

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, Jerome S. Cardin, Robert Merrick and Jack Baylin, /a Painters Mill Joint Venture 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-16 and R-40 zone to WESTERN AREA SEC. 2-C NW-11-1 NW-10-1 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 re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

PAINTERS MILL JOINT VENTURE

BY: Jerome S. Cardin
Legal Owner
Jerome S. Cardin
Address

BY: Robert Merrick, Jr.
Legal Owner
Robert Merrick, Jr.
Address

BY: W. Lee Harris
Baltimore's Attorney
308 W. Joppa Road
Towson, Maryland 21204

BY: Paul Maclean
20311 Chesapeake Ave.
1/204 Protestants Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of May, 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 104, County Office Building in Towson, Baltimore County, on the 16th day of July, 1969, at 2:00 o'clock

John G. Rose
Zoning Commissioner of Baltimore County.

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301/822-0900

DESCRIPTION

247 ACRE PARCEL, SOUTH SIDE OF DOLFIELD ROAD AND NORTH SIDE OF RED RUN, WEST OF PAINTERS MILL ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR R-A ZONING

PARCEL "B"

Beginning for the same at a point in the center of Dolfield Road at the distance of 1700 feet, more or less, as measured southwestwardly along the center of said Dolfield Road from its intersection with the center of South Dolfield Road, running thence and binding on the center of said Dolfield Road, (1) S 68° 23' 50" W - 1093 feet, more or less, thence leaving said Dolfield Road and running eight courses, (2) S 02° 34' 00" E - 572 feet, more or less, (3) S 57° 47' 00" W - 461 feet, more or less, (4) S 02° 00' 00" W - 197 feet, more or less, (5) S 40° 06' 00" W - 152 feet, more or less, (6) S 20° 05' 00" E - 103 feet, more or less, (7) S 29° 33' 00" W - 60 feet, more or less, (8) S 64° 18' 00" W - 415 feet, more or less, and (9) S 86° 51' 00" W - 90 feet, more or less, to the center of Red Run and to intersect the first line of the Baltimore County Zoning Description 4-R-10-6, thence binding on the center of said Red Run and reversely on said first line, (10) Southwestwardly - 170 feet, more or less, thence two courses

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RE: PETITION FOR RECLASSIFICATION
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 70 14 R

ORDER

Pursuant to the advertising, posting of the property and hearing on the above Petition and it appearing that there have been substantial changes in conditions in the immediate neighborhood of the subject property; the Petitioner having demonstrated that there are or will be adequate public utilities to service the proposed development which is abutted on two sides by an ML zone and an RA zone, the subject petition being an extension of an existing RA zone:

It is ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of January, 1973, that the reclassification of a portion of said property should be granted from R-10 and R-15 zones to an RA zone, said reclassification being limited, however, to the 158.60 acres parcel shown on a plat prepared by Matz, Childs & Associates, dated November 10, 1969, and a description of the same date, both of which are attached hereto, and intended to be fully incorporated herein as a part hereof and the reclassification of said parcel of land hereby is granted, from and after the date of this Order and subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning. The balance of said 290 acres parcel requested for reclassification is hereby denied, it being the action of the Zoning Commissioner that Public Utilities and road improvements would be overtaxed by the development of the entire tract in RA zoning.

John G. Rose
John G. Rose, Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE 1/12/73

BY J.C. Harris

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301/822-0900

DESCRIPTION

158.60 ACRE PARCEL, MEADOW ROAD, WEST OF PAINTERS MILL ROAD, SECOND AND FOURTH ELECTION DISTRICTS, BALTIMORE COUNTY, MARYLAND.

This Description is for R-A Zoning

Beginning for the same at the point of intersection of the center line of Painters Mill Road and the center line of Meadow Road, said beginning point being at the end of the sixth line of the Baltimore County Zoning Description ML-67-226-R, running thence binding on the center line of said Meadow Road, (1) S 87° 17' 15" W 521.4 feet, more or less, thence (2) S 02° 28' 00" E 11.5 feet, more or less, to the south side of said Meadow Road, thence binding thereon two courses: (3) S 03° 03' 00" W 275.7 feet, more or less, and (4) S 84° 33' 00" W 681.0 feet, more or less, thence fourteen courses: (5) S 20° 52' 00" E 85.6 feet, more or less, (6) S 36° 55' 00" W 251.9 feet, more or less, (7) S 00° 33' 00" W 59.2 feet, more or less, (8) S 14° 00' 00" W 266.0 feet, more or less, (9) N 85° 01' 10" W 60.5 feet, more or less, (10) S 80° 23' 00" W 1652.0 feet, more or less, (11) N 86° 26' 28" W 352.0 feet, more or less, (12) N 03° 24' 10" W 1286.0 feet, more or less, (13) N 11° 05' 00" E 466.3 feet, more or less, (14) northeasterly, by a curve to the right with the radius of 700.0 feet, the distance of 791.7 feet, more or less, (15) northeasterly,

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by a curve to the left with the radius of 1200.00 feet, the distance of 880.8 feet, more or less, (16) N 33° 50' 00" E 185.0 feet, more or less, (17) N 86° 50' 54" E 75.0 feet, more or less, and (18) N 82° 20' 54" E 926.5 feet, more or less, thence reversely along the lines of the aforementioned zoning description six courses: (19) S 25° 04' 48" E 573.5 feet, more or less, (20) S 16° 00' 00" E 290.0 feet, more or less, (21) S 09° 11' 37" E 835.0 feet, more or less, (22) N 80° 48' 23" E 467.0 feet, more or less, (23) S 56° 57' 40" E 339.4 feet, more or less, and (24) S 20° 00' E 388.0 feet, more or less, to the place of beginning.

Containing 158.60 acres of land, more or less.

JGW:mpl

J.O. #64239

November 10, 1969

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301/822-0900

DESCRIPTION

247 ACRE PARCEL, SOUTH SIDE OF DOLFIELD ROAD AND NORTH SIDE OF RED RUN, WEST OF PAINTERS MILL ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR R-A ZONING

PARCEL "B"

Beginning for the same at a point in the center of Dolfield Road at the distance of 1700 feet, more or less, as measured southwestwardly along the center of said Dolfield Road from its intersection with the center of South Dolfield Road, running thence and binding on the center of said Dolfield Road, (1) S 68° 23' 50" W - 1093 feet, more or less, thence leaving said Dolfield Road and running eight courses, (2) S 02° 34' 00" E - 572 feet, more or less, (3) S 57° 47' 00" W - 461 feet, more or less, (4) S 02° 00' 00" W - 197 feet, more or less, (5) S 40° 06' 00" W - 152 feet, more or less, (6) S 20° 05' 00" E - 103 feet, more or less, (7) S 29° 33' 00" W - 60 feet, more or less, (8) S 64° 18' 00" W - 415 feet, more or less, and (9) S 86° 51' 00" W - 90 feet, more or less, to the center of Red Run and to intersect the first line of the Baltimore County Zoning Description 4-R-10-6, thence binding on the center of said Red Run and reversely on said first line, (10) Southwestwardly - 170 feet, more or less, thence two courses

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(11) S 36° 13' 00" W - 110 feet, more or less, and (12) S 52° 11' 00" W - 95 feet, more or less, to the center of said Red Run and said first line thence binding thereon (13) Southwestwardly - 400 feet, more or less, thence three courses, (14) S 00° 35' 00" E - 110 feet, more or less, (15) S 25° 00' 00" E - 91 feet, more or less and (16) S 42° 14' 00" E - 170 feet, more or less, to center of said Red Run and said first line, thence binding thereon (17) Southeasterly - 340 feet, more or less, thence leaving said Red Run and running eight courses, (18) N 76° 48' 30" E - 210 feet, more or less, (19) S 19° 56' 10" E - 126 feet, more or less, (20) S 28° 54' 00" E - 137 feet, more or less, (21) S 30° 54' 00" E - 220 feet, more or less, (22) S 46° 18' 00" E - 355 feet, more or less, (23) N 85° 17' 50" E - 720 feet, more or less, (24) S 03° 24' 10" E - 704 feet, more or less and (25) S 03° 24' 10" E - 245 feet, more or less to the center of said Red Run and said first line, thence binding thereon (26) Northeasterly - 4200 feet, more or less, to intersect the eighth line of the Baltimore County Zoning Description, ML-67-226-R, thence binding on said zoning description, five courses (27) N 56° 57' 40" W - 230 feet, more or less, (28) S 80° 48' 23" W - 467 feet, more or less, (29) N 09° 11' 37" W - 835 feet, more or less, (30) N 16° 00' 00" W - 290 feet, more or less, and (31) N 25° 04' 48" W - 373 feet, more or less, thence leaving said zoning description and running four courses: (32) S 82° 20' 54" W - 930 feet, more or less, (33) S 86° 50' 54" W - 581 feet, more or less, (34) N 07° 07' 00" W - 1410 feet, more or less, and (35) N 04° 50' 18" W - 639 feet, more or less, to the place of beginning.

Containing 247 acres of land, more or less.

PPK:mpl

J.O. #64239

7/9/69

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301/822-0900

DESCRIPTION

43 ACRE PARCEL, PART OF THE LAND OF PAINTERS MILL VENTURE, MEADOW ROAD, WEST OF PAINTERS MILL ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR R-A ZONING

PARCEL "A"

Beginning for the same at the point of intersection of the centerline of Painters Mill Road and the centerline of Meadow Road, said beginning point being at the end of the sixth line of the Baltimore County Zoning Description, ML 67-225 R, running thence and binding on the centerline of said Meadow Road, (1) Westerly - 521 feet, more or less, thence, (2) S 02° 28' 00" E - 12 feet, more or less, to the south side of said Meadow Road, thence binding thereon two courses, (3) S 87° 03' 00" W - 280 feet, more or less, and (4) S 84° 33' 00" W - 681 feet, more or less, thence leaving said Meadow Road and running eight courses (5) S 20° 52' 00" E - 86 feet, more or less, (6) S 36° 55' 00" W - 292 feet, more or less, (7) S 00° 33' 00" W - 59 feet, more or less, (8) S 14° 00' 00" W - 266 feet, more or less, (9) N 85° 01' 10" W - 60 feet, more or less, (10) S 80° 23' 00" W - 1652 feet, more or less, (11) Westerly - 350 feet, more or less and (12) N 03° 24' 10" W - 340 feet, more or less, to the center of Red Run and to intersect the second line of

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the Baltimore County Zoning Description, 2-R-40-1, thence binding on the center of said Red Run and on said second line, (13) Northeasterly - 4200 feet, more or less to intersect the eighth line of the first mentioned zoning description thence binding reversely on a part of said eighth line and reversely on the seventh line of said Zoning Description, two courses, (14) S 56° 57' 40" E - 110 feet, more or less, and (15) S 30° 20' 00" E - 388 feet, more or less, to the place of beginning.

Containing 43 acres of land, more or less.

PPK:mpl

J.O. #64239

July 23, 1968



MAY 02 1972

RE: PETITION FOR RECLASSIFICATION
from R-10 and R-40 to R.A.
S/S of Dalfield Road 1700 feet W. of
South Dalfield Road
2nd District
Jack Baylin, et al
Painters Mill Joint Venture
Petitioners-Appellants
Zoning File No. 70-14-R

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW

Misc. Docket No. 9
Folio No. 44
File No. 4533

CERTIFICATE OF NOTICE

Mr. Clerks

Pursuant to the provisions of Rule 1101-8(4) of the Maryland Rules of Procedure, John A. Slawik, William S. Baldwin and W. Giles Parker, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the appeal to the representative of every party to the proceeding before it; namely, W. Lee Harrison, Esq., 306 W. Joppa Road, Towson, Maryland, 21204, Attorney for the Petitioners, and Paul Martin, Esq., 203 W. Chesapeake Avenue, Towson, Maryland, 21204, and M's Anne Kay Kramer, 10 Light Street, Baltimore, Maryland, 21202, Attorneys for the Protestants, a copy of which Notice is attached hereto and pray that it may be made a part thereof.

Muriel E. Buddemeier
County Board of Appeals of Baltimore County
County Office Building, Towson, Md. 21204
Telephone - 494-3180

I HEREBY CERTIFY that a copy of the foregoing Certificate of Notice has been mailed to W. Lee Harrison, Esq., 306 W. Joppa Road, Towson, Maryland, 21204, Attorney for the Petitioners, and Paul Martin, Esq., 203 W. Chesapeake Avenue, Towson,

Jack Baylin, et al - #70-14-R

2.

Maryland, 21204, and M's Anne Kay Kramer, 10 Light Street, Baltimore, Maryland, 21202, Attorneys for the Protestants, on this 27th day of August, 1970.

Muriel E. Buddemeier
County Board of Appeals of Baltimore County

RE: PETITION FOR RECLASSIFICATION
from R-10 and R-40 zones to
an R-A zone
S/S of Dalfield Road 1700' W. of
South Dalfield Road,
2nd District
Jack Baylin, et al -
Painters Mill Joint Venture,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 70-14-R

OPINION

This case involves a petition requesting the reclassification of a 290 acre tract of land from R-40 and R-10 classifications to an R-A (Residential Apartments) classification. The property is situated on Dalfield Road, in the Second Election District of Baltimore County, and lies roughly south of Dalfield Road, and north and northwest of Painters Mill Road. The property has been divided into two parcels. Parcel A consists of 43 acres and is a request for a reclassification from R-40 to R-A. This portion of the property is situated in that zoning map known as "Western Area, 2-C," which was adopted by Baltimore County in November, 1962. Parcel B consists of 247 acres and is that portion of land lying roughly north of Red Run, and the request is to reclassify it from R-10 to R-A. The subject 290 acre tract is part of a larger parcel of land comprising approximately 530 acres, in the same ownership as the subject tract. The Zoning Commissioner granted the requested reclassification on 158.6 acres and denied the reclassification on the balance of the 290 acre tract (Petitioners' Exhibit #3 shows the portion of the property granted by the Zoning Commissioner outlined in red), and nearby residents appealed to the Board from the decision of the Zoning Commissioner.

The zoning and land uses surrounding the property are as follows: To the east, toward the proposed location of the Northwest Expressway, there is a 123 acre tract of M.L.L. land which is presently undeveloped; to the northeast there is a 115 acre tract of land zoned R-A which is also presently undeveloped; to the north, across Dalfield Road, is zoned R-40 and is basically rural in character, as is the property to the west and south of the subject tract. To the east and northeast, between the Reisterstown Road and the proposed route of the Northwest Expressway, the majority of the property is zoned M.L.L., and is developed as the Painter, Mill Industrial Park.

Jack Baylin, et al - #70-14-R

2.

Edward Echeverria, a qualified land planner and consultant, testified that he had prepared Petitioners' Exhibit #2, which shows the proposed development of the subject property at a density much lower than allowed by the Baltimore County Regulations.

An expert realtor, testifying on behalf of the petitioners, testified to three major zoning changes in the immediate area: The reclassification of a 122 acre tract immediately to the east of the subject property, Case #67-22-R, which was granted in 1967 and is in the same ownership as the tract that is the subject of this petition; Case #63-76-R, the property of Property Investors, Inc., a reclassification from R-10 to R-A zone of a 115 acre tract of land northeast of the subject property. Neither of these properties have yet been developed and at present are still farms. The remaining reclassification testified to was Case #4875, a reclassification of a large tract of land to M.L.L. lying between the Reisterstown Road and the proposed Northwest Expressway route, and is presently apparently part of the Painters Mill Industrial Park. This property is completely separated from the subject property by the two intervening parcels mentioned as Case #63-76-R and #67-22-R. He also testified that Dalfield Road is extremely narrow from the existing Industrial Park to the subject property, a distance of some 2,500 to 3,000 feet.

Leonard M. Gloss, an engineering witness testifying on behalf of the petitioners, stated there had been numerous changes in the water and sewerage systems serving the immediate area since 1957, and that a new 42 inch water main is now being designed for McDonough Road, and that any water pressure problems in the area in the past should be solved this summer by the construction of new mains completed in the summer of 1969. He testified that he had studied the site only for the 158 acre portion of the property that had been granted by the Zoning Commissioner, and did not study it with regard to the entire 290 acre request for reclassification. He did state that if the entire 290 acres is reclassified, that the resulting sewerage flow would exceed the capacity of the system.

A traffic engineer, appearing for the petitioners, testified that in his opinion no congestion would be caused by the reclassification. However, he based his opinion on two premises: #1 - 200 units per year maximum construction; #2 - A density of less than 8 units per acre, while the Baltimore County Regulations permit a density in

Jack Baylin, et al - #70-14-R

3.

garden apartments of 16 units per acre. If the petition were granted, the Board cannot restrict the petitioners to a density less than that allowable under the Regulations. He also stated that even if construction progresses at the rate of 200 units per year, the capacity of Painters Mill Road will be reached in three years, and this opinion did not take into consideration the vacant 115 acre R-A tract adjacent to the subject property on the northeast.

The protestants, residents of the nearby area, opposed the petition on several grounds. One protestant, Michael Friedman, who resides nearby and can view the property from his home gave five reasons for his objections:

1. A zoning change of this magnitude would constitute a drastic and major change in the character of the neighborhood
2. The concentration of apartments granted by the reclassification of the subject tract and the presently zoned 115 acre tract adjacent to it would create an imbalance of population in the area
3. That in view of the fact that the 115 acre parcel northeast of the subject property has been zoned since 1962 and no development has taken place, he felt that there is no need for additional apartments in the area
4. That the existing roads will not carry the additional traffic generated by the apartments without creating undue congestion
5. That the construction of the apartments would overcrowd the schools in the area which are now at capacity.

He stressed his feeling that he is not opposed to growth in the area, but that the growth should be a controlled growth.

Eugene Clifford, Traffic Engineer for Baltimore County, testified that in his opinion the construction of apartments here would cause congestion in the roads serving the proposed project. Thomas Keane, Chief of the Bureau of Transportation Planning, with the Maryland State Roads Commission, testified that the alignment of the Northwest Expressway is fairly firm, and that construction should be under way by 1974, however, he stated that he could not project any completion date as there are too many variables involved.

Jack Baylin, et al - #70-14-R

4.

Other neighborhood residents generally felt that the proposal would cause traffic conditions and overcrowd the roads, and would allow growth of the area of an unpredicted rate. One protestant, as noted in the Minority Opinion in this case, expressed the somewhat novel objection that there are not sufficient hospital facilities in the area to serve the existing population without the construction of any apartments.

George E. Gavrelis, Director of Planning for Baltimore County, summoned by the protestants, stated in his comments generally that in the Staff's opinion the petition is premature. The Staff foresees growth in the area commencing by 1980, but there is presently a lack of adequate accessibility to Reisterstown Road; that the Reisterstown Road is overloaded, and that the Northwest Expressway is not currently programmed for construction in this area until 1974, with completion sometime thereafter. Mr. Gavrelis also stated that the Staff felt that the petition is premature since there are no new elementary, junior, or senior high schools programmed by the County for construction in this area through 1975.

His comments are best summed up by paragraph 2 which states:

"The Guidelines have predicted growth for this general area. More detailed Sector plans have not yet assigned new densities to the area and have not identified a complete pattern of public services here. No programming of those facilities has been established. Additional growth, therefore, should not be allowed at this time."

Mr. Gavrelis was also fearful that the development of the land would take place more rapidly than the tentative 200 units per year construction schedule proposed by the petitioner.

The majority of the Board feels that without question the petition, at this time, is premature, especially in view of the fact that the Planning Staff now has under consideration a completely new comprehensive planning map for the area to be adopted by the Planning Board on December 1, 1970, and submitted to the Baltimore County Council for the adoption of the official map by March of 1971. The subject property, situated in what is now basically a rural area without adequate facilities existing or planning in the immediate future to serve a 2,500 unit apartment development (only considering the 158

Jack Baylin, et al - #70-14-R

5.

acre tract granted by the Zoning Commissioner), is a classic example of a zoning request that should be accomplished by the adoption of a new comprehensive map by the County Council, rather than by the individual petition method.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 4th day of August, 1970, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

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. Slawik

William S. Baldwin

RE: PETITION FOR RECLASSIFICATION
from R-10 and R-40 zones to
R.A. zone
S/S of Dalfield Road 1700 feet W. of
South Dalfield Road
2nd District
Jack Baylin, et al
Painters Mill Joint Venture
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 70-14-R

DISSENTING OPINION

This case involves a tract of land of approximately 290 acres for rezoning from R-10 and R-40 to R.A. (apartment zoning), located in the Owings Mill area north of Painters Mill Road and south of Dalfield Road, and generally southwest from the proposed route of the new Northwest Expressway, in the Second and Third Districts of Baltimore County.

The Zoning Commissioner granted the rezoning for an 158.60 acre parcel and denied rezoning on the balance of 290 acres. The proposed development appears on Petitioners' Exhibit No. 3, which also delineates the area on which zoning was granted and the area on which zoning was denied. To the northeast of this tract is a large tract of property previously rezoned by petition, and which is under different ownership from the subject property. To the east of the subject property is a tract of land zoned M.L.L., which is under the ownership of the Petitioners in this case.

This Board's hearing was de novo and involved the entire tract of 290 acres. Neither the subject property nor the adjoining properties mentioned above have been developed in any manner, and remain to this day as vacant land. The major part of the tract was zoned by the map adopted in January of 1957, and a small portion of it by a map adopted in November of 1962. The present owners assembled this land by purchase of individual tracts and have owned the property since 1964-65.

At this point I feel it is extremely important to point out that on the Preliminary Guide Plan Map put out by the Office of Planning and Zoning of Baltimore County in 1969 for the development of Baltimore County to 1980, this tract is included within a large area designated by a square marked with a white "S", and described as "Commercial Sector Center, large multi-purpose center serving more than one town".

and it was undoubtedly with full knowledge of this that the present owners have applied for rezoning in connection with their plans for development, prepared by competent engineers and site planners (Petitioners' Exhibit No. 3), which shows area set aside for schools, recreational uses, etc., and would indicate that eventually the land under the same ownership and presently zoned M.L. would be used for service commercial purposes to provide necessary facilities for the apartment development on this tract and on other tracts in the same area, which would be a component part of the Commercial Sector Center as planned and projected by the assiduous and dedicated Planning Department of Baltimore County, and no doubt approved by the Planning Board in 1969.

The Protestants' case was presented very ably by counsel and consisted of the testimony of residents of the area, who in effect oppose any use of this property whatsoever and would prefer to have it left vacant. Their motives, if not their reasons, are very understandable in that they all feared that development of a large number of apartments on this tract would considerably upset the traffic patterns in this neighborhood, which undoubtedly it would if the roads remain in their present condition forever. They are further very perturbed by the very possible overcrowding of the schools in the area. Testimony indicated that the schools in this vicinity are just about as crowded as other schools in Baltimore County at this time, and there is no question that if the proposed development occurs, there will be the necessity for increased school facilities in the area. The witnesses on behalf of the Protestants included one resident who stated that there was no need for apartment zoning, and felt that it would cause an extreme over-concentration of population in the area, in addition to his complaints about the possible creation of traffic congestion.

There was submitted as Protestants' Exhibit "C" the Baltimore County Office of Planning tabulation of population in 1970, with projection for the future, particularly with respect to the table after page 17 in this book, which shows the annual population estimated by census tract areas and election districts, which reflect a large growth in population and in population density which Baltimore County has undergone over

the last ten years, and will undergo in the future, whether the present residents or members of the Board like it or not.

The expert testimony presented by the Protestants included that of Mr. William Nick Petrovich, who is with the County Board of Education Planning Office, who testified as to the school situation in the area, and stated that the County's program for secondary schools' building was based on growth projection, which in turn was based on current zoning, and that it normally takes from three to five years from planning to site acquisition to the construction of schools, all of which is probably quite correct and no different from the continuing problems which the Baltimore County Department of Education has to cope with everywhere in the County, and will continue to have to cope with in the future.

The other witnesses for the Protestants were officers or members of local P.T.A.'s or local associations, the thrust of whose testimony was that they wanted no change whatever in the neighborhood and would like to have it remain vacant and unused in its present condition, except for one witness, Mrs. Louis H. Tankin, who raised the novel objection that her husband being a doctor, they were exposed to any expansion of population because there was a lack of health care in the area, and that the local hospitals were overtaxed.

The Protestants also summoned Mr. Thomas Keane, the Chief of the Bureau of Transportation Planning of the State Roads Commission, who gave them no comfort because his testimony indicated that the State Roads Commission has purchased various tracts for the right of way for the Northwest Expressway that is in the plans for 1971-75, and that monies are available and that construction is programmed for 1974 (Protestants' Exhibit "D" - "State Highway Improvement Program, Fiscal Years 1971-75").

On the other hand, the Petitioners presented weighty testimony in behalf of their proposal. Mr. Robert G. Merrick, Jr. testified on behalf of Alexander Brown & Sons, who are partners in the joint venture, to the effect of their ownership of the property, as outlined above, and as to its present zoning and the ownership of the adjoining land. He stated unequivocally that it would take four to five years for preliminary

planning and engineering to be done before any construction was started, at which time they expected to build about four hundred apartment units per year, and that they had no specific plan at this time for the development of any other property in this area not included in this petition.

Dr. Edward Echeverria, a thoroughly qualified land planner associated with the firm of "Pannens, Inc.", planners, architects and engineers, whose qualifications appear in the record, stated that this was an ideal location for what he described as a "planned unit development", which is exactly in line with the recommendations made by the Baltimore County Office of Planning and Zoning on their Guide Plan for this area. He stated that he had studied this tract, assisted in the preparation of plat plan, and in his opinion would not even consider development as R-10 and R-40 because of the location of pipe lines; the location of the Northwest Expressway; present and planned road patterns; the proximity of M.L. zoning, and other C.A. zoning, and many other reasons which appear in the record, most of which were primarily economic reasons, but very compelling.

In addition to this witness, the Petitioners presented a plethora of qualified engineers, who testified as to the availability of utilities, the preparation of the site plan, the special attention to the availability of water and sewer facilities in connection with the 158.60 acres for which rezoning was granted by the Zoning Commissioner.

It was further testified by Mr. Leonard M. Glas, one of the engineers, that there have been vast and extensive changes in both water and sewer facilities since 1957 when the zoning map was adopted, and a qualified traffic and highways engineer testified that the changes in road patterns in the area were sufficient to warrant reclassification, and that there would be no problem with the proposed plans insofar as their effect on water and sewer capacity were concerned. Without going further into the engineering testimony, I may say that I am thoroughly satisfied that no problems will arise in connection with these matters, and that the present condition of the neighborhood represents a vast change from what existed at the time of the map adoption.

It was further testified by a qualified realtor and appraiser that there had

been a number of zoning changes in the area, almost all of which had been within a short distance of the subject property. (See Petitioners' Exhibit No. 8). This witness further described the property and submitted photographs (Petitioners' Exhibit No. 7), and stated that in his opinion there had been sufficient changes in the character of the area to warrant reclassification. Further, that there is a vast need for rental units in this area which did not exist, or at least were not recognized at the time this case was adopted.

Mr. George E. Gavrelis, the Director of Planning and Zoning for Baltimore County, did not testify at the original hearing because he was not available, but did testify at a later date. He stated that his office, in 1969, had made comments to the effect that present conditions would not warrant the construction of 4600 apartments, and that this might fill up an elementary school and make significant contribution to other schools, and since his office had made no programming of such facilities, additional growth should not be allowed at this time. After making this completely bold and inadequate statement (he had not heard any previous testimony in the case), he went on to say that these comments were made in 1969, and thereafter the Planning Staff and the Planning Board looked more closely at the area and recommended that a small portion of the subject property be rezoned R.A., amounting to about fifty acres adjacent to the M.L. land, which appears graphically on the Protestants' Exhibit "E", which he stated was proposed by the Planning Board because it was adjacent to the area now zoned M.L., and which the Planning Board thought would be the subject of future commercial growth. No reason was stated as to why only this small triangular section and not the balance of the Petitioners' land was recommended for R.A. zoning. It appears to me that if they had any sufficient reason for this recommendation, it should have included more than the small segment recommended for rezoning by them, which, as Exhibit "E" will show, has no access to any road and would have very little practical use, if any, except as a part of the M.L. area, for which it is not zoned.

Mr. Gavrelis, in his testimony, conceded that the Guide Plan referred to above showed this area for a Commercial Sector Center, but stated that the Planning Board had not caught up with itself and had made no specific plans for this type of development.

He did say, however, that it was the intention of the Planning Board to recommend the conversion of industrial zoning to commercial zoning, that it should round that out with some apartment zoning." His objections to this petition apparently are based on what would occur immediately to the property if apartment units were to spring up like mushrooms, which they are not going to do, and I, for one, have no intention of doubting the veracity of Mr. Merrick, who testified that it would be four or five years before they started building apartment units at the rate of four or five hundred a year. In any event, his testimony was contradicted by anything in this case. Further, in Mr. Gavrelis' testimony, he stated that in the long run he did agree with Dr. Echeverria's opinion, which was stated to him in a question, and said:

"A We, in the Office of Planning and Zoning, as certainly is alluded to in our comments, which I read at the outset of my testimony, see in the longer run greater development here, and whether Mr. Echeverria's concept of the town is the same as ours, I don't know, because I didn't hear his testimony, but in the longer run we do see development at a greater scale and on a town scale occurring in this general vicinity, so maybe we have a match with him, or not.

"Our concept, actually, our point, however, is that though certainly 1973 or 1976 we don't see the county facilities capable of being programmed to serve the resultant population, and in relation thereto we regard this petition premature."

This certainly indicates, together with his other testimony, that his only objection to the granting of this petition would be that it might be premature, even though he believes that in the long run his plans would be substantially similar to those of the Petitioners.

This seems to me typical of planners who are not investing vast sums of their own money in preliminary planning and engineering for development, as the Petitioners will be forced to do, without any assurance of obtaining the necessary zoning if they go ahead with their present plans unzoned.

Mr. Gavrelis' further testimony was to the effect that:

"Q When we develop a new town today, we are starting from scratch, are we not, where facilities are all proposed preceding the development of that town? Isn't that correct?"

"A Or occur as development takes place. I don't know that anyone can ever have all of the facilities there before you

start to build the housing, but certainly those facilities ought to be there as the housing gets built and people move in."

It is obvious, and certainly should be known to Mr. Gavrelis, that no building permits for anything will be issued in Baltimore County unless proper provision has been made for proper facilities and utilities. I find, as a matter of fact, that all the objections to this petition are based on present conditions when, in fact, the entire petition involves serious and extensive planning for the future, of which this Board must consider itself a part if it is to properly serve the people of Baltimore County. Therefore, I am in favor of affirming the Order of the Zoning Commissioner and allowing the reclassification of the 158.60 acre parcel for future development, as I definitely feel that to do otherwise under the evidence in this case would be arbitrary and capricious.

W. Giles Parrott

Dated:

August 4, 1970

RE: PETITION FOR RECLASSIFICATION FROM R-10 AND R-40 ZONES TO AN R-A ZONE, 5/5 OF DOLFIELD ROAD, 1700 FEET WEST OF S. DOLFIELD ROAD, JACK BAYLIN, ET AL PETITIONERS

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 70-14-R

ORDER FOR APPEAL

Please enter an appeal to the County Zoning Appeals Board to the Order of the Zoning Commissioner of Baltimore County dated January 2, 1970.

Paul Martin
203 W. Chesapeake Avenue
Towson, Maryland 21204
825-6900

Attorney for

Michael S. Friedman & Elaine R. Friedman, his wife

Edward Hibline & Mary Hibline, his wife

Robert E. Dames & Janet K. Damesyn, his wife

Robert C. Rogers & Mary Rogers, his wife

Louis H. Tankin & Ruth E. Tankin, his wife

Stanley C. Miles & Dorothy M. Miles, his wife

John C. Crooks & Marjorie L. Crooks, his wife

Daniel F. Beck & Mary Jane Beck, his wife

Robert E. Turner & Susan O'Dell Turner, his wife

Herman B. Frank & Jane S. Frank, his wife

E. Early Childs & Margaret B. Childs, his wife

PROTESTANTS

I HEREBY CERTIFY that on this 10th day of January, 1970 a copy of the foregoing Order for Appeal was mailed to W. Lee Harrison, Esquire, 306 West Joppa Road, Towson, Maryland 21204, attorney for Petitioners.

Paul Martin



Oliver L. Myers

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

May 28, 1968

RE: Type of Hearings: Reclassification from an R-10 and R-40 zone to an RA zone
Location: Meadow Rd. W. of Painters Mill Road
2nd District
Petitioner: Jack Baylin, et al
Committee Meeting of October 29, 1968
Item 105

Dear Sirs:

The following is addendum to Zoning Advisory Committee comments of November 15, 1968 under the above referenced subject:

ZONING ADMINISTRATION DIVISION: This office has transmitted the sewer and water study to Bureau of Engineering, and they have informed this office they will make no comment.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 15, 1968

COUNTY OFFICE BUILDING
111 E. CALVERT AVENUE
TOWSON, MARYLAND 21204

JAMES E. DYER
Chairman

MEMBERS

BUREAU OF
ENGINEERING

BUREAU OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
AIR POLLUTION

HEALTH DEPARTMENT

PROJECT PLANNING

SCHOOL DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

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

RE: Type of Hearings: Reclassification from an R-10 and R-40 zone to an RA zone
Location: Meadow Rd. W. of Painters Mill Road
District: 2nd
Petitioner: Jack Baylin, et al
Committee Meeting of October 29th, 1968
Item 105

Dear Sirs:

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

BUREAU OF ENGINEERING:

Water - Existing 20" water in Painters Mill Road
Sewer - A 36" sanitary sewer exists adjacent to Gwynns Falls. An extension of approximately 2700' would be necessary to bring sewer to the site.

It appears that this property lies outside the Metropolitan District. An extension of the District Area must, therefore, be made before utilities can be provided to the site.

The developer must submit studies to determine the adequacy of the existing utilities to serve the proposed apartments. These studies must be reviewed prior to the Zoning Hearing.

Road - The road pattern on the cross-section shown appear to be adequate.

BUREAU OF TRAFFIC ENGINEERING:

The proposed site constitutes approximately 43 acres of R-40 land - 247 acres of R-10. This has an ultimate traffic generation of 7800 vehicles a day. As RA with 4500 units the subject site will generate approximately 24,000 trips per day. In addition, other existing RA zoned lands along Dolfield Rd. would generate approximately 20,000 trips per day. The existing RA zone would generate 10,000 trips per day, or 75,000 trips per day if built as a shopping center allowed in an RA zone, assuming the RA is to be developed as industrial and that the subject zoning would be granted. The RA land and the RA would generate 85,000 trips

M. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
RE: Jack Baylin, et al
Item 105

November 15, 1968

BUREAU OF TRAFFIC ENGINEERING (Continued)
per day. Proposed improvements to Painters Mill Road and Dolfield Road, plus the interchange of Painters Mill Road and the Northwest Expressway cannot handle this type of traffic volume.

PROJECT PLANNING DIVISION:

Subject to Bureau of Traffic Engineering comments, traffic circulation planned seems to work. With the exception of the dog leas on the 40 ft. road lying between the proposed open land and ML land, the plan proposes two school sites but does not exempt them from the zoning reclassification. Neither site provides an area equal to the minimum desirable standards of Baltimore County Board of Education.

BOARD OF EDUCATION:

At the present time we oppose the petition for rezoning because we feel it to be premature.

The Gwynns Falls Elementary School services this area and currently has an enrollment of 788 students with a capacity of 940. An addition to the school for some 180 students is to be added in the 1969-1970 year. We are currently using the old Pikeville Elementary School as an annex to handle some of the overflow.

Using the yield factors from a previous study of this area we estimate that the present zoning would ultimately yield 388 students. Our studies show that if the allowed 4,640 garden type units are erected the resulting student population would be 1,320. If the units were of the townhouse type the student yield would be 3,100.

INDUSTRIAL DEVELOPMENT COMMISSION:

We have reviewed the subject petition and offer the following:

The Industrial Development Commission feels that before any action is taken on this petition the adequacy of the utilities in the area should be reviewed.

If the change of zoning on this acreage (290 acres, more or less) from R-10 and R-40 to RA, in any way overtaxes the sewer and water facilities which may have an adverse effect on the development of the industrially zoned land created by the zoning map dated January 10, 1957, this office suggests that the present zoning remain unchanged.

STATE ROADS COMMISSION:

A large portion of the traffic generated by the proposed apartments will utilize already congested Beltsville Road. The additional traffic could overtax Beltsville Road.

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M. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
RE: Jack Baylin, et al
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November 15, 1968

FIRE PREVENTION:

Approved type hydrants and water mains shall be installed in accordance with a Baltimore County Standards Design Manual 1954 edition, and Fire Bureau requirements for apartment developments. The site plans will be required to show water mains, location of hydrants, which are to serve this site. Also, on site hydrants and water mains will be required.

All private drives leading to parking areas must be a 30 ft. minimum width so as to move emergency equipment through.

HEALTH DEPARTMENT:

If the existing water and sewer lines are adequate to serve this site, this office has no comment.

ZONING ADMINISTRATION DIVISION:

Any further processing of the subject petition will be withheld until such time as the comments by the Bureau of Engineering and the Fire Bureau have been complied with.

Very truly yours,

James E. Dyer, Chairman

JED:JD

LSC



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1050 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

April 1, 1969

Baltimore County
Zoning Advisory Committee
Baltimore County Office Building
Towson, Maryland 21204

Re: Tract in Vicinity of Northwest Expressway,
Dolfield Road, and Painters Mill Road
J.O. 64239

Gentlemen:

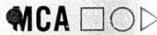
This letter report concerns an investigation of the adequacy of existing water and sewerage facilities to accommodate the needs of the referenced tract of land proposed for rezoning to RA, as shown on the plat dated August 29, 1968.

The proposed use of this tract of approximately 290 acres is for 2,178 apartment units, as shown on the plat, which will result in an estimated population of 6,314 persons. On a gross population density basis, this amounts to 22.5 persons per acre.

WATER FACILITIES

Existing water facilities in the immediate vicinity of the tract are a 20-inch main in Painters Mill Road and a 12-inch main in Dolfield Road. These mains, which would provide water service to the tract, are a part of the Pikeville Fourth Zone water distribution system served by the Pikeville Reservoir and pumping station. Of the immediate improvements now under way for the Pikeville Fourth Zone, the 42-inch main in McDonough Road from Risterstown Road to Lyons Mill Road scheduled for completion within a year is very important in that it will provide adequate supply to the existing 20-inch main in Painters Mill Road serving the referenced tract. The program of immediate and future improvements for the Pikeville Fourth Zone, as outlined by the Analysis Office of Baltimore County in the report dated March 1966, if followed, will result in adequate service to the Zone as demands increase.

Water Supply • Sewerage • Drainage • Highways • Structures • Development • Planning • Reports



MATZ, CHILDS & ASSOCIATES, INC.

Baltimore County

Page 2

April 1, 1969

As a guide in developing water demands, the Residential Water-Use Study by the Johns Hopkins University has been used. This study, which included part of the Baltimore area, represents some of the best work available for developing residential water demands.

It has been determined that the tract, when fully developed for the proposed apartment use, will require during the average day of demand 0.6 million gallons per day (MGD) which will increase to 2.15 MGD during the peak hour or greatest demand condition. This peak hour demand is approximately 55 percent greater than the corresponding demand of 1.38 MGD determined if the existing residential use were to be made of the tract. (Refer to attached computation sheet 3).

Relating the 2.15 MGD peak hour demand to the 6.4 MGD capacity of the existing nearly 20-inch main (determined on attached computation sheet 4) reveals that 34 percent of the available capacity would be required during the ultimate peak hour. It is pointed out that the rate at which the use of the existing capacity cited above will be made is dependent upon the rate of apartment development in the tract; for example, only 17 percent of the available capacity during the peak hour will be used when half the apartment development is realized.

On the basis of the required water demands in relation to the available capacity discussed above, and with the immediate and future improvements planned for the Pikeville Fourth Zone, it is considered that the required supply of water to the tract with its proposed apartment use will present no problems.

SEWERAGE FACILITIES

The existing Gwynns Falls Interceptor located east of the tract would provide service to the tract.

In determining the adequacy of the Gwynns Falls Interceptor to receive sewage flows from the proposed apartment development in the tract, the general approach followed was predicated on the fact that the sewage flow at any one point in an interceptor serving a drainage area is a function of the time it takes for the generated sewage flows in the various parts of the drainage area to reach the particular point in question. This "time-flow" approach differs from conventional sewer design procedure which assumes that all the sewage originating above a particular point is concentrated at that point with no regard for time required for sewage flows from the various parts of the drainage area to reach that point.



MATZ, CHILDS & ASSOCIATES, INC.

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The "time-flow" analysis which is reflected in the attached computation sheets 8 through 14 was made in an attempt to ascertain how much capacity would be available in the Interceptor at the proposed point of discharge, which is point G as shown on attached sheet 9. This analysis was made for the critical or ultimate peak sewage flow condition when the least capacity will be available in the Interceptor. For purposes of this analysis, the parts of the Gwynns Falls drainage area above the proposed point of discharge which will be contributing the ultimate peak sewage flow increments, have been considered to be the sub-drainage areas used in the design of the Interceptor, as also shown on attached sheet 9. From each sub-drainage area, the ultimate peak sewage flows have been determined as shown on attached computation sheet 9 based upon acreages, projected ultimate population densities, projected ultimate population figures, and infiltration values used for the design of the Interceptor which was constructed in the late 1950's. Admittedly, the projected ultimate population densities used for the design of the Interceptor may have changed since the late 1950's due to different development patterns thereby altering the ultimate design flows now expected; however, the densities used for the Interceptor design are the latest which are readily available and, therefore, have been used in this analysis. It has been assumed in this analysis that the ultimate peak or slug sewage flow from each sub-drainage area will enter the Interceptor at the points indicated on attached sheet 9, and that each entry will occur simultaneously over a 15 minute period. By use of the contract drawings for the Interceptor, the distance each of these slugs traveled down the Interceptor from its point of entry in the 15 minute period was determined, and is shown graphically on sheet 14. This graphical representation shows that for this analysis, at point G, the proposed point of discharge, only 5.5 MGD of the 18.6 MGD capacity would be utilized, thereby leaving an excess capacity of 13.1 MGD.

In this analysis, the maximum population density of 8 persons per acre considered for sub-drainage area G, which contains the subject tract, and considering the population factor of 0.55 used by the County and shown on the contract drawings, amounts to 4.4 persons per acre which is approximately 1/5 of the ultimate population density of 22.5 persons per acre proposed in the tract (8 persons/acre x 0.55 factor = 4.4 persons/acre = 1/5). This indicates that in the analysis approximately 1/5 of the ultimate peak sewage flow of 2.0 MGD (determined on attached computation sheet 9), or 0.4 MGD, from the proposed development in the tract was accounted for, or that 4/5 of 2.0 MGD or 1.6 MGD was not accounted for in this analysis. In other words, for the total 290 acres, a population of 1280 persons was previously allowed and the new zoning requested would add 1.60 MGD to the Interceptor.



MATZ, CHILDS & ASSOCIATES, INC.

Baltimore County

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With a discharge of 5.5 MGD plus the unaccounted for or added discharge of 1.6 MGD, only 38 percent of the capacity would be used based upon this analysis (5.5 MGD + 1.6 MGD = 7.1 MGD). Consequently, under this analysis, all the peak sewage flow generated by the proposed apartment development of the tract could be accommodated by the Interceptor at the proposed point of discharge.

The "time-flow" analysis described above has served to indicate, considering how generated sewage actually flows in the Interceptor, that capacity should be available in the Interceptor to accommodate sewage flows from the proposed apartment development of the tract.

Sewerage service to the tract would be provided by a sewer extending from the Interceptor along Red Run to approximately the north-west corner of the tract.

Very truly yours,

MATZ, CHILDS & ASSOCIATES, INC.

Lester Matz, P.E., President

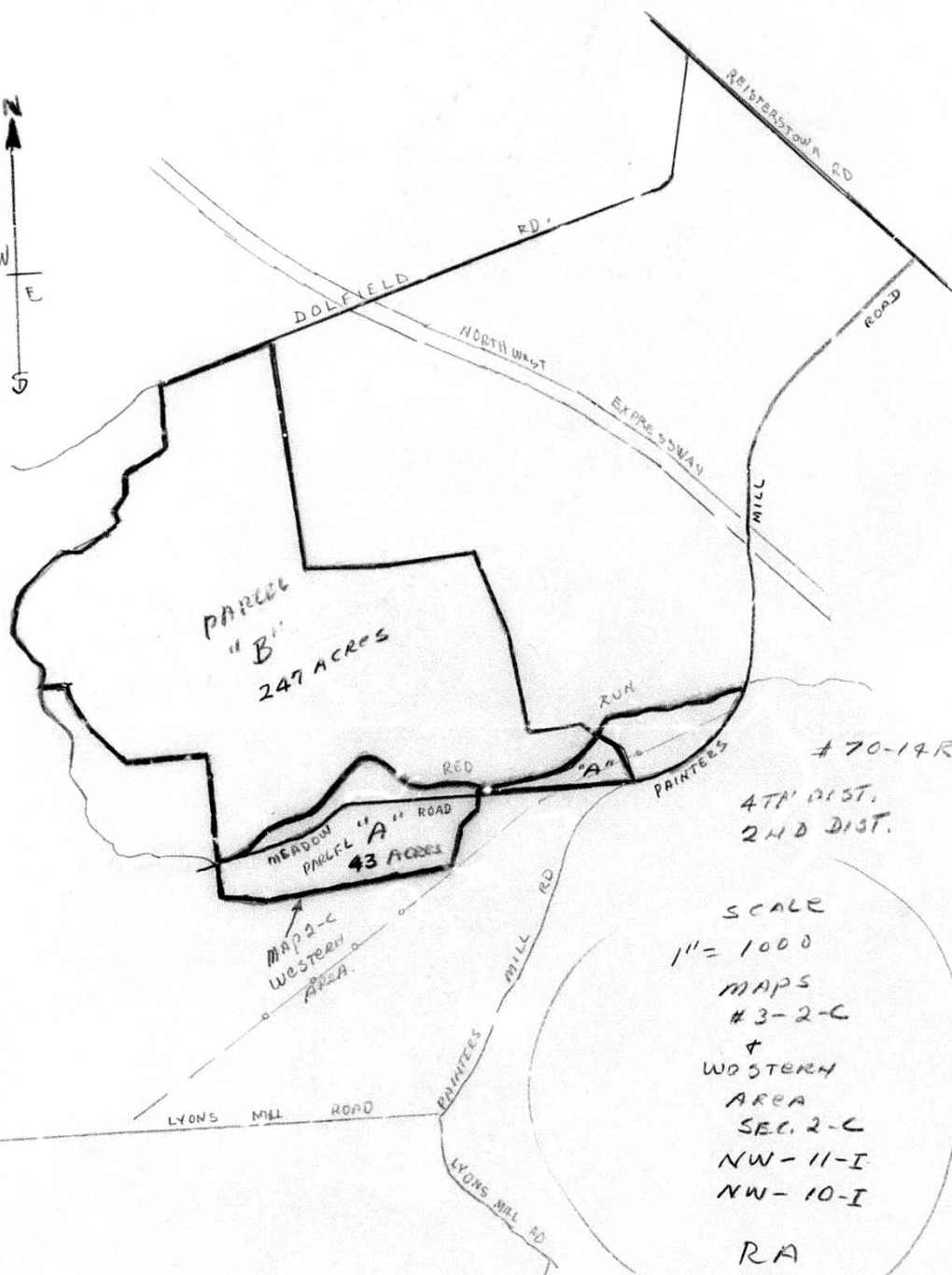
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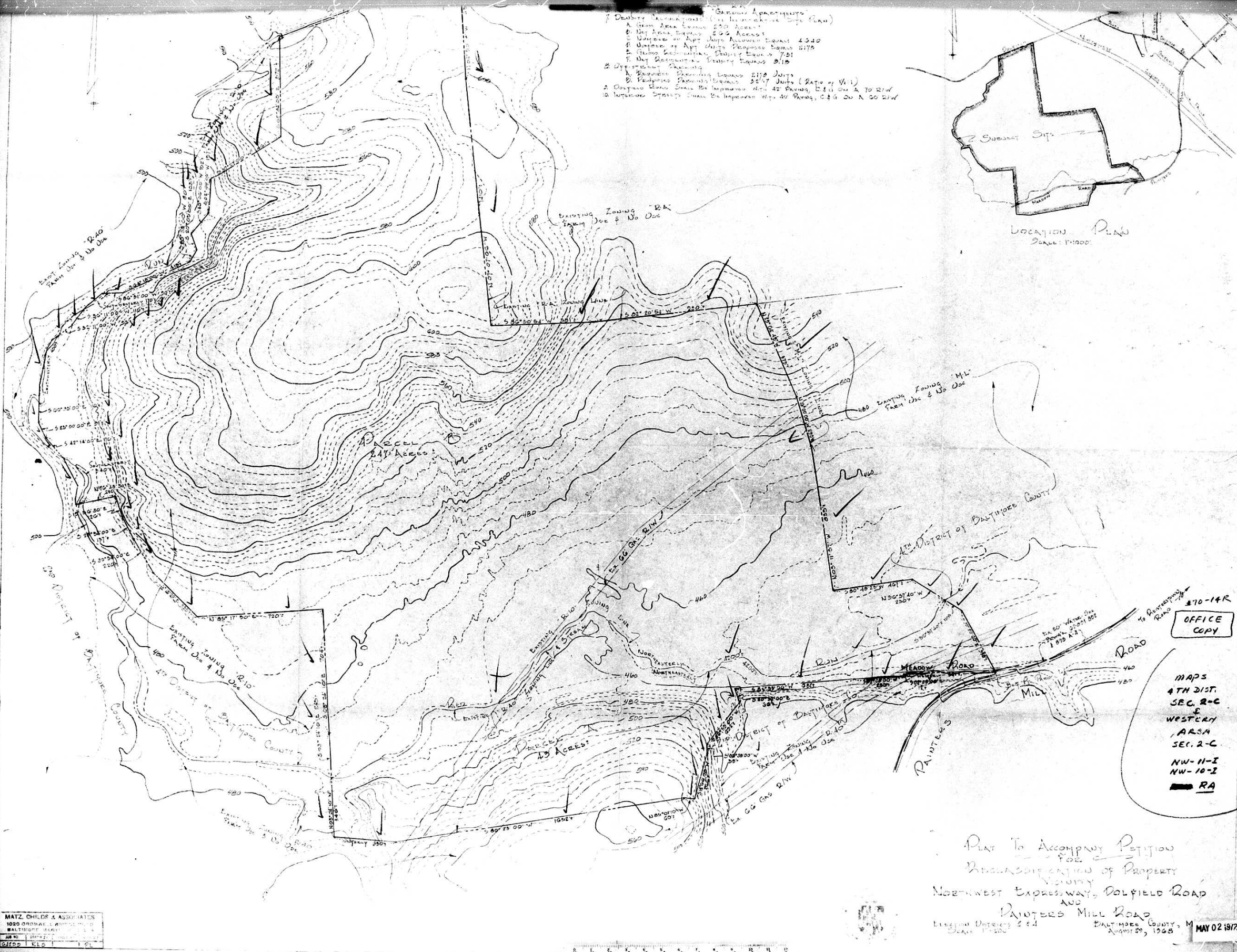
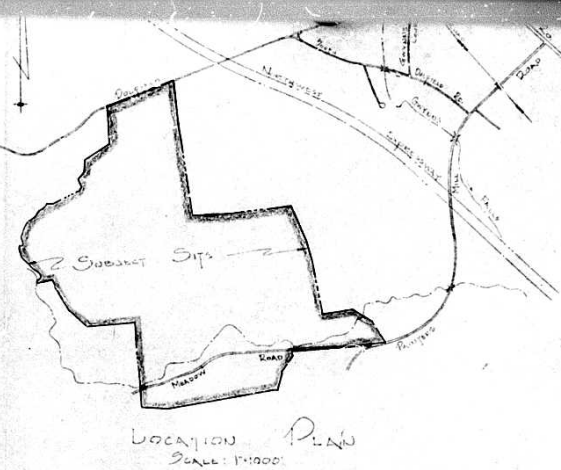
CC: W. Lee Harrison, Esq.

CC: Mr. Jack Baylin

CC: Mr. Jerome Gardin

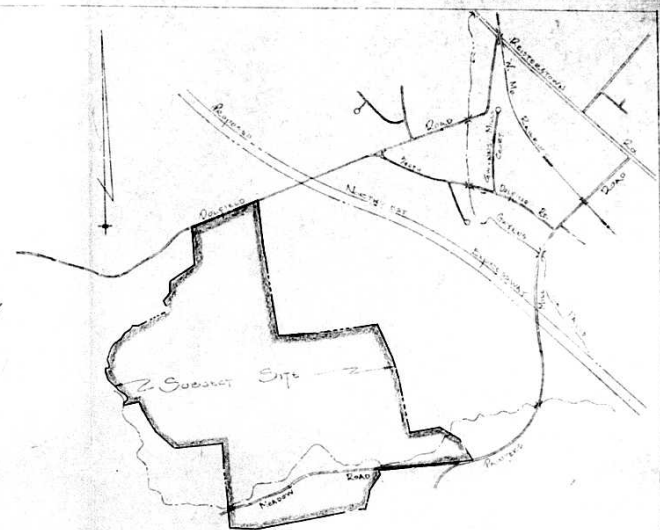


7. Density Recommendations (See Interim Site Plan)
- Open Area: 250 Acres
 - High Density: 500 Acres
 - Medium Density: 400 Acres
 - Low Density: 300 Acres
 - Very Low Density: 200 Acres
 - Very High Density: 100 Acres
 - Very Low Density: 50 Acres
 - Very High Density: 25 Acres
8. Distribution of Density
- High Density: 250 Acres
 - Medium Density: 400 Acres
 - Low Density: 300 Acres
 - Very Low Density: 200 Acres
 - Very High Density: 100 Acres
 - Very Low Density: 50 Acres
 - Very High Density: 25 Acres
9. Density Recommendations (Ratio of V/L)
- High Density: 250 Acres
 - Medium Density: 400 Acres
 - Low Density: 300 Acres
 - Very Low Density: 200 Acres
 - Very High Density: 100 Acres
 - Very Low Density: 50 Acres
 - Very High Density: 25 Acres
10. Density Recommendations (Ratio of V/L)
- High Density: 250 Acres
 - Medium Density: 400 Acres
 - Low Density: 300 Acres
 - Very Low Density: 200 Acres
 - Very High Density: 100 Acres
 - Very Low Density: 50 Acres
 - Very High Density: 25 Acres

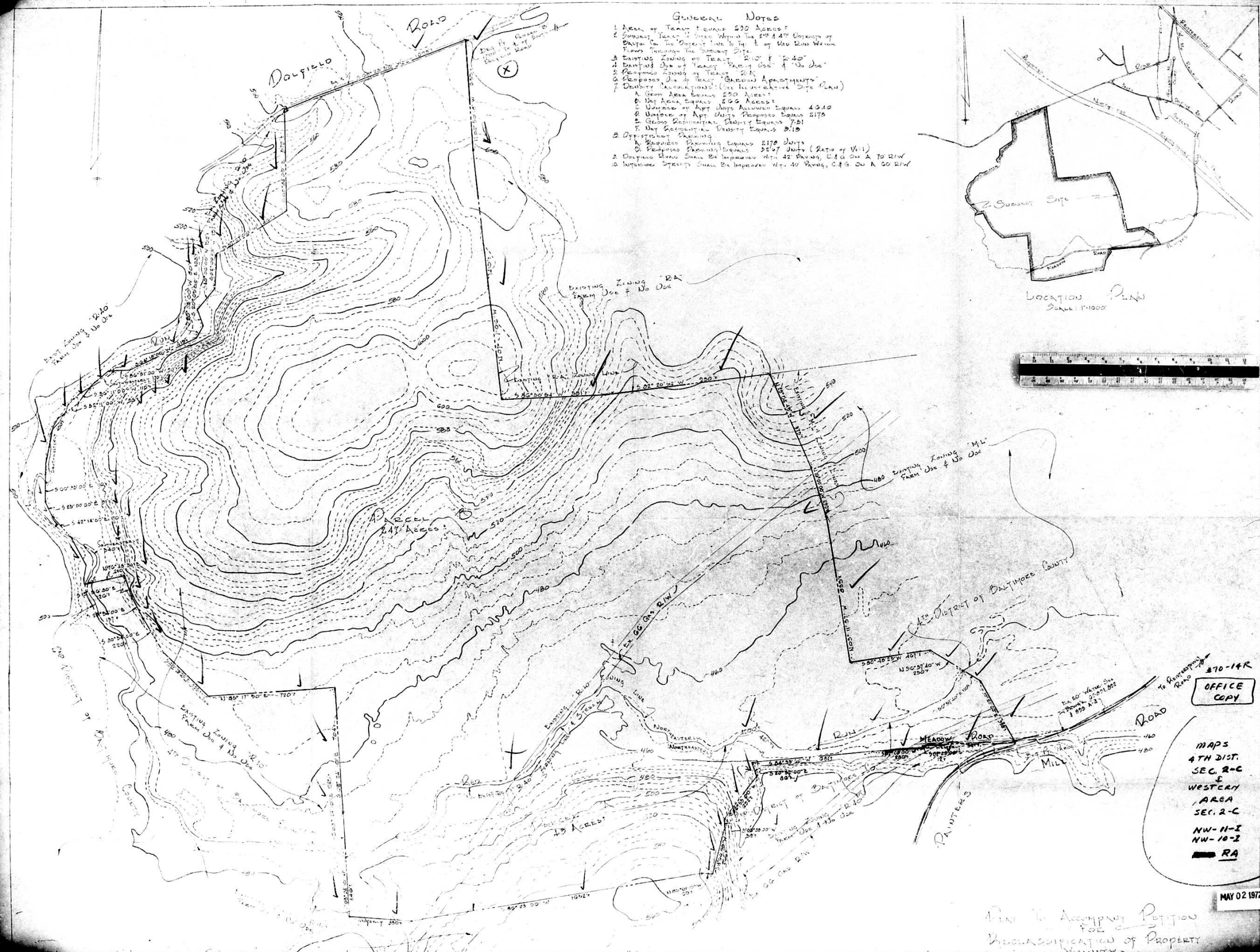


GENERAL NOTES

1. Area of Tenet Tract 200 Acres
2. Proposed Tenet Tract 200 Acres (100' x 40' Strip of Road Run Which Flows Through The Tenet Site)
3. Existing Zoning of Tenet Tract 200' x 200'
4. Existing Use of Tenet Tract 200' x 200' (No Use)
5. Proposed Zoning of Tenet Tract 200'
6. Proposed Use of Tenet Tract (General Apartments)
7. Density Calculations (See Tentative Site Plan)
8. Other Area 200 Acres
9. Other Area 200 Acres
10. Other Area 200 Acres
11. Other Area 200 Acres
12. Other Area 200 Acres
13. Other Area 200 Acres
14. Other Area 200 Acres
15. Other Area 200 Acres
16. Other Area 200 Acres
17. Other Area 200 Acres
18. Other Area 200 Acres
19. Other Area 200 Acres
20. Other Area 200 Acres



LOCATION PLAN
SCALE: 1"=1000'

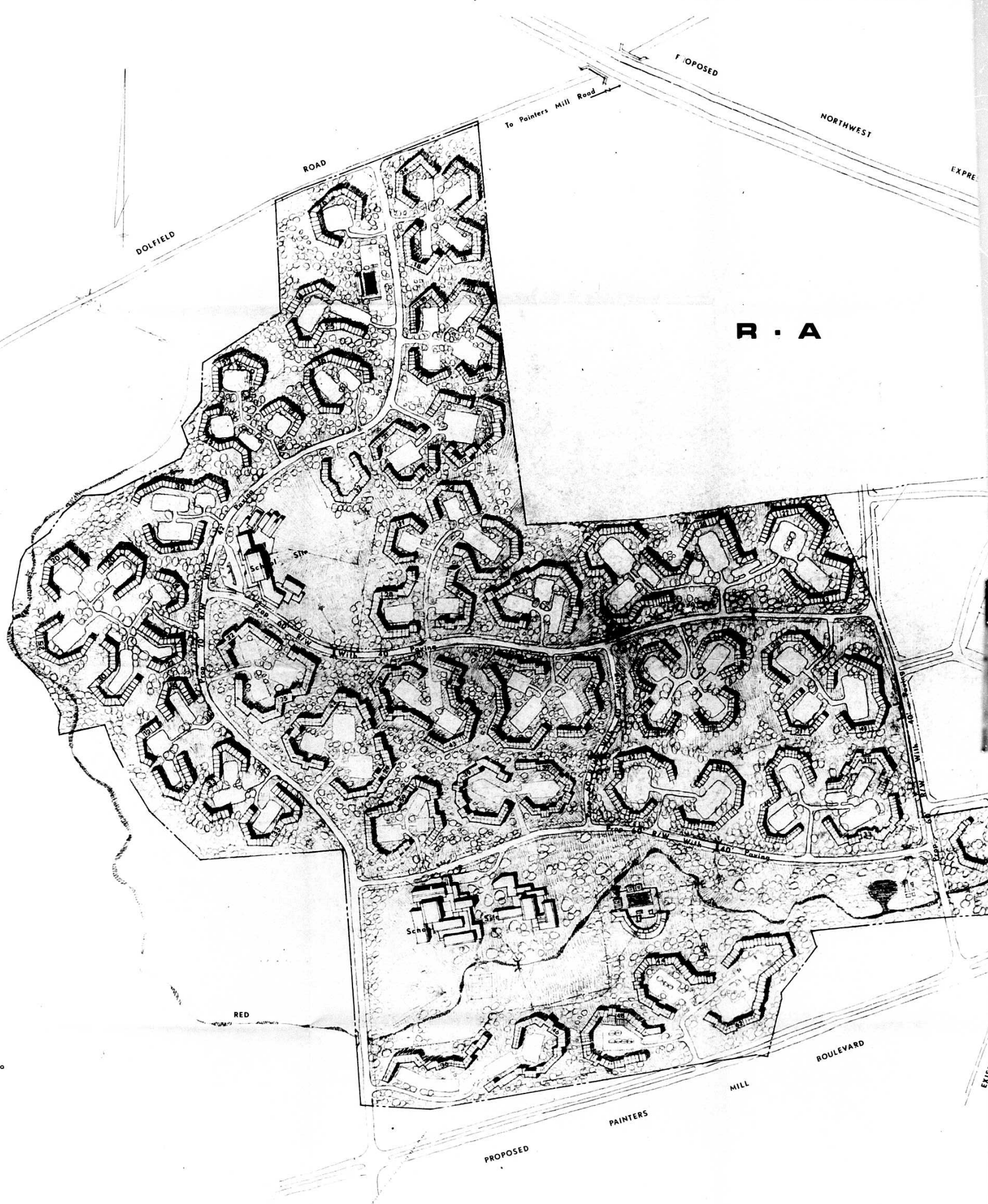


270-14R
OFFICE COPY

MAPS
4TH DIST.
SEC. 2-C
&
WESTERN
AREA
SEC. 2-C
NW-11-1
NW-10-2
RA

MAY 02 1972

Plan to Accompany Petition
for
Reclassification of Property
Vicinity



PAINTERS MILL

BALTIMORE CO., MARYLAND

ILLUSTRATIVE SITE PLAN