the outline of said plat S 66° 04' E 49.9 feet, thence S 23° 56' W 1075.7 feet, more or less, to the northern outline of the above mentioned plat "Triple Union Annex", thence N 66° 04' W binding on said northern outline 215.0 feet to the place of beginning.

Containing 18.6 Acres of land more or less.

Re: Petition for Reclassification
from R-4 Zone to R-A Zone
Beg. 767 N.E. North Point
Road - W.S. Willow Avenue
15th District -
Wm. F. Bohlman, Howard J.
Bohlen and Martha L. Bohlen,
Petitioners

Before
Zoning Commissioner
of
Baltimore County
No. 69-199-R

The petitioners seek to reclassify 18.6 acres of land beginning 767 feet northeast of North Point Road and the west side of Willow Avenue, from R-4 Zone to R-A Zone. This parcel now adjoins a large undeveloped parcel presently zoned R-A. The entrance to the subject property will be through the adjoining property and thence to North Point Road.

Public water and sewers can be made available to the entire tract according to the Bureau of Engineering. The only problem will be that of traffic. As presently zoned the subject site would generate 5340 trips per day and R-A zoning will generate 6720 per day, a difference of 1380. At the direction of the State Roads Commission the entrance on North Point Road was moved to the greatest possible distance from the intersection of Lodge Forest and North P. Roads.

The North Point Road is not constructed at the present time to give satisfactory service to all the land presently zoned for apartment and manufacturing uses, however, this zoning now exists and this additional 18.6 acres of R-A zoning is not going to make much difference in the traffic problem. The answer to most of the zoning use along North Point Road is the construction of an adequate road. The zoning map was in error in not zoning the subject site R-A in the first place.

The Office of Planning had the following to say:

The Report on the Master Plan and Comprehensive Rezoning Map for the Patapsco Neck Area contains the following statements (page 29): Suitable locations for apartment buildings are close to community facilities, shopping districts, major roads, and open spaces. Land joining the Sparrows Point Junior-Senior High School in Edgemere meets these criteria and is proposed for reclassification for garden apartments. Apartments in this location would be afforded an excellent view across the wide Back River. Construction of new apartments, in conjunction with development of the proposed Edgemere Center Waterfront Park, would further strengthen the Edgemere business district.

For the above reasons the reclassification should be had.

It is this 30th 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-4 Zone to an R-A Zone, subject to the approval of the site plan by State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

TELEPHONE 823-9000 EXT. 287

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

No. 60874
DATE 2/20/69

TO: Chesapeake Village, Inc.
Bank Account
31 South Drive
Baltimore, Md. 21202

REMITTANCE TO ACCOUNT NO. 01-522

REMIT THIS AMOUNT WITH YOUR REMITTANCE
DETAILS ALONG PERMITTANCE AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	30.00	30.00
Petition for Reclassification for Wilbur F. Bohlen, et al 69-199-R		30.00

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

U. Lee Harrison, Esq.
and W. Lee Harrison
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
11 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
10th day of February, 1969.

John G. Rose
Zoning Commissioner

Petitioner _____
Petitioner's Attorney _____
Reviewed by _____
Chairman of the
Advisory Committee

CERTIFICATE OF PLANNING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-199-R

District 15th Ward
Date of Posting March 5th 1969
Posted for Hearing March 24th 1969 at 1:00 P.M.
Petitioner: William F. Bohlen, et al
Location of property: 767 N.E. of North Point Rd. and on the West
Side of Willow Avenue
Location of Signs: 2 Signs on West Side of Willow Avenue at the West
End of Chesapeake Avenue
Remarks: _____
Posted by: Paul H. Hines
Signature _____
Date of return: March 12th 1969

TELEPHONE 823-9000 EXT. 287

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

No. 62119
DATE March 20, 1969

TO: Chesapeake Village, Inc.
Bank Account
31 South Drive
Baltimore, Md. 21202

REMITTANCE TO ACCOUNT NO. 01-522

REMIT THIS AMOUNT WITH YOUR REMITTANCE
DETAILS ALONG PERMITTANCE AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	25.00	25.00
Interest and posting of property for Wilbur F. Bohlen, et al 69-199-R		25.00

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAR 5, 1969, 19...

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or in each of 004 times before the 24th day of March, 1969, the said publication appearing on the 5th day of March, 1969.

THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION
FROM R-4 TO R-A
LOCATION: 767 N.E. North Point Road and on the West Side of Willow Avenue
DATE: MARCH 20, 1969 at 1:00 P.M.
COUNT HOUSE
TOWSON, MARYLAND 21204

THE Zoning Commission of Baltimore County, in its public hearing, has received and accepted for filing this petition for reclassification of the above described property from R-4 Zone to R-A Zone, subject to the approval of the site plan by State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

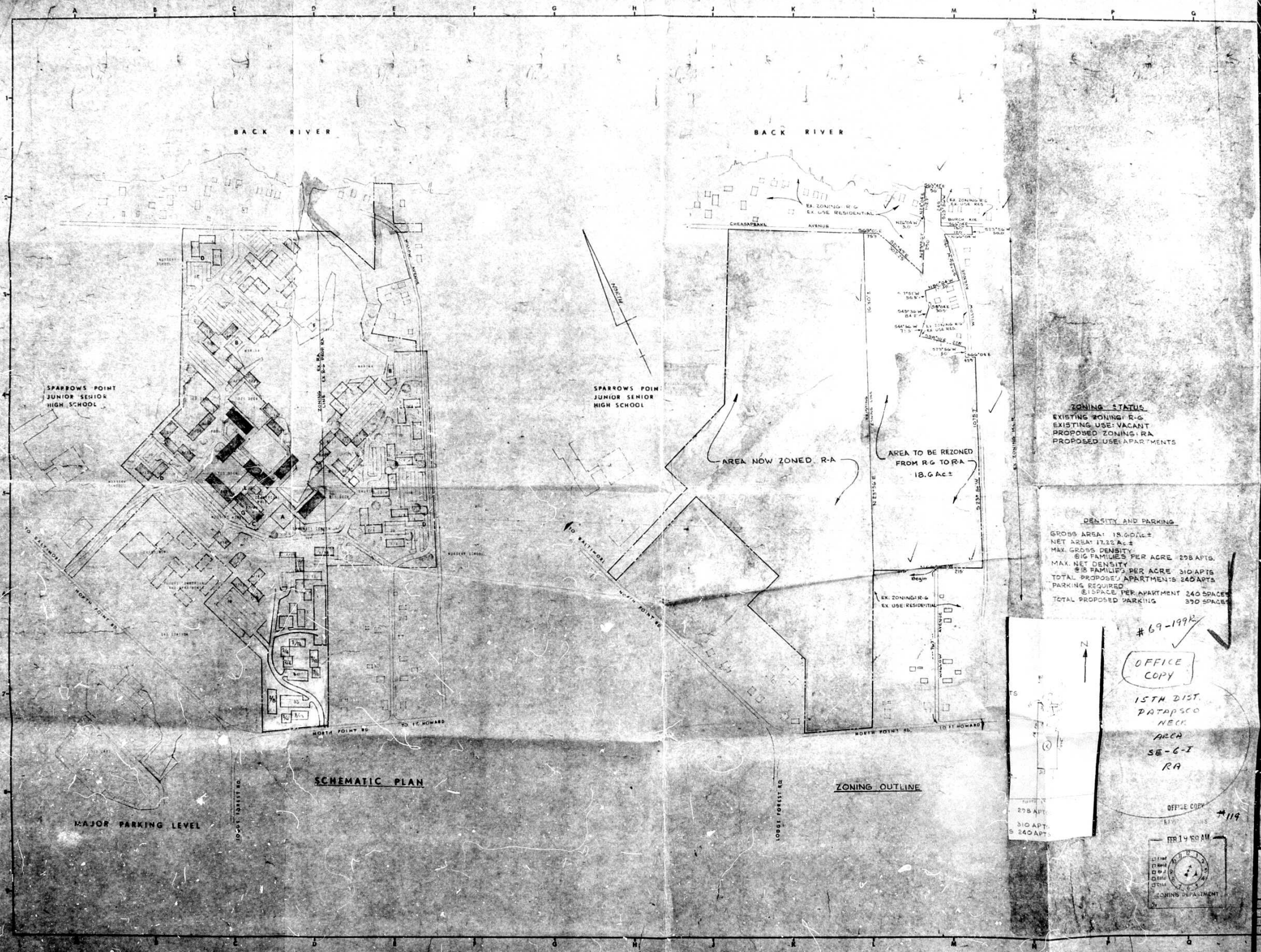
It is the order of the Zoning Commission that the herein described property or area should be and the same is hereby reclassified from an R-4 Zone to an R-A Zone, subject to the approval of the site plan by State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

John G. Rose
Zoning Commissioner of Baltimore County

ESSEX, MD. 21221 March 10, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 10th day of March, 1969 that is to say, the same was inserted in the issue of March 6, 1969.

STROMBERG PUBLICATIONS, Inc.
Ruth Morgan



ZONING INFORMATION
COMPILED BY
George William Stephens, Jr.
Associates, Inc.
Engineers
Towson 4, Maryland



REVISIONS

NO.	DATE	ITEM
1		NOTED AND CORRECTED
2		LANDSCAPE DESIGN LAYOUT
3		SPARROWS POINT AREA

DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY

STATE OF MARYLAND

THE T&B
ARCHITECTURAL
APPLICATION

PROPOSED
DEVELOPMENT OF
ISLE OF PINES
EDGEMERE RD
FOR
WILLIAM HARRIS

ON ACRE SITE DEVELOPMENT
PLAY TO ACCOMPANY
ZONING PETITION

DATE	11-20
DATE	01-15-1968
DATE	

ZONING STATUS
EXISTING ZONING: R-G
EXISTING USE: VACANT
PROPOSED ZONING: RA
PROPOSED USE: APARTMENTS

DENSITY AND PARKING
GROSS AREA: 18.60 AC ±
NET AREA: 17.22 AC ±
MAX. GROSS DENSITY
816 FAMILIES PER ACRE 298 APTS.
MAX. NET DENSITY
816 FAMILIES PER ACRE 310 APTS.
TOTAL PROPOSED APARTMENTS: 240 APTS
PARKING REQUIRED
2.15 SPACE PER APARTMENT 240 SPACES
TOTAL PROPOSED PARKING 370 SPACES

#69-199K

OFFICE
COPY
15TH DIST.
DATAPSCO
NECK
AREA
SE-C-1
RA

298 APTS.
310 APTS.
240 APTS.

