

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Greentree Realty, Inc. of the County and City of Baltimore, Maryland, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an MS-6 B20 zone to an NW-16-A zone; for the following reasons:

Changes in the neighborhood and mistake in the original zoning require the reclassification requested

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 one (1) highrise

(6 story) apartment building

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.

By: Greentree Realty, Inc.
Contract purchaser
Address: 404 Jefferson Building
Baltimore, Maryland 21204
Ernest C. Trimble
Petitioner's Attorney
Address: 404 Jefferson Building
Baltimore, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 18th day of March, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on Wednesday, 30th day of April, 1968, at 1:00 o'clock

(over)

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

9.90 ACRE PARCEL, NORTHEAST OF YORK ROAD, SOUTH OF SCOTT ADAM ROAD AND NORTH OF DAVENTRY DRIVE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION

Beginning for the same at a point on the south side of Scott Adam Road, 60 feet wide, at the distance of 467.69 feet, as measured easterly along the south side of said Scott Adam Road from its intersection with the northeast side of York Road, 66 feet wide, running thence binding on the south side of said Scott Adam Road, two courses: (1) S 84° 56' 20" E - 34.90 feet and (2) easterly, by a curve to the left with the radius of 580.00 feet, the distance of 133.84 feet, to a point in the sixteenth line of the Baltimore County Zoning Description, No. 4971 M-L, thence binding reversely on a part of said sixteenth line (3) S 18° 34' 20" E 208.31 feet, thence three courses: (4) S 84° 56' 20" E - 398.31 feet, (5) S 05° 44' 40" W - 525.00 feet and (6) N 84° 37' 20" W - 825 feet, more or less, to the northeast side of said York Road, thence binding thereon (7) N 18° 26' 40" W - 142.93 feet, thence thirteen courses: (8) N 78° 54' 00" E - 151.82 feet, (9) N 11° 06' 00" W - 93.73 feet, (10) N 78° 54' 00" E - 63.40 feet, (11) N 20° 54' 20" E - 69.05 feet, (12) N 11° 06' 00" W - 38.17 feet, (13) N 78° 54' 00" E - 35.07 feet,

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(14) N 11° 06' 00" W - 61.00 feet, (15) N 78° 54' 00" E - 30.00 feet, (16) N 39° 05' 40" E - 39.05 feet, (17) N 11° 06' 00" W - 112.72 feet, (18) N 35° 56' 20" W - 85.43 feet, (19) S 84° 56' 20" E - 70.00 feet, and (20) N 05° 03' 40" E - 30.00 feet to the place of beginning.

Containing 9.90 acres of land, more or less.

PPK:impl

J.O. #65078

October 30, 1968



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

2.47 ACRE PARCEL, NORTHEAST SIDE OF YORK ROAD, SOUT. OF SCOTT ADAM ROAD, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "R-A" ZONING

PARCEL "C"

Beginning for the same at a point on the northeast side of York Road, 66 feet wide, at the distance of 583.65 feet, as measured southeasterly along the northeast side of said York Road from its intersection with the centerline of Scott Adam Road, running thence binding on the northeast side of said York Road, (1) S 18° 26' 40" E - 142.93 feet, to the beginning of the Baltimore County Zoning Description, No. 4972 M-L, thence binding reversely on the fifth, fourth, third and on a part of the second line of said zoning description four courses (2) S 84° 37' 20" E - 648 feet, more or less, (3) N 18° 26' 40" W - 125 feet, more or less, (4) northwesterly - 120 feet, more or less, and (5) N 84° 37' 20" W - 410 feet, more or less, thence (6) S 78° 54' 00" W - 151.82 feet to the place of beginning.

Containing 2.47 acres of land, more or less.

PPK:impl

J.O. #65078

October 17, 1968



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MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

2.9 ACRE PARCEL, SOUTH SIDE OF SCOTT ADAM ROAD, EAST OF YORK ROAD, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "R-A" ZONING

PARCEL "A"

Beginning for the same at a point on the south side of Scott Adam Road, 60 feet wide, at the distance of 461.69 feet, as measured easterly along the south side of said Scott Adam Road from its intersection with the northeast side of York Road, 66 feet wide, running thence binding on the south side of said Scott Adam Road, two courses: (1) S 84° 56' 20" E - 34.90 feet and (2) easterly, by a curve to the left with the radius of 580.00 feet, the distance of 133.84 feet, to a point in the sixteenth line of the Baltimore County Zoning Description, No. 4971 M-L, thence binding reversely on a part of said sixteenth line and reversely on the fifteenth through sixth lines and reversely on a part of the fifth line of said zoning description, twelve courses: (3) S 18° 34' 20" E - 227.17 feet, (4) N 77° 12' 30" W - 155.82 feet, (5) S 26° 12' 30" W - 50.00 feet, (6) S 02° 42' 30" E - 30.56 feet, (7) S 16° 52' 30" E - 45.00 feet, (8) S 00° 41' 30" W - 160.90 feet, (9) S 61° 27' 30" W - 46.00 feet, (10) S 72° 59' 30" W - 45.00 feet, (11) N 85° 31' 30" W - 50.00 feet, (12) N 64° 27' 30" W - 50.00 feet, (13) N 51° 51' 30" W - 50.00 feet, and (14) N 45° 05' 30" W - 25.67 feet, thence for eleven courses: (15) N 78° 54' 00" E - 63.40 feet, (16) N 20° 54' 20" E - 69.05 feet, (17) N 11° 06' 00" W - 38.17 feet, (18) N 78° 54' 00" E - 35.07 feet,

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MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

5.43 ACRE PARCEL, NORTHEAST OF YORK ROAD, SOUTH OF SCOTT ADAM ROAD AND NORTH OF DAVENTRY DRIVE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "R-A" ZONING

PARCEL "B"

Beginning for the same at a point, distant S 18° 34' 20" E - 208.31 feet, from a point on the south side of Scott Adam Road, 60 feet wide, said last mentioned point being at a distance of 636.49 feet, as measured easterly along the south side of said Scott Adam Road from its intersection with the northeast side of York Road, 66 feet wide, said beginning point being in the sixteenth line of the Baltimore County Zoning, No. 4971 M-L, running thence binding reversely on a part of said sixteenth line and reversely on the fifteenth through sixth lines and reversely on a part of the fifth line of said zoning description, twelve courses: (1) S 18° 34' 20" E - 18.86 feet, (2) N 77° 12' 30" W - 155.82 feet, (3) S 26° 12' 30" W - 50.00 feet, (4) S 02° 42' 30" E - 30.56 feet, (5) S 16° 52' 30" E - 45.00 feet, (6) S 00° 41' 30" W - 160.90 feet, (7) S 61° 27' 30" W - 46.00 feet, (8) S 72° 59' 30" W - 45.00 feet, (9) N 85° 31' 30" W - 50.00 feet, (10) N 64° 27' 30" W - 50.00 feet, (11) N 51° 51' 30" W - 50.00 feet, and (12) N 45° 05' 30" W - 25.67 feet, thence (13) S 11° 06' 00" E - 73.73 feet, to a point on the second line of the Baltimore County Zoning Description, No. 4972 M-L, thence binding on a part of said second line and on the third and fourth lines of said zoning description three courses: (14) S 54° 37' 20" E - 410 feet, more or less, (15) southeasterly - 120 feet, more or less and (16) S 18° 26' 40" E - 125 feet, more or less, thence (17) S 84° 37' 20" E - 123 feet, more or less to a point on the west side of Davenport Drive, 60 feet wide, thence by a line across said Davenport Drive (18) S 84° 37' 20" E - 54 feet, more or less, thence two courses: (19) N 05° 44' 40" E - 525.00 feet and (20) N 84° 56' 20" W - 398.31 feet to the place of beginning.

PPK:impl

J.O. #65078

October 17, 1968



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05-11-71

RE: PETITION FOR RECLASSIFICATION
from M.L. and R-20 zones to an
R-A zone, and SPECIAL
EXCEPTION for one (1) Highrise
(6 story) Apartment Building
NE/S York Road 583.65' S. of
Scott Adam Road,
8th District
Greentree Realty, Inc.,
Shamrock Realty Co., Inc.,
Petitioners

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 69-234-RX

OPINION

This case involves an application for reclassification from M.L. and R-20 zones to an R-A zone, with a special exception for a six story elevator apartment building, on a plot of land totaling ten acres more or less, located on the York Road near Scott Adam Road and adjacent to an established shopping center. The property was formerly an old quarry which has been abandoned. There is a pond on the property. The proposed use calls for 120 apartment units, 52 of which would be in the elevator apartment building (under the Zoning Regulations, 17 units would be allowed in an R-A zone on a tract of land this size), and 180 parking spaces are proposed to be established as against 120 which would be required.

It was testified by Richard L. Smith of Matz, Childs and Associates, a qualified engineer and site planner, that sewer and water availability is more than adequate for the proposed use, and that on the basis of geological test borings made in 1965 the development would be a severely uneconomic use for individual homes, and would not be feasible for the M.L. zoning in view of setback requirements and the topography of the area. For example, Parcel C is 174 feet wide and the code requires 100 foot setbacks in this M.L. area.

It was further testified by Mr. Smith and also by Mr. Bernard Seamans, a qualified appraiser and land planner, that all the requirements of Section 502.1 of the Zoning Regulations relating to special exceptions would be satisfactorily met by the proposed plans. The exhibits indicate that this parcel adjoins an existing shopping center on the north which in itself has been constructed on an M.L. zone, and to the east by existing zoning of R-A which has been developed as garden type apartments. It is very difficult for the Board to find any sensible use for this property other than the proposed

Greentree Realty-Shamrock Realty - #69-234-RX

development.

After hearing all the testimony in the petitioners' case, the Board adjourned the hearing for another day at which time no protestants appeared and counsel for the protestants informed the Board that a settlement had been reached by the petitioners, Baltimore County, and his clients, and that an agreement was to be signed and be recorded putting certain restrictions for a period of thirty-five years on the use of the property; whereupon the protestants called no witnesses and presented no evidence whatever to the Board.

On this set of facts, the Board finds that there have been sufficient changes in this immediate neighborhood to warrant the rezoning requested and particularly upgrading of the one parcel from M.L. to R-A, and further feels that it could find an error in the original zoning because of the topography of this tract arising from its former use as a quarry. Therefore, the requested rezoning will be granted, together with a special exception, for the construction on the property of one six story apartment building. All construction to be in conformance with agreements shown on Protestants' Exhibit B, which is a plat, revised as of December 7, 1970, showing the layout of the land with agreed restrictions indicated thereon.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 5th day of February, 1971, by the County Board of Appeals, ORDERED that the reclassification from M.L. and R-20 zones to an R-A zone petitioned for, be and the same is hereby GRANTED; and it is

FURTHER ORDERED that the special exception for one six story apartment building petitioned for, be and the same is hereby GRANTED, subject to the aforementioned restrictions; i.e., all construction is to be in conformance with agreements shown on Protestants' Exhibit B, which is a plat, revised as of December 7, 1970, showing the layout of the land with agreed restrictions indicated thereon.

Greentree Realty-Shamrock Realty - #69-234-RX

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

John A. Slowik, Chairman

W. Giles Parker

William H. Gaffney

IN THE MATTER OF:
Petition for Reclassification
and Special Exception
NE/S of York Road, 583.65' S. of
Scott Adam Road - 8th District
Greentree Realty, Incorporated
and Shamrock Realty Company,
Incorporated - Petitioners
NO. 69-234-RX (Item No. 213)

BEFORE THE
ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

APPEAL

To: John G. Rose, Zoning Commissioner of Baltimore County;

Please enter an appeal to the Board of Appeals of Baltimore County on behalf of Greentree Realty, Incorporated and Shamrock Realty Company, Incorporated, Petitioners from the order of the Deputy Zoning Commissioner of Baltimore County dated June 27, 1969 denying the reclassification and special exception requested by the Petitioners.



Ernest C. Trimble
404 Jefferson Building
Towson, Maryland 21204
Phone - 825-5512
Attorney for Petitioners

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
NE/S of York Road, 583.65' S. of
Scott Adam Road - 8th District
Greentree Realty, Incorporated
and Shamrock Realty Company,
Incorporated - Petitioners
NO. 69-234-RX (Item No. 213)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner seeks a Reclassification and Special Exception to use his property, consisting of three parcels, as a combination high-rise and garden type apartment development. The overall area consists of 9.9 acres divided as follows: Parcel A, consisting of 2 acres, presently zoned ML; Parcel B, consisting of 5.43 acres, presently zoned R-20; and Parcel C, consisting of 2.47 acres, presently zoned ML. Plans call for the construction of fifty-two high-rise units and sixty-eight garden type units.

Although the Petitioner made out a prima facie case of error and substantial change, the Deputy Zoning Commissioner must at this time deny the said Petition because he feels it to be prematurely filed. One must understand that all zoning must bear a reasonable relationship to the health, safety and welfare of the community. In this instance, the Bureau of Traffic Engineering questioned the capacity of neighboring streets to accommodate the projected traffic from the proposed development, and the Director of Planning and the Board of Education raised serious questions as to the capacity of neighboring schools to accommodate the projected influx of new students.

Without further reviewing the evidence, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27 day of June, 1969, that the above Reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a ML and R-20 zone and the Special Exception for a

high-rise apartment building, be and the same is hereby DENIED.

Ernest D. Hardisty
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 18, 1969

FROM: George E. Gavelly, Director of Planning

SUBJECT: Petition #69-234-RX, Reclassification from M.L. and R-20 to R-A, Zoning, Northeast side of York Road 583.65 feet south of Scott Adam Road, Greentree Realty, Inc., et al, Petitioners.

8th District

HEARING: Wednesday, April 30, 1969 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M.L. and R-20 to R-A, zoning together with a Special Exception for a six-story elevator apartment building. It has the following advisory comments to make regarding pertinent planning factors:

- In light of reclassification which has occurred in the area, the Planning staff would concede the present R-20 zoning on Parcel B now is inappropriate. We like the relationship of the subject tract to the shopping center in so far as apartment zoning is concerned. However, once reclassified for apartment purposes, all kinds of development options are open. Large amounts of "town house" apartments could add to the problems of school capacity in this area. We agree with the Board of Education that the elevator apartment itself would create no school problems.
- We note also the comments by traffic engineering regarding increased traffic generation. Can York Road accommodate yet additional traffic at peak hours?

GEG:ms



STA 21ST
3-2
NW-16-A
NW-16-B

#69-234-RX

05-11-71

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE, PLANNING
111 W. Chesapeake Ave.
Towson, Maryland 21204Oliver L. Myers
Chairman

MEMBERS

BUREAU OF
PLANNINGBUREAU OF
TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF
FIRE PROTECTIONDEPARTMENT OF
PUBLIC WORKSBUREAU OF
ZONING ADMINISTRATIONINDUSTRIAL
DEVELOPMENT

April 1, 1969

Ernest C. Trimble, Esq.
404 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an M-2 R20 zone to an RA zone and Special Exception for one (1) Highrise (6 story) apartment building located NE of York Rd., So. of Scott Adam Rd., No. of Davenport Dr. 8th District

Petitioner: Greentree Realty, Inc.
Committee Meeting of March 18, 1969
Item 213

Dear Sir:

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 site at the present time is improved with (two) two-story masonry dwellings approximately 40 to 50 years old in good repair. It is surrounded on the north by the Warren Lodge apartment project, on the east by Milestone Manor Apartments. On the west by the Scott-Adam Shopping Center. On the south by the Crest Contracting Company and Ramsgate subdivision. The frontage of the property along Scott Adam is presently improved with concrete curb and gutter. However, along York Road no curb and gutter exists at the present time.

BUREAU OF ENGINEERING

Highways

York Road is a State road. The entrance location and improvements along York Road will be subject to State Road Commission requirements. The entrance location on Scott Adam Road is subject to approval by the Traffic Engineer. Interior private streets must have a minimum width of 30 feet.

Storm Drains

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration

Ernest C. Trimble, Esq.
404 Jefferson Building
Towson, Maryland 21204
Item 213

April 1, 1969

Storm Drains (Continued)

of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Relocation of the existing stream and construction of the private culvert will require a detailed Drainage Study. This Drainage Study should reflect the effect of increased runoff on the downstream drainage structures.

Incorporation of the existing pond into the proposed apartment layout is subject to approval by the Health Department and the Soil Conservation Service. This pond will be considered private and both construction and maintenance will be the responsibility of the Developer. An adequate overflow drain must be provided from the pond.

A preliminary grading plan of this property must be submitted to the Soil Conservation Service for approval prior to grading of the site.

Water

Public water is available for extension to serve this site. There is an existing 30-inch main in York Road, an existing 12-inch main in Scott Adam Road, and an existing 8-inch main in Davenport Drive.

Sewer

There is an existing 18-inch interceptor which traverses a portion of this property. Sanitary sewerage is, therefore, available for extension to serve this entire site; however, a study will be required to determine the adequacy of the interceptor and also of the Texas Pumping Station to handle the additional sewage which will result from the proposed apartments.

PROJECT PLANNING DIVISION

Provisions for permanent circulation, whether public or private, must be provided between Davenport Road and Scott Adam Road.

BUREAU OF TRAFFIC ENGINEERING

Review of the subject petition indicates that the granting of this petition would increase the trip generation of this property by 600 vehicles a day. Based on the existing conditions of York Road and future traffic projections, this increased trip density is undesirable.

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Ernest C. Trimble, Esq.
404 Jefferson Building
Towson, Maryland 21204
Item 213

April 1, 1969

BUILDING ENGINEER'S OFFICE

Must have plans to show location of existing stream and meet all requirements of the Baltimore County Building Code.

HEALTH DEPARTMENT

Public water and sewers are available to the site.

Air Pollution Comments: 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.

FIRE DEPARTMENT

Owner shall be required to comply with all Fire Department regulations, when plans are submitted for approval.

BOARD OF EDUCATION

Any increase in student population in this area would only add to the already overcrowded condition of the school servicing this area. The Padonia Elementary School opened this past September and is presently approximately 40 children over capacity. Present zoning could ultimately yield approximately 5 students while a change to RA could increase this to 20 children. No noticeable increase would be realized if this area went high rise, however.

STATE ROADS COMMISSION

The frontage of the site must be curved with combination curb and gutter. The roadside face of curb is to be 31' from and parallel to the centerline of York Road.

The proposed Right of Way width for York Road is 80', 40' from the centerline.

The proposed lane, parallel to York Road must be a minimum of 100' from the proposed roadside curb in order to provide sufficient stacking of vehicles.

The plan must be revised in accordance with the foregoing comments prior to the hearing.

The entrance will be subject to State Roads Commission approval and permit.

- Page 4 -

Ernest C. Trimble, Esq.
404 Jefferson Building
Towson, Maryland 21204
Item 213

April 1, 1969

ZONING ADMINISTRATION DIVISION

The Bureau of Engineering has requested a sewer study be conducted to determine the availability of sewer to the subject site. This can be handled at the building permit stage, depending on the outcome of the hearing.

Very truly yours,

OLIVER L. MYERS, Chairman

OLMJD
Enc.Ernest C. Trimble, Esq.
404 Jefferson Building
Towson, Maryland 21204

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
day of _____, 1969

John E. Ross,
Zoning Commissioner

Petitioner: Greentree Realty, Inc.

Petitioner's Attorney: Ernest C. Trimble, Esq.
Chairman of Advisory Committee

64920

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-234-RX

District: 8th Date of Posting: 4-18-69
Posted for: Hearing, Wed. April 30, 1969, 1:00 P.M.
Petitioner: Greentree Realty, Inc.
Location of property: N.E.S. of York Road, S.E. of Scott Adam Rd.
Location of Signs: 1. on Scott Adam Rd. 2. on York Rd. 3. on York Rd. at Davenport Dr.
Remarks: M. Ross
Posted by: M. Ross Date of return: 4-18-69

TELEPHONE 823-3000 EXT. 587		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 62193 DATE: April 2, 1969	
TO: Robert E. Whitford, Taylor & Francis One Life Building, Charles Center Baltimore, Md. 21202		Zoning Dept. of Baltimore County		TOTAL AMOUNT \$153.00	
DEBIT TO ACCOUNT NO. 69-622		RETURN THIS PORTION WITH YOUR REMITTANCE		DEBIT ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	
QUANTITY	DESCRIPTION	AMOUNT			
1	Advertising and posting of property for Greentree Realty, Inc. 4-23-69	\$153.00			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

TELEPHONE 823-3000 EXT. 587		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 64609 DATE: July 8, 1969	
TO: Robert E. Whitford, Taylor & Francis One Life Building, Charles Center Baltimore, Md. 21202		Zoning Dept. of Baltimore County		TOTAL AMOUNT \$75.00	
DEBIT TO ACCOUNT NO. 69-622		RETURN THIS PORTION WITH YOUR REMITTANCE		DEBIT ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	
QUANTITY	DESCRIPTION	AMOUNT			
1	Cost of Appeal - 49-234-RX, Greentree Realty, Inc., et al	\$75.00			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

TELEPHONE 823-3000 EXT. 587		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 62133 DATE: April 7, 1969	
TO: Robert E. Whitford, Taylor & Francis One Life Building, Charles Center Baltimore, Md. 21202		Zoning Dept. of Baltimore County		TOTAL AMOUNT \$75.00	
DEBIT TO ACCOUNT NO. 69-622		RETURN THIS PORTION WITH YOUR REMITTANCE		DEBIT ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	
QUANTITY	DESCRIPTION	AMOUNT			
1	Petition for Reclassification and Special Exception for Greentree Realty and Greentree Realty, Inc. 4-23-69	\$75.00			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

34920

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-234-RX

District: 8th Date of Posting: July 17, 1969
Posted for: Hearing, Wed. July 23, 1969, 1:00 P.M.
Petitioner: Greentree Realty, Inc.
Location of property: N.E.S. of York Road, S.E. of Scott Adam Rd.
Location of Signs: 1. on Scott Adam Rd. 2. on York Rd. 3. on York Rd. at Davenport Dr.
Remarks: M. Ross
Posted by: M. Ross Date of return: July 23, 1969

TOWSON, MD. 21204 April 17, 1969

PROFILMED

By Lith Morgan

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

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

April 10, 1969

BY ORDER OF
JOHN G. ROSE
COMMISSIONER OF
SOMERSET COUNTY

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**PETITION FOR DECLASSIFICATION
AND SPECIAL EXCEPTION
FOR DISTRICT**
LOCATION: From N. L. and B-20 to
P.A. Some. Petition for Special
Exception for Elevator Apart-
ment.
LOCATION: Northeast side of York
Road 143-45 feet South of Scott
Avenue Road.
DATE & TIME: Wednesday, April 20,
1945 at 1:00 P.M.
PUBLIC HEARING: Room 103, Coun-
ty Office Building, 111 W. Cham-
berlay 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 on:

Present Zoning: M-1 and R-30
Proposed Zoning: R-4
Petition for Special Exception, for
the use of the premises as a
residential dwelling.

ALL that parcel of land in the
Eighth District of Baltimore County,
PARCEL "A",

Beginning for the south end of a plat
in the south side of Scott Adams
Road, 60 feet wide, at the distance
of 67.69 feet, as measured easterly
along the south side of said Scott
Adams Road and from the intersection
with the northeast side of York
Road, 54 feet wide, running thence
binding on the south side of said
Scott Adams Road to the intersection
of S 14° 05' 20" E - 54.90 feet and (2)
easterly, by a curve to the left with

[illegible]

PARCEL "B"

Beginning for the same at a PC distant S 18° 24' 20" N—269.31 feet from the point of beginning to Scott Adams Road, 40 feet wide, more or less; thencepointed point being at a bearing of 326.65 feet, an intersection along the centerline of Scott Adams Road from the Intersection with the northeast side of York Road 17.5 feet; thence along said road to a point being in the sixteenth line of the Baltimore County Zoning, 1971 M-2, running thence back over the same to the point of beginning and reversely on the fifth through sixth lines and reversely to the north end of the lot being described, I set out courses as follows:

S 18° 24' 20" N—15.84 feet (2)
S 77° 19' 20" W—155.52 feet (1)
N 10° 00' 00" E—15.84 feet (2)
S 20° E—35.54 feet (3) & 18° 20" E—43.09 feet (4) & 0° 00' 00" E—15.84 feet (2)
S 18° 24' 20" W—15.84 feet (2)
S 77° 19' 20" W—155.52 feet (1)
N 10° 00' 00" E—15.84 feet (2)

58.96 feet, (18) N 12° 40' 00" E - 112.31 feet, (19) N 12° 30' 00" E - 50.90 feet, and (32) N 10° 00' 00" E - 23.87 feet, thence (23) S 11° 00" E - 93.78 feet, to a point on the line of said Deveruxy Drive, thence following said Deveruxy Drive, thence blending on a part of said line and on the third and fourth lines of said zoning description, to the corner (14) S 84° 37' 00" E - 122.31 feet, more or less, (15) southeasterly by - 132 feet, more or less and (16) S 10° 40' 00" E - 121.5 feet, thence southeasterly by - 122.31 feet, more or less, to a point on the west side of Deveruxy Drive, thence by a line of said Deveruxy Drive (18) S 12° 30' 00" E - 54.51 feet, more or less, the two corners: (31) N 00° 04' 00" E - 525.00 feet, and (26) N 04° 14' W - 536.31 feet to the place of beginning.

Containing 1.60 acres of land, more or less.

[illegible]

SPECIAL DESCRIPTION
Beginning for the same of
the creek, at the mouth of
Road, 50 feet wide, at the dis-
tance of 457.50 feet, a measured
along the south side of said
Road from front of said
the western side of
Road, 50 feet wide, crossing
blending on the north side of
South Action Road, the dis-
tance of 147.50 feet to the
easterly, by a curve to the left
a radius of 150.00 feet, the dis-
tance of 125.64 feet, to a point in
the south line of the
Tracing Description, No. 4071
therein blending southerly on
of said station line (1) S
2° E 368.31 feet to the
south line (1) S 24° 34' 30"
E (5) S 60° 46' 30" W
feet and (5) N 84° 37' 30" W
feet, more or less, to the
line of said

[illegible]

TOWSON, MD. APR 10 1969 19

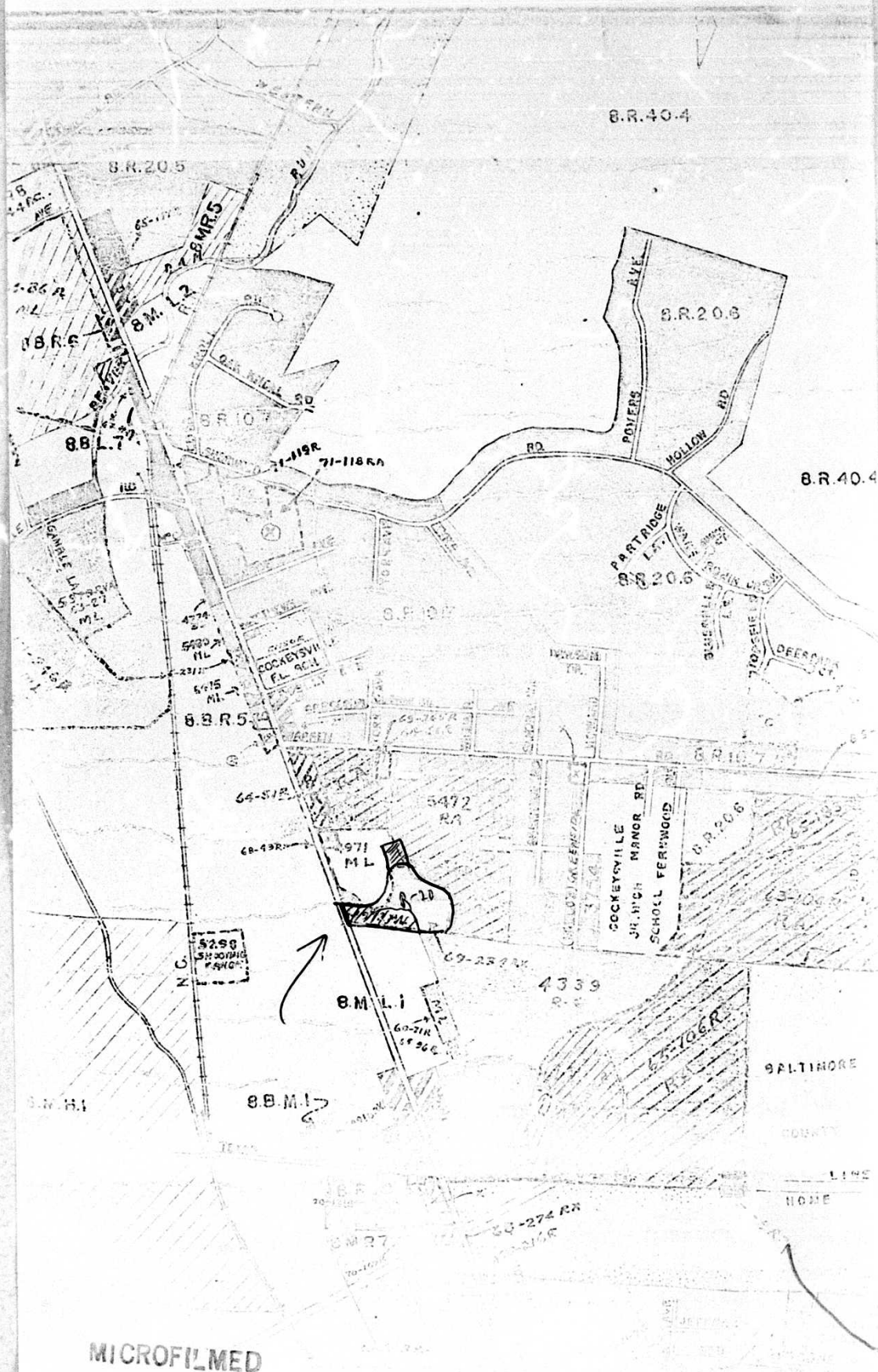
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 30th day of April 1949, the last publication appearing on the 10th day of April 1949.

THE JEFFERSONIAN.

H. Frank Strickland
Manager.

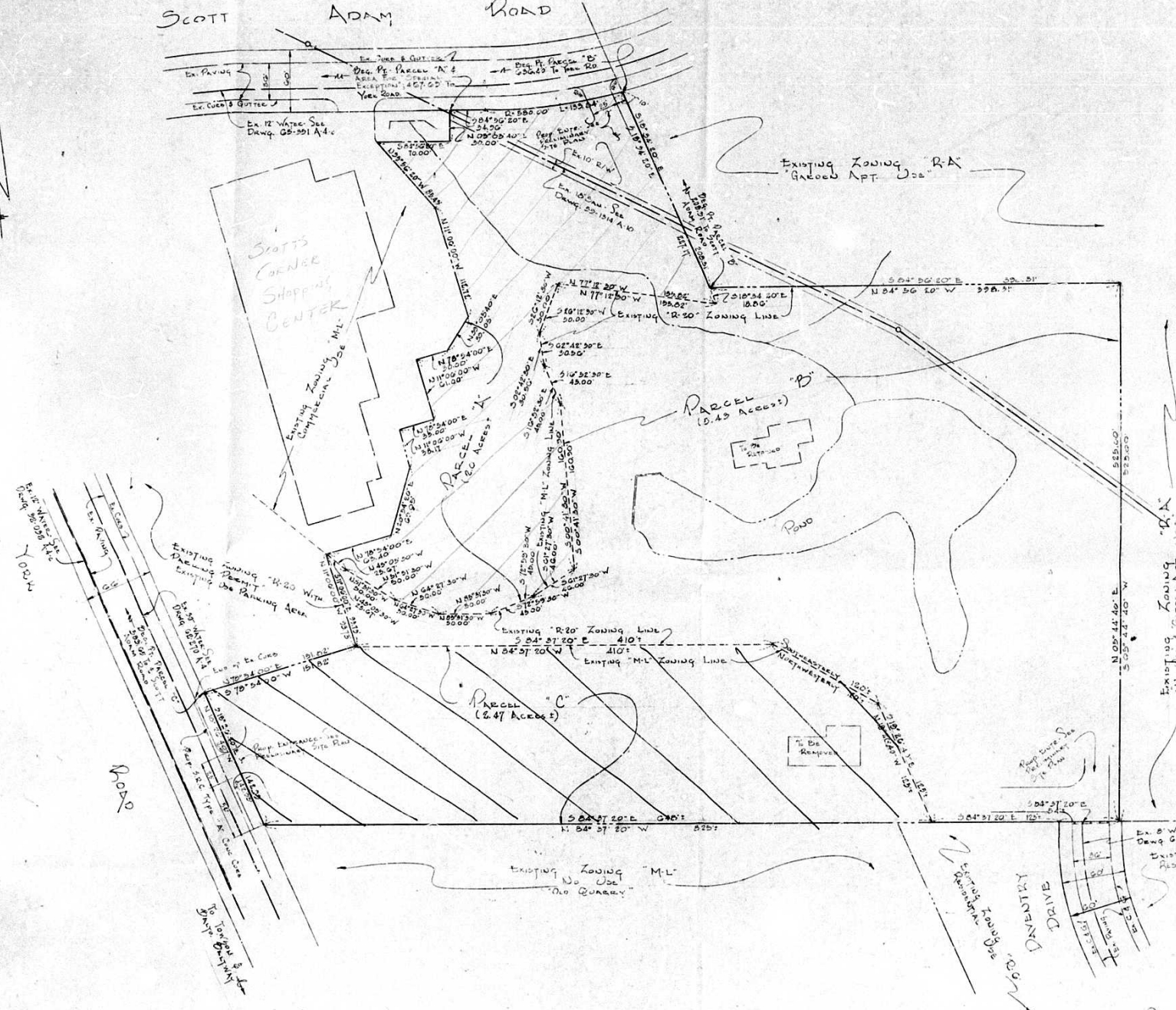
Cost of Advertisement, \$.....

MICROFILMED



SCOTT ADAM ROAD

PETITIONERS EXHIBIT No. 1



LOCATION PLAN
Scale: 1"=500'

GENERAL NOTES

1. Total Area of Property Equals 3.90 Acres
2. Existing Zoning of Property "ML" & "R-20"
3. Existing Use of Property "Residential" & "No Use"
4. Proposed Zoning of Property "RA With Special Exception"
5. Proposed Use of Property "High-Rise Apartment Use"
6. Density Calculations:
 - A. Gross Area of Tract Equals 3.90 Acres
 - B. Net Area of Tract Equals 3.90 Acres
 - C. Total Number of Apartment Units Allowed Equals 100
 - D. Total Number of Units Proposed Equals 100
 - E. Gross Density Equals 25.64
 - F. Net Density Equals 25.64
7. Off-Street Parking:
 - A. Proposed Parking Equals 100 Units
 - B. Proposed Parking Equals 100 Units
8. Existing House Shall Be Retained
9. Existing House Shall Be Retained For Use As Community Center
10. See Preliminary Site Plan Accompanying This Petition For Proposed Development of the Site

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION & SPECIAL EXCEPTION OF PROPERTY
VICINITY
SCOTT ADAM ROAD & YORK ROAD
ELECTION DISTRICT 8 BALTIMORE COUNTY, MD.
SCALE 1"=50'

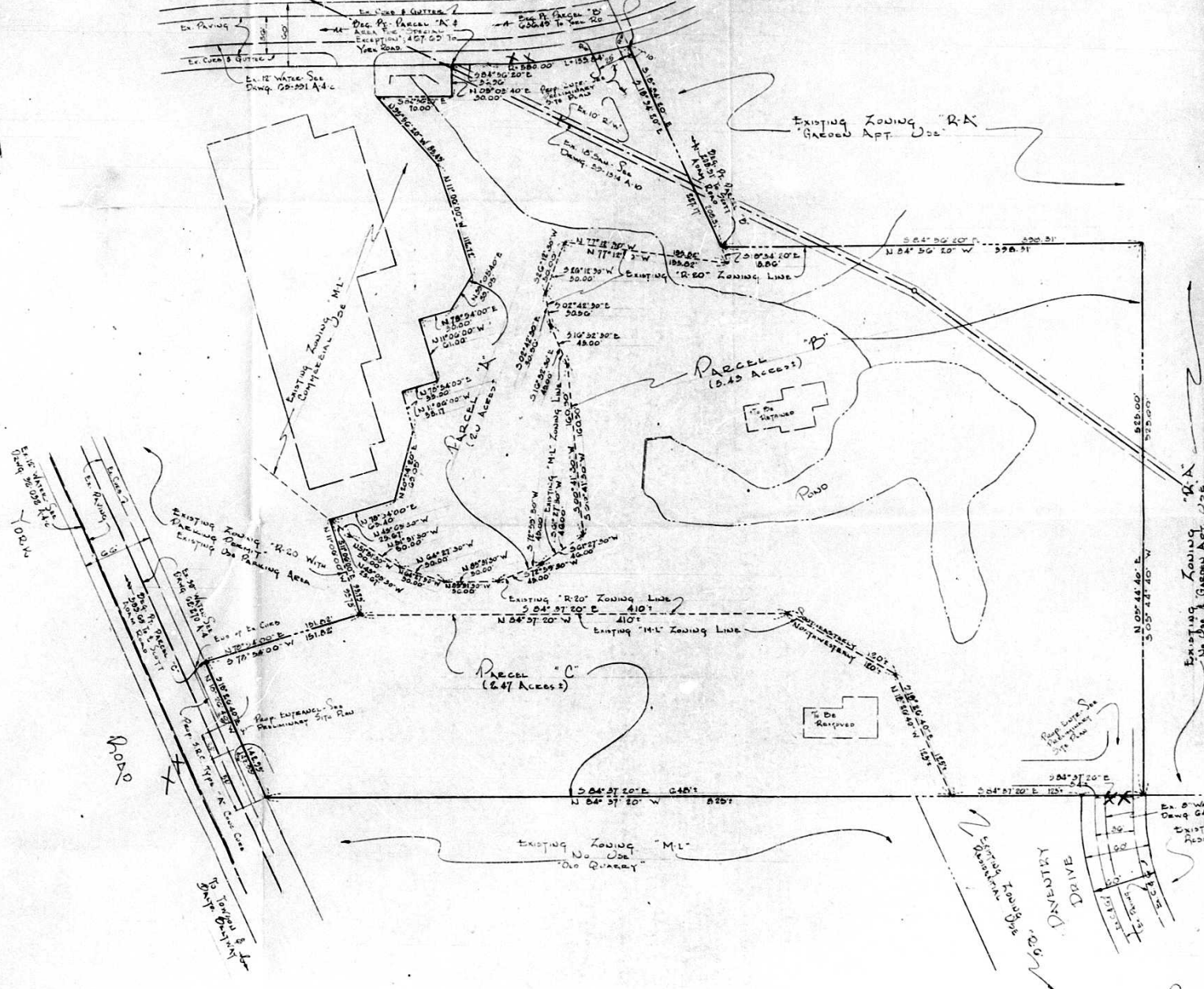


PLATT, CHILDS & ASSOCIATES
2010 DINGWELL STREET, SUITE 200
BALTIMORE, MARYLAND 21204
P.L.D. P.L.



05-11-71

SCOTT ADAM ROAD



LOCATION PLAN
SCALE: 1"=500'

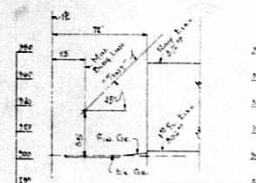
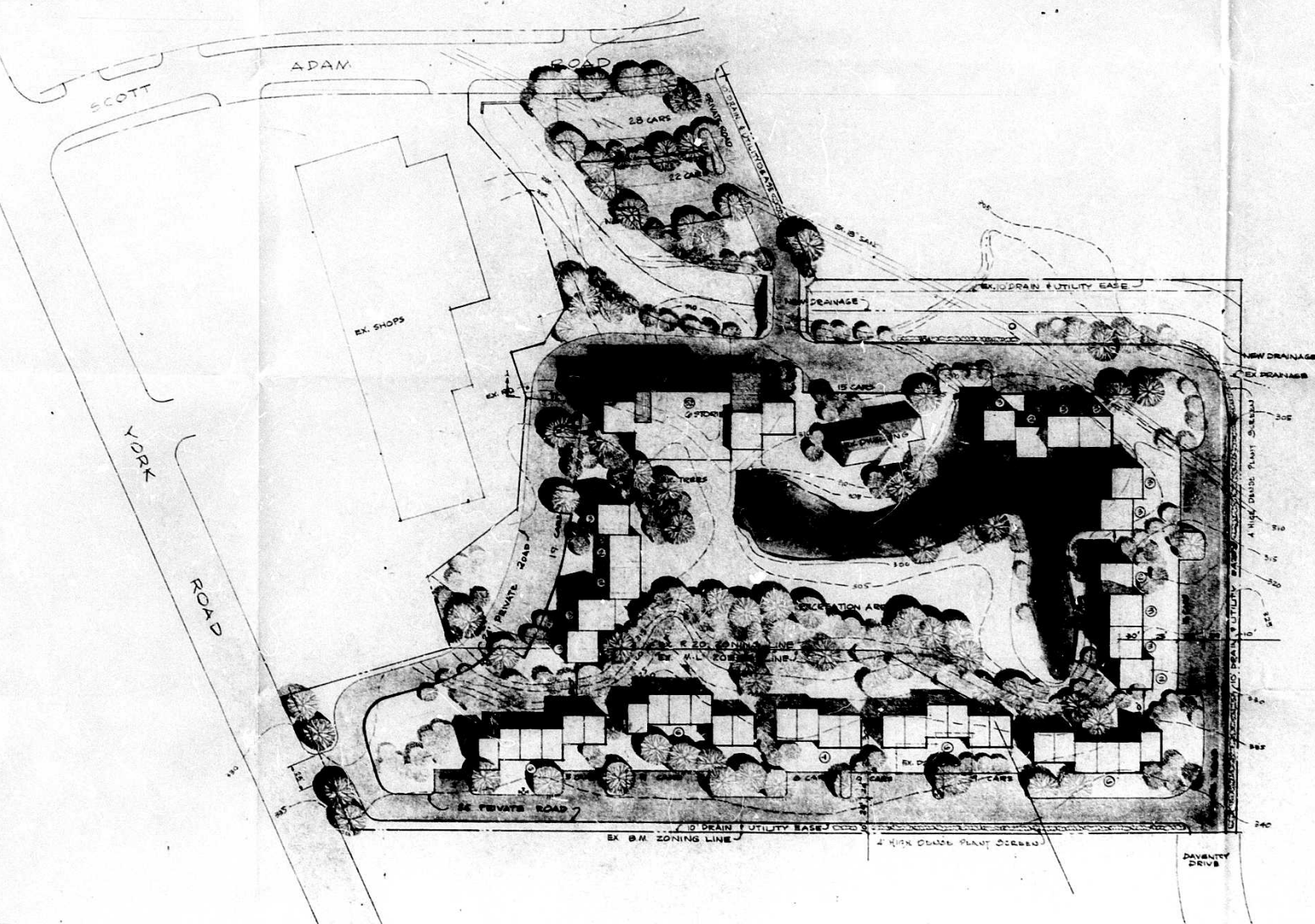
GENERAL NOTES

1. TOTAL AREA OF PROPERTY EQUALS 5.30 ACRES
2. EXISTING ZONING OF PROPERTY "M-L" & "R-20"
3. EXISTING USE OF PROPERTY "RESIDENTIAL" & "NO USE"
4. PROPOSED ZONING OF PROPERTY "RA" WITH SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY "HIGH-RISE APARTMENT USE"
6. DENSITY CALCULATIONS:
 - A. GROSS AREA OF TRACT EQUALS 1011 ACRES
 - B. NET AREA OF TRACT EQUALS 5.30 ACRES
 - C. TOTAL NUMBER OF APARTMENT UNITS ALLOWED EQUALS 120
 - D. TOTAL NUMBER OF UNITS PROPOSED EQUALS 150
 - E. GROSS DENSITY EQUALS 11.77
 - F. NET DENSITY EQUALS 15.12
7. OFF-STREET PARKING
 - A. REQUIRED PARKING EQUALS 150 UNITS
 - B. PROPOSED PARKING EQUALS 150 UNITS
8. EXISTING LAKE SHALL BE RETAINED
9. EXISTING HOUSE SHALL BE RETAINED FOR USE AS COMMUNITY CENTER
10. SEE PRELIMINARY SITE PLAN ACCOMPANYING THIS PETITION FOR PROPOSED DEVELOPMENT OF THE SITE

MAP
#8
SEC. 13-D
NW-16-A
NW-16-B
1RA
"X"

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION & SPECIAL EXCEPTION OF PROPERTY
VICINITY
SCOTT ADAM ROAD & YORK ROAD
ELECTION DISTRICT 5 BALTIMORE COUNTY, MD.
SCALE 1"=50'
FEB 28, 1960





SECTION A-A
Scale: 1" = 10'

#69-234RX
MAP
#8
SEC. 3-D
NW-16-A
NW-16-B
RA
1" X 11"

PRELIMINARY SITE PLAN OF SCOTTS CORNER RESIDENTIAL DEVELOPMENT

1" = 50'
SCALE

PLANNERS INC.
424 16TH ST. N.W., WASH. D.C.

69-182 12-5-62 10F2
JOB NO. DATE DWG