

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Springdale, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-40 and an R-10 zone to an NE-17-A NE-18-A zone; for the following reasons:

Change in zoning and utilities in the neighborhood and economic infeasibility in developing area in individual homes.

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.

Springdale, Inc.  
BY: I. H. Hammerman, II  
Contract purchaser  
Address: 10 Light Street  
Baltimore, Maryland 21202  
Legal Owner  
BY: John G. Gorman  
Petitioner's Attorney  
Address: 107 Jefferson Building  
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of November, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of January, 1968, at 2:00 o'clock.

Edward D. Hardesty  
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY  
(over)

JAMES F. OFFUTT, JR.  
ATTORNEY AT LAW  
OFFICE BUILDING  
TOWSON, MARYLAND

November 3, 1969.

Zoning Commissioner of Baltimore County,  
County Office Building,  
Towson, Maryland 21204

Dear Sir:

I have this day filed a zoning application for reclassification of approximately 28 acres of land from R-40 and R-10 to R.A. The property is situate in the Eighth Election District of Baltimore County. The reasons for reclassification are:

(1) That the topography and terrain of the property are such that it is infeasible to develop the property for individual houses. A portion of the property abuts the water shed of Loch Raven and it is therefore impossible to obtain any additional land in this tract for the use of housing and the property lying immediately adjacent to the east is also of a rough terrain that would not add to the utility of this property for individual housing purposes.

(2) That in order to provide sewerage service for the property there will necessarily have to be constructed a pumping station, the cost of this pumping station for individual lots makes this development for this purpose economically unsound. However, with the increase density allowed for apartments a pumping station can economically be constructed to serve the property.

For the above reasons it is respectfully requested that the reclassification be granted.

Yours very truly,

James F. Offutt, Jr.  
Attorney for Petitioner

JFO:JRC:1021

RE: PETITION FOR RECLASSIFICATION : BEFORE  
from R-40 and R-10 to R.A. : COUNTY BOARD OF APPEALS  
North and South Sides of : OF  
Lakespring Way 120 ft. E. of :  
Sandringham Road : BALTIMORE COUNTY  
8th District :  
No. 70-132-R  
Springdale, Inc. :  
Petitioner :  
I. H. Hammerman, II :  
Contract Purchaser :

## ORDER OF DISMISSAL

Petition of Springdale, Inc. (I. H. Hammerman, II, contract purchaser) for reclassification from R-40 and R-10 to R.A., on property located on the north and south sides of Lakespring Way 120 feet east of Sandringham Road, in the Eighth Election District of Baltimore County.

WHEREAS, by letter dated April 19, 1974 the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot.

WHEREAS, this decision is based on an opinion dated November 10, 1971, which the Board received from the Baltimore County Solicitor, wherein he stated that any zoning case pending before the Board on the date the new zoning maps were adopted is moot.

WHEREAS, the Board has not received a letter or formal dismissal of the appeal, and the Board, on its own motion, therefore will dismiss the within appeal.

IT IS HEREBY ORDERED, this 20th day of May, 1974, that said petition be and the same is declared moot and the petition dismissed.

## COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Ralier, Jr., Chairman

W. Giles Parker

Robert L. Gifford

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30 day of October, 1970, that the above Reclassification from an R-10 Zone to an R.A. Zone be and the same is hereby DENIED and that R-10 described property is hereby continued as and to remain an R-10 Zone. However, the R-40 property described herein should be and the same is hereby reclassified from an R-40 Zone to an R-10 Zone, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty  
Zoning Commissioner of  
Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE THE  
N/S and S/S of Lakespring Way, 120' : ZONING COMMISSIONER  
E of Sandringham Road - 8th District : OF  
Springdale, Incorporated - Petitioner :  
NO. 70-132-R (Item No. 93) : BALTIMORE COUNTY

This Petition seeks a Reclassification of approximately twenty-eight (28) acres of land from R-40 and R-10 Zones to an R.A. Zone. The R-40 zone portion consists of 11.26 acres whereas the R-10 zone portion consists of 16.81 acres. Plans call for the construction of three hundred and ninety-six (396) garden type apartment units with rents ranging from One Hundred and Seventy-Five (\$175.00) Dollars to Two Hundred and Fifty (\$250.00) Dollars per month plus utilities. Seven hundred and eighty (780) parking spaces would be provided, and there would be recreational and swimming facilities for the convenience of the tenants.

The subject property was described as being bordered on the south and on the west by the Springdale Housing Development, part of which has already been constructed. To the south and southeast are several homes on mostly open land. Just north of the property is the Loch Raven Watershed.

The Petitioner described the topography as being rather rough with grades up to forty (40) per cent. Testimony was given to the effect that the land would not lend itself to an R-40 or an R-10 type of development because of development costs involving grading and the construction of a pumping station.

A qualified land planner testified that the housing market is in a deep depression and that there is a great demand for rental housing because of a social trend not to buy homes but to rent instead.

This witness also cited various zoning changes in the area. Although the Protestants offered no direct testimony, it was brought out by their attorney in a cross-examination of the Petitioner's representative that there is already zoned land in the general area for approximately forty-five hundred (4,500) apartment units. Furthermore, the cross-

examination revealed that there are about forty-three hundred (4,300) additional planned apartment units on land, which is still being litigated in Court. There was testimony from an engineer that water and sewer facilities are available and adequate but that it would be necessary to construct a pumping station because of the topography.

At the request of all parties, the Zoning Commissioner visited the subject property in order to better familiarize himself with the land in question. Of particular concern was the narrow winding and somewhat treacherous condition of Pot Spring Road which, although paved, is not much more than a country road. This road certainly does not lend itself to heavy vehicular traffic. As far as the topography situation is concerned, the Zoning Commissioner took notice of the fact that most of the land in this particular vicinity was rolling in nature and yet there were a good number of residences already built and occupied. The Zoning Commissioner was not impressed with the idea of establishing an apartment development in this particular section and did not at this time that the bare criteria for apartments as established by the Office of Planning would not be met if apartments were to be so constructed.

It was also obvious to the Zoning Commissioner after listening to testimony, visiting the land and reviewing the zoning map that R-40 zoning on part of the subject property is not appropriate under current circumstances. In view of the proximity of R-10 developments in the area and the availability of water and sewer. The Zoning Commissioner feels there have been sufficient changes in the residential character of this overall area as well as changes in conditions in respect to water and sewer to justify rezoning the R-40 portion of the Petitioner's property to R-10. Without further ado, the Zoning Commissioner will deny the request for apartments but will give some relief to the Petitioner with respect to the R-40 zoned land included in this Petition.

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## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning Commissioner  
FROM: Mr. George E. Goveletis, Director of Planning  
SUBJECT: Petition 70-132-R - Reclassification from R-40 and R-10 to R.A. Zone - North and South sides of Lakespring Way 120 feet east of Sandringham Road, Springdale, Inc., Petitioners.

8th District  
HEARING: Monday, January 12, 1970 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 and R-10 to R.A. zoning. It has the following advisory comments to make relative to pertinent planning factors:

- We note that the subject property is situate on the northerly extremities of the Springdale Development. Access to this property is by means of residential streets devoted primarily to single family dwelling purposes. Access to the development at large is by means of extremely substandard roads for which no immediate improvements or widening is contemplated.
- From a planning viewpoint, creation of some intensive residential potentials here would not be in order. We question the validity of establishing apartment zoning at the far edge of an already established single family residence community. We question the impact of higher intensities on the school system.
- For the reasons noted above, the Planning Board has chosen not to recommend any zoning change for the subject property in connection with its proposed comprehensive zoning plan for the area. We see opportunities for more rational development of this tract within the context of the presently established densities, but with the flexibilities possible under our proposed density zoning regulations. We suggest that it is in this area that zoning relief might be secured - adoption of better zoning tools. We note finally, that the subject parcel is part of a much larger tract and that the cost of any sewer services here are costs which should be borne by the total project and not by a small portion thereof.

James F. Offutt, Jr., Esquire  
197 Jefferson Building  
Towson, Maryland 21204

RE: Petition for Reclassification  
N/S and S/S of Lakespring Way,  
120' E of Sandringham Road -  
8th District  
Springdale, Incorporated -  
Petitioner  
NO. 70-132-R (Item No. 93)

Dear Mr. Offutt:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

Edward D. Hardesty  
EDWARD D. HARDESTY  
Zoning Commissioner

EDH:arl

Attachments

cc: Warner C. Schoeler, Esquire  
6630 Baltimore National Pike  
Baltimore, Maryland 21228

John H. Gorman, Esquire  
406 Jefferson Building  
Towson, Maryland 21204

Mr. Richard H. Killian  
916 Saxon Hill Drive  
Cockeysville, Maryland 21030

Mr. William M. Kiemev  
President  
Greater Timonium Community  
Council  
18202 Daventry Drive  
Cockeysville, Maryland 21030

AUG 20 1974

BEGINNING for the same at a point distant the five following courses from the Northeastmost intersection of Sandringham Road 50 feet wide and Lakespring Way, 60 feet wide, as shown on Plat 14, Section IV Springdale, recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 33, folio 83:

- (1) North 82 degrees 14 minutes 44 seconds East 115.00 feet
- (2) North 07 degrees 45 minutes 10 seconds West 317.65 feet
- (3) North 13 degrees 13 minutes 34 seconds West 162.12 feet
- (4) North 17 degrees 39 minutes 14 seconds West 139.12 feet and
- (5) North 59 degrees 31 minutes 03 seconds East 65.24 feet

thence from said point of beginning and binding on the Southernmost outline of Plat 16, Section IV Springdale, recorded among the aforementioned Land Records in Plat Book O.T.G. No. 33, folio 85, the two following courses:

- (1) North 59 degrees 31 minutes 03 seconds East 65.24 feet
- (2) South 54 degrees 41 minutes 10 seconds West 317.65 feet

intersect the outline of the whole tract of land of which this parcel is a portion, conveyed by Edwin R. Harrall, dec'd, to Springdale, Inc., by Deed dated February 2, 1968, and recorded among the aforesaid Land Records in Liber O.T.G. No. 4846, folio 135, and binding thereon the five following courses:

- (1) South 05 degrees 01 minutes 10 seconds East 330.00 feet
- (2) South 12 degrees 37 minutes 10 seconds East 273.50 feet
- (3) South 14 degrees 30 minutes 48 seconds West 271.20 feet
- (4) South 03 degrees 30 minutes 49 seconds West 181.30 feet and
- (5) South 11 degrees 40 minutes 11 seconds East 176.35 feet to a

zoning line previously established and binding thereon the six following courses:

- (1) by a curve to the right with a radius of 550.00 feet an arc distance of 335.13 feet said arc being subtended by a chord bearing North 36 degrees 55 minutes 47 seconds East 329.97 feet

- (2) North 19 degrees 26 minutes 26 seconds West 154.49 feet
- (3) North 70 degrees 31 minutes 34 seconds East 160.00 feet
- (4) by a curve to the left with a radius of 560.00 feet an arc distance of 640.82 feet said arc being subtended by a chord bearing North 32 degrees 15 minutes 23 seconds West 606.42 feet.
- (5) North 07 degrees 50 minutes 11 seconds West 141.31 feet and
- (6) by a curve to the left with a radius of 550.00 feet an arc distance of 335.13 feet said arc being subtended by a chord bearing North 37 degrees 36 minutes 15 seconds West 267.21 feet to the place of beginning.

CONTAINING 11.26826 acres, more or less.



BEGINNING for the same at a point on the Northernmost side of Lakespring Way, 60 feet wide, as shown on Plat 14, Section IV Springdale, recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 33, folio 83, said point being distant North 82 degrees 14 minutes 44 seconds East 115.00 feet from the intersection of said Lakespring Way with Sandringham Road, 50 feet wide, said point being the Southeasternmost corner of lot 106, Block "O" as shown on said Plat 14 of Springdale, thence binding on the Easternmost boundary of said Plat 14 of Springdale the three following courses:

- (1) North 07 degrees 41 minutes 10 seconds West 317.65 feet
- (2) North 13 degrees 13 minutes 34 seconds West 162.12 feet and
- (3) North 17 degrees 39 minutes 14 seconds West 139.12 feet

to the Southernmost boundary of Plat 16, Section IV Springdale, recorded among the aforementioned Land Records in Plat Book O.T.G. No. 33, folio 85, and binding thereon North 59 degrees 31 minutes 03 seconds East 65.24 feet; thence leaving said boundary and binding on a portion of a Zoning line previously established the six following courses:

- (1) by a curve to the right with a radius of 550.00 feet an arc length of 374.79 feet said arc being subtended by a chord bearing South 27 degrees 26 minutes 15 seconds East 307.21 feet
- (2) South 07 degrees 59 minutes 11 seconds East 141.31 feet
- (3) by a curve to the right with a radius of 560.00 feet an arc length of 640.82 feet said arc being subtended by a chord bearing South 52 degrees 15 minutes 23 seconds East 606.42 feet,
- (4) South 70 degrees 31 minutes 34 seconds West 160.00 feet
- (5) South 19 degrees 26 minutes 26 seconds East 154.49 feet and
- (6) by a curve to the left with a radius of 550.00 feet an arc length of 335.13 feet said arc being subtended by a chord

bearing South 36 degrees 55 minutes 47 seconds East 329.97 feet to the outline of the whole tract conveyed by Edwin R. Harrall, dec'd, to Springdale, Inc., by Deed dated February 2, 1968, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4896, folio 135 of which this parcel is a portion, thence

binding on said outline the five following courses:

- (1) South 11 degrees 40 minutes 11 seconds East 176.35 feet
- (2) South 26 degrees 54 minutes 49 seconds West 346.30 feet
- (3) North 03 degrees 35 minutes 01 seconds West 292.10 feet
- (4) North 03 degrees 43 minutes 41 seconds West 197.75 feet and
- (5) North 45 degrees 19 minutes 31 seconds East 297.66 feet to

the outline of Plat 13, Section IV Springdale recorded among the aforementioned Land Records in Plat Book O.T.G. No. 33, folio 88, and binding on said outline the four following courses:

- (1) North 13 degrees 35 minutes 07 seconds East 123.20 feet
- (2) North 03 degrees 35 minutes 25 seconds West 186.00 feet
- (3) North 27 degrees 00 minutes 00 seconds West 190.50 feet and
- (4) North 07 degrees 03 minutes 34 seconds West 68.01 feet to the

southernmost outline of Plat 14 of Springdale, first herein mentioned and binding on the outline of said Plat the four following courses:

- (1) North 82 degrees 14 minutes 44 seconds East 115.00 feet
- (2) North 07 degrees 45 minutes 10 seconds West 317.65 feet
- (3) North 87 degrees 14 minutes 44 seconds East 19.40 feet and
- (4) North 07 degrees 45 minutes 10 seconds West 606.42 feet to the place of beginning

CONTAINING 16.81121 acres, more or less.



RE: PETITION FOR RECLASSIFICATION  
N/S and S/S of Lakespring Way, 120'  
E of Sandringham Road - 4th District  
Springdale, Incorporated - Petitioner  
NO. 70-122-R (Item No. 93)



#### ORDER FOR APPEAL

Mr. Commissioner:

Please enter an Appeal in the above captioned matter to the Board of Appeals for Baltimore County, Maryland, from your Order dated October 30, 1970. This Appeal is being filed on behalf of the Petitioners, Springdale, Inc., and J. H. Hauserman, II.

J. H. Hauserman, II,  
Attorney for Springdale, Inc., and  
J. H. Hauserman, II - Petitioners,  
107 Jefferson Building,  
Towson, Maryland 21204  
823-2394

BUREAU OF ENGINEERING  
Zoning Plat - Comments  
93. Property Owner: Springdale, Inc.  
Location: 1/2 and 3/4 corners of Sandringham Rd.  
and Lakespring Way.  
District: 8th  
Present Zoning: R-4C and R-10  
Proposed Zoning: Recl. RA  
No. Acres: 11.26

#### Highways

Lakespring Way and the unnamed road shall be improved as 60-foot closed sections with flexible pavement on 60-foot rights-of-way. Based on information shown on previously prepared highway drawings, it will not be possible to construct the intersection of Lakespring Way and the unnamed road unless the Developer acquires additional land adjacent to the proposed intersection.

#### Storm Drainage

No provisions for collecting storm water or drainage have been indicated on the subject plat; however, a storm drainage study and plans will be required prior to obtaining approval of the preliminary plan.

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

#### Grading and Erosion Control

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

#### Sanitary Sewers

Recent restrictions imposed by the Maryland Department of Health on increased sewage flows contributing to the Jones Falls sewage pumping station prohibit the connection of this site to the existing public sewerage system. This moratorium is anticipated to prevail until mid 1971.

The Developer's engineer prepared and submitted a required Sanitary Sewage Study in regard to the possible rezoning of this property July 2, 1969, (in reference to petition Item 28).

Item 93 Proposed Zoning: Springdale, Inc.  
(1969-1970)  
Page 2

#### Sanitary Sewers

The Bureau of Engineering concurred in the study. It was determined that:

- a. revisions will ultimately be required to the recently completed sanitary sewage pumping station "A"
- b. approximately 100 feet of existing sanitary sewer within the development of Springdale, Section I will be surcharged, requiring ultimate reinforcement or augmentation
- c. a 1/2% increase in the design capacity of future sewage pumping station "C" will be required

Increased population density or densities produce undesirable effects upon existing and planned sanitary sewerage, other utilities and services which are determined and/or provided as a result of employing population density as a factor.

#### Water

Public water supply can be made available to serve this property by extension from the proposed water mains in Springdale, Section IV.

A portion of this property may be located outside of the Baltimore County Metropolitan District. If such is the case, an extension of the Metropolitan District Boundary is required, to include the property, before public water can be extended to serve this property.

#### Feet

1"=20' Key Sheet  
60' x 60' NE 1/4 Position Sheet  
52' x 53' Tax

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose  
TO: Zoning Commission: Date: November 24, 1969

FROM: John L. Wimbley  
Project Planning Division  
SUBJECT: Zoning Advisory Agenda Item 93

November 18, 1969  
Springdale, Inc.  
N.E. & N.W. cor. of Sandringham Rd. & Lakespring Way

This office has reviewed the site plan and has no comment on the road alignment. The interior layout, especially that in the North Quadrant is unacceptable, and will be commented on at a later date.

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

November 25, 1969

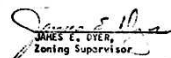
COUNTY OFFICE BUILDING  
111 W. CHATELAIN AVE.  
TOWSON, MD. 21204  
BA 1000GEORGE E. GAVRELLIS  
SPECIALIST  
JOHN G. ROSE  
ZONING COMMISSIONERJames F. Offutt, Jr., Esq.,  
107 Jefferson Building  
Towson, Maryland 21204RE: Type of Hearings Reclassification  
from an R 10 and an R 10 zone to  
an RA, zone  
Location: N.E. & N.W. Corners of  
Sandringham Rd. & Lakespring Way  
Petitioner: Springdale, Inc.  
Committee Meeting of Nov. 18, 1969  
8th District  
Item 93

Dear Sir:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,



JAMES F. OFFUTT, JR.  
Zoning Supervisor

JEO:JD  
Enc.

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 25, 1969

COUNTY OFFICE BUILDING  
111 W. CHATELAIN AVE.  
TOWSON, MARYLAND 21204OLIVER L. MYERS  
Chairman

## MEMBERS

BUREAU OF  
ENGINEERING  
DEPARTMENT OF  
TRAFFIC ENGINEERING  
STATE ROADS COMMISSION  
BUREAU OF  
FIRE PREVENTION  
HEALTH DEPARTMENT  
PROJECT PLANNING  
BUILDING DEPARTMENT  
BOARD OF EDUCATION  
ZONING ADMINISTRATION  
INDUSTRIAL  
DEVELOPMENTJames F. Offutt, Jr., Esq.,  
107 Jefferson Building  
Towson, Maryland 21204RE: Type of Hearings Reclassification  
from an R 10 and an R 10 zone to  
an RA, zone  
Location: N.E. & N.W. Corners of  
Sandringham Rd. & Lakespring Way  
Petitioner: Springdale, Inc.  
Committee Meeting of Nov. 18, 1969  
8th District  
Item 93

Dear Sirs:

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

The proposed apartment zoning borders the existing area that is now laid out as part of the Springdale subdivision. It does not intrude any portion of the watershed property.

## DEPT. OF TRAFFIC ENGINEERING:

The land as presently zoned will generate approximately 600 trips per day. However, as RA, the subject site should generate 3100 trips per day. This increase in trip density is undesirable since the present road system in this corridor is at capacity.

## PROJECT PLANNING DIVISION:

This office has reviewed the site plan and has no comment on the road alignment. The interior layout, especially that in the North Quadrant is unacceptable, and will be commented on at a later date.

CENTREX IS HERE  
or  
DIAL ME DIRECT  
494-.....  
(Area Code 301)

James F. Offutt, Jr., Esq.,  
107 Jefferson Building  
Towson, Maryland 21204  
Item 93 Page 2

November 25, 1969

## FIRE DEPARTMENT:

This office has no comment at this time.

## BUILDING ENGINEERS' OFFICE:

This office has no comment at this time.

## BOARD OF EDUCATION:

The following table will indicate what this office estimates the elementary student yield will be from this area as presently zoned and as proposed:

| Present Zoning | Acreage | D.U.'s | Factor                 | Students  |
|----------------|---------|--------|------------------------|-----------|
| R40            | 11,262  | 9      | .665 (Fox Chapel Dev.) | 4         |
| R10            | 16,812  | 54     | .8 (Springlake Dev.)   | 43        |
|                |         |        |                        | Total: 47 |

| Proposed Zoning      | Acreage | D.U.'s | Factor                     | Students |
|----------------------|---------|--------|----------------------------|----------|
| RA (Gordon) 28,02    |         | 396    | .28 (Yorktowne VIII, Dev.) | 110 St.  |
| or                   |         |        |                            |          |
| RA (Twinhouse) 28,02 |         | 396    | .44 (Yorktowne VIII, Dev.) | 175      |

The three (3) schools servicing this general area with their capacities, enrollments, and overloads are:

|                   | Cap. | Enroll. | Overload |
|-------------------|------|---------|----------|
| Put Spring, Ele.  | 735  | 836     | + 101    |
| Cockeysville Ele. | 510  | 483     | - 27     |
| Pedonia Ele.      | 555  | 616     | + 61     |
| 1000 1935         |      |         | + 135    |

There is a new school being constructed that will be known as the Warren Elementary School, located in the Springdale Development. Its capacity will be 555, and it is scheduled for completion during the 1970-71 school year.

James F. Offutt, Jr., Esq.,  
107 Jefferson Building  
Towson, Maryland 21204  
Item 93 Page 3

November 25, 1969

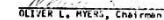
## HEALTH DEPARTMENT:

Since public water and sewers will be made available to the site, no health problems are anticipated.

## ZONING ADMINISTRATION DIVISION:

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

Very truly yours,



OLIVER L. MYERS, Chairman

OLM:JD  
Enc.

## BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING  
JEFFERSON BUILDING  
TOWSON, MARYLAND 21204  
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose  
Attn: Oliver L. Myers  
FROM: C. Richard Moore  
SUBJECT: Item 93 - ZAC - November 18, 1969  
Property Owner: Springdale, Inc.  
NE & NW corners of Sandringham Rd.  
& Lakespring Way  
Recd. RA

The land as presently zoned will generate approximately 600 trips per day. However, as RA, the subject site should generate 3100 trips per day. This increase in trip density is undesirable since the present road system in this corridor is at capacity.



C. Richard Moore  
Assistant Traffic Engineer

CRM:nr

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Jack Rose,  
Attention: O. L. Myers  
FROM: Ted Burnham, Plans Review  
SUBJECT: #93 - Springdale, Inc.  
N. E. & N.W. Corners of  
Sandringham Road & Lakespring Way  
District 8

COULD NOT FIND LOCATION:



Ted Burnham, Plans Review

TB:mc

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers  
FROM: William M. Greenwalt  
SUBJECT: Item 93 - Zoning Advisory Committee Meeting, November 18, 1969

## Health Department Comments:

93. Property Owner: Springdale, Inc.  
Location: N.E. & N.W. corners of Sandringham Rd. & Lakespring Way  
District: 8th  
Present Zoning: R-40 and R-10  
Proposed Zoning: Recd. RA  
No. Acres: 11.26 ±

Since public water and sewers will be made available to the site, no health problems are anticipated.



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

WME/ca

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner  
Attn: Mr. Myers  
FROM: Inspector John Lilley  
VFW Department  
SUBJECT: Property Owner Springdale Inc.

Location: NE corner of Sandringham Road and Lakespring Way  
District: 8  
Item #93

NEXT WEEK



John Lilley



No. of Acres: 11.26  $\pm$  (240), 16.81  $\pm$  (210) TOTAL: 28.07  $\pm$  ACRES

| <u>PRESENT</u><br><u>PERIOD</u> | <u>DEBTS</u> | <u>DEVS</u> | <u>F. RES</u>          | <u>STUDENTS</u> |
|---------------------------------|--------------|-------------|------------------------|-----------------|
| 1940                            | 11.36 %      | 9           | 465 (FOR CHURCH DEV.)  | 4               |
| 1910                            | 16.81 %      | 54          | 3 (SUNDAY SCHOOL DEV.) | 43              |
|                                 |              |             |                        | 47              |

| 1000000      |       | 1000000 |                         | 1000000 |    |
|--------------|-------|---------|-------------------------|---------|----|
| 1000000      |       | 1000000 |                         | 1000000 |    |
| 12A (GARDEN) | 23.0% | 346     | .28 (Yosemite Vll. Blv) | 110     | 20 |
| OR           |       |         |                         | 62      |    |
| 2A (TENNIS)  | 23.0% | 346     | .44 (Yosemite Vll. Blv) | 175     |    |

|                 | Cap. | Excess | Overhead |
|-----------------|------|--------|----------|
| Per Square E.C. | 735  | 836    | + 101    |
| Cecilville E.C. | 510  | 483    | - 27     |
| Parsons E.C.    | 555  | 616    | + 61     |
|                 | 1800 | 1935   | + 135    |

ZONING ADVISORY COMMITTEE MEETING  
OF NOV. 18, 1969

No. of Acres:

Comments: (Cont.)

THERE IS A NEW SCHOOL BEING CONSTRUCTED THAT WILL BE KNOWN AS THE WARREN ELEMENTARY SCHOOL LOCATED IN THE SPRINGDALE DEVELOPMENT. ITS CAPACITY WILL BE 555 & IT IS SCHEDULED FOR COMPLETION DURING THE 1970-71 SCHOOL YEAR.

Active Developments in the General Area are:

SOCIETY PARK NORTH  
RAMSGATE  
YORKTOWN VILLAGE  
SPRINGDALE  
VALLEY GARTH  
PROSPECT VILLAGE  
COACHFORD  
FOUNTAIN HILL  
FOX CHAPEL

[illegible]

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

**STROMBERG PUBLICATIONS, Inc.**

By Ruth Morgan

was inserted in the copy of December 24, 1969.

**STROMBERG PUBLICATIONS, Inc.**

B. Keith Morgan

44290

CERTIFICATE OF POSTING

ZOOLOGICAL DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#70-132-K

District: 8th

Date of Posting: Jan. 22 - 1920

Posted to: Messing, Wm. Feb. 11<sup>th</sup> 1920. C. J. & R. M.

Pollinator: Messing, Wm.

Location of property: W. & S. side of Chesapeake Hwy. 120' East of  
Washington St.

Location of Sign: 1. North West 2d. West side of Chesapeake Hwy. 120' East of  
Washington St. 2. East side of Chesapeake Hwy. 120' East of Washington St.

Remarks: 1. 1st. 2d. 3d. 4th. 5th. 6th. 7th. 8th. 9th. 10th. 11th. 12th. 13th. 14th. 15th. 16th. 17th. 18th. 19th. 20th. 21st. 22nd. 23rd. 24th. 25th. 26th. 27th. 28th. 29th. 30th. 31st. 32nd. 33rd. 34th. 35th. 36th. 37th. 38th. 39th. 40th. 41st. 42nd. 43rd. 44th. 45th. 46th. 47th. 48th. 49th. 50th. 51st. 52nd. 53rd. 54th. 55th. 56th. 57th. 58th. 59th. 60th. 61st. 62nd. 63rd. 64th. 65th. 66th. 67th. 68th. 69th. 70th. 71st. 72nd. 73rd. 74th. 75th. 76th. 77th. 78th. 79th. 80th. 81st. 82nd. 83rd. 84th. 85th. 86th. 87th. 88th. 89th. 90th. 91st. 92nd. 93rd. 94th. 95th. 96th. 97th. 98th. 99th. 100th. 101st. 102nd. 103rd. 104th. 105th. 106th. 107th. 108th. 109th. 110th. 111th. 112th. 113th. 114th. 115th. 116th. 117th. 118th. 119th. 120th. 121st. 122nd. 123rd. 124th. 125th. 126th. 127th. 128th. 129th. 130th. 131st. 132nd. 133rd. 134th. 135th. 136th. 137th. 138th. 139th. 140th. 141st. 142nd. 143rd. 144th. 145th. 146th. 147th. 148th. 149th. 150th. 151st. 152nd. 153rd. 154th. 155th. 156th. 157th. 158th. 159th. 160th. 161st. 162nd. 163rd. 164th. 165th. 166th. 167th. 168th. 169th. 170th. 171st. 172nd. 173rd. 174th. 175th. 176th. 177th. 178th. 179th. 180th. 181st. 182nd. 183rd. 184th. 185th. 186th. 187th. 188th. 189th. 190th. 191st. 192nd. 193rd. 194th. 195th. 196th. 197th. 198th. 199th. 200th. 201st. 202nd. 203rd. 204th. 205th. 206th. 207th. 208th. 209th. 210th. 211th. 212th. 213th. 214th. 215th. 216th. 217th. 218th. 219th. 220th. 221st. 222nd. 223rd. 224th. 225th. 226th. 227th. 228th. 229th. 230th. 231st. 232nd. 233rd. 234th. 235th. 236th. 237th. 238th. 239th. 240th. 241st. 242nd. 243rd. 244th. 245th. 246th. 247th. 248th. 249th. 250th. 251st. 252nd. 253rd. 254th. 255th. 256th. 257th. 258th. 259th. 260th. 261st. 262nd. 263rd. 264th. 265th. 266th. 267th. 268th. 269th. 270th. 271st. 272nd. 273rd. 274th. 275th. 276th. 277th. 278th. 279th. 280th. 281st. 282nd. 283rd. 284th. 285th. 286th. 287th. 288th. 289th. 290th. 291st. 292nd. 293rd. 294th. 295th. 296th. 297th. 298th. 299th. 300th. 301st. 302nd. 303rd. 304th. 305th. 306th. 307th. 308th. 309th. 310th. 311th. 312th. 313th. 314th. 315th. 316th. 317th. 318th. 319th. 320th. 321st. 322nd. 323rd. 324th. 325th. 326th. 327th. 328th. 329th. 330th. 331st. 332nd. 333rd. 334th. 335th. 336th. 337th. 338th. 339th. 340th. 341st. 342nd. 343rd. 344th. 345th. 346th. 347th. 348th. 349th. 350th. 351st. 352nd. 353rd. 354th. 355th. 356th. 357th. 358th. 359th. 360th. 361st. 362nd. 363rd. 364th. 365th. 366th. 367th. 368th. 369th. 370th. 371st. 372nd. 373rd. 374th. 375th. 376th. 377th. 378th. 379th. 380th. 381st. 382nd. 383rd. 384th. 385th. 386th. 387th. 388th. 389th. 390th. 391st. 392nd. 393rd. 394th. 395th. 396th. 397th. 398th. 399th. 400th. 401st. 402nd. 403rd. 404th. 405th. 406th. 407th. 408th. 409th. 410th. 411th. 412th. 413th. 414th. 415th. 416th. 417th. 418th. 419th. 420th. 421st. 422nd. 423rd. 424th. 425th. 426th. 427th. 428th. 429th. 430th. 431st. 432nd. 433rd. 434th. 435th. 436th. 437th. 438th. 439th. 440th. 441st. 442nd. 443rd. 444th. 445th. 446th. 447th. 448th. 449th. 450th. 451st. 452nd. 453rd. 454th. 455th. 456th. 457th. 458th. 459th. 460th. 461st. 462nd. 463rd. 464th. 465th. 466th. 467th. 468th. 469th. 470th. 471st. 472nd. 473rd. 474th. 475th. 476th. 477th. 478th. 479th. 480th. 481st. 482nd. 483rd. 484th. 485th. 486th. 487th. 488th. 489th. 490th. 491st. 492nd. 493rd. 494th. 495th. 496th. 497th. 498th. 499th. 500th. 501st. 502nd. 503rd. 504th. 505th. 506th. 507th. 508th. 509th. 510th. 511th. 512th. 513th. 514th. 515th. 516th. 517th. 518th. 519th. 520th. 521st. 522nd. 523rd. 524th. 525th. 526th. 527th. 528th. 529th. 530th. 531st. 532nd. 533rd. 534th. 535th. 536th. 537th. 538th. 539th. 540th. 541st. 542nd. 543rd. 544th. 545th. 546th. 547th. 548th. 549th. 550th. 551st. 552nd. 553rd. 554th. 555th. 556th. 557th. 558th. 559th. 560th. 561st. 562nd. 563rd. 564th. 565th. 566th. 567th. 568th. 569th. 570th. 571st. 572nd. 573rd. 574th. 575th. 576th. 577th. 578th. 579th. 580th. 581st. 582nd. 583rd. 584th. 585th. 586th. 587th. 588th. 589th. 590th. 591st. 592nd. 593rd. 594th. 595th. 596th. 597th. 598th. 599th. 600th. 601st. 602nd. 603rd. 604th. 605th. 606th. 607th. 608th. 609th. 610th. 611th. 612th. 613th. 614th. 615th. 616th. 617th. 618th. 619th. 620th. 621st. 622nd. 623rd. 624th. 625th. 626th. 627th. 628th. 629th. 630th. 631st. 632nd. 633rd. 634th. 635th. 636th. 637th. 638th. 639th. 640th. 641st. 642nd. 643rd. 644th. 645th. 646th. 647th. 648th. 649th. 650th. 651st. 652nd. 653rd. 654th. 655th. 656th. 657th. 658th. 659th. 660th. 661st. 6

34  
 DISTRICT \_\_\_\_\_ Date of Posting \_\_\_\_\_  
 Posted for: \_\_\_\_\_  
 Peltitioner: \_\_\_\_\_  
 Location of property \_\_\_\_\_  
 Location of Sign: \_\_\_\_\_  
 Remarks: \_\_\_\_\_  
 Posted by \_\_\_\_\_ Date of return \_\_\_\_\_

[illegible]

PLACED: From 1911 and 1912 to  
S.A. From  
L. FROM: North and 1/2 S. of  
of 1911 and 1912 to the East  
DATE: 11/17/1911  
PUBLIC: 1911, 1912, 1913, 1914  
County: 1911, 1912, 1913, 1914  
Chesapeake Avenue, Towson, Mary-  
land

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 1919

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 successive weeks before the 11th day of January, 1919, the first publication appearing on the 11th day of January, 1919.

THE JEFFERSONIAN,  
Manager

Cost of Advertisement, \$

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 81

Posted for: Springdale, Inc. (J. H. Harniman, Inc.)

Location of property: 111 W. Chesapeake Avenue, Towson, Md.

Location of Sign: 111 W. Chesapeake Avenue, Towson, Md.

Remarks: See map for details.

Posted by: James F. Offutt, Jr., Esq.

Date of return: Jan. 22, 1919

James F. Offutt, Jr., Esq.  
111 W. Chesapeake Avenue  
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 January, 1919.

John G. Rose,  
Zoning Commissioner

Petitioner: Springdale, Inc.

Petitioner's Attorney: James F. Offutt, Jr., Esq. Devised by James F. Offutt, Jr., Esq.  
Chairman of  
Advisory Committee

TELEPHONE 823-3000 EXT. 387

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

No. 67126  
DATE Jan. 12, 1919

TO: Springdale, Inc.  
10 Light Street  
Baltimore, Md. 21202

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

| QUANTITY | DESCRIPTION                                   | TOTAL AMOUNT |
|----------|-----------------------------------------------|--------------|
| 1        | Advertising and posting of property 770-132-R | \$49.25      |

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

TELEPHONE 494-2413

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Revenue Division  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 75410  
DATE 11/20/70

TO: James F. Offutt, Jr., Esq.  
Jefferson Building  
Towson, Md. 21204

Being Zoning Office

REPORT TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

| QUANTITY | DESCRIPTION                                                               | TOTAL AMOUNT |
|----------|---------------------------------------------------------------------------|--------------|
| 3        | Cost of posting Springdale, Inc. property for appeal hearing No. 70-132-R | \$15.00      |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 823-3000 EXT. 387

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

No. 67108  
DATE Dec. 19, 1918

TO: James F. Offutt, Jr., Esq.  
107 Jefferson Building  
Towson, Md. 21204

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

| QUANTITY | DESCRIPTION                                                 | TOTAL AMOUNT |
|----------|-------------------------------------------------------------|--------------|
| 1        | Petition for Nationalization for Springdale, Inc. 770-132-R | \$0.00       |

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

TELEPHONE 494-2413

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Revenue Division  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 75380  
DATE 11/6/70

TO: James F. Offutt, Jr., Esq.  
Jefferson Building  
Towson, Md. 21204

Being Zoning Office

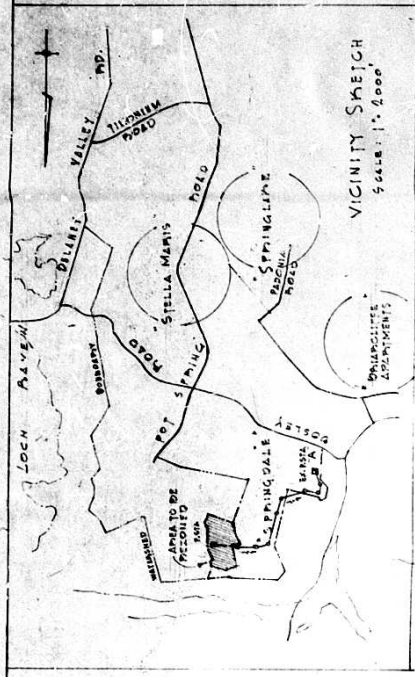
REPORT TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

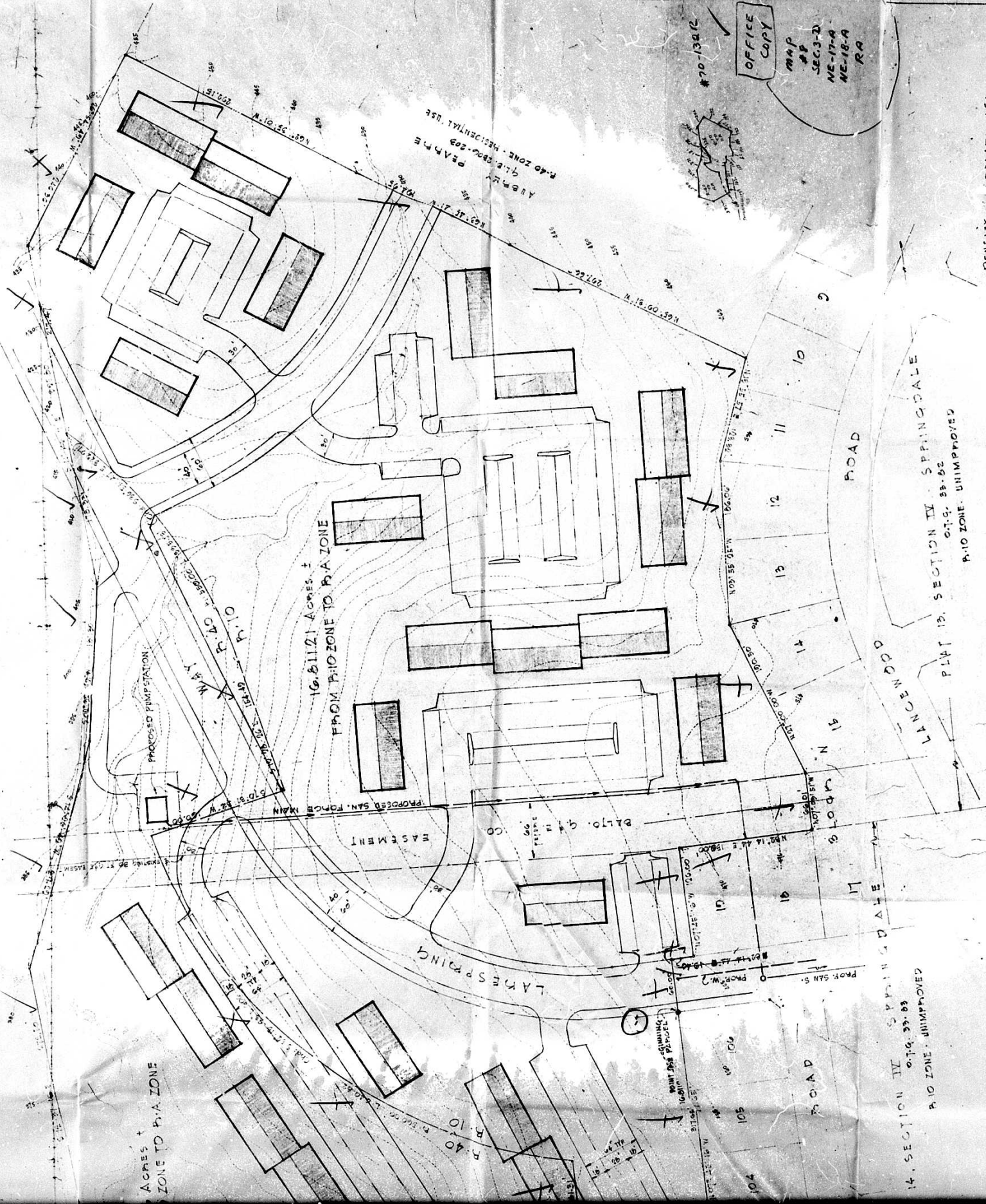
| QUANTITY | DESCRIPTION                                    | TOTAL AMOUNT |
|----------|------------------------------------------------|--------------|
| 1        | Cost of appeal - Springdale, Inc. No. 70-132-R | \$70.00      |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204





CLYDE A. CLAPP  
CIVIL ENGINEER  
P-10 ZONE AGRICULTURAL USE



#70-13412

OFFICE COPY

MAP  
#8  
SEC. 3-D  
NE-17-A  
NE-18-A  
RA

DENSITY CALCULATIONS:  
GROSS RESIDENTIAL AREA: 64,074 AC.  
NET RESIDENTIAL AREA: 24,705 AC.  
TOTAL NO. UNITS SHOWN: 996 (39-12 UNITS)  
GROSS RESIDENTIAL DENSITY: 14.10 %  
NET RESIDENTIAL DENSITY: 10.00 %  
ZONED P-10 & P-40 - UNIMPROVED  
PARKING REQUIRED: 996 (100%)  
PARKING PROVIDED: 780

PLAT TO ACCOMPANY PETITION FOR  
RECLASSIFICATION OF ZONING  
FROM P-10 AND P-40 ZONES TO P-10 ZONE  
"SPRINGDALE"

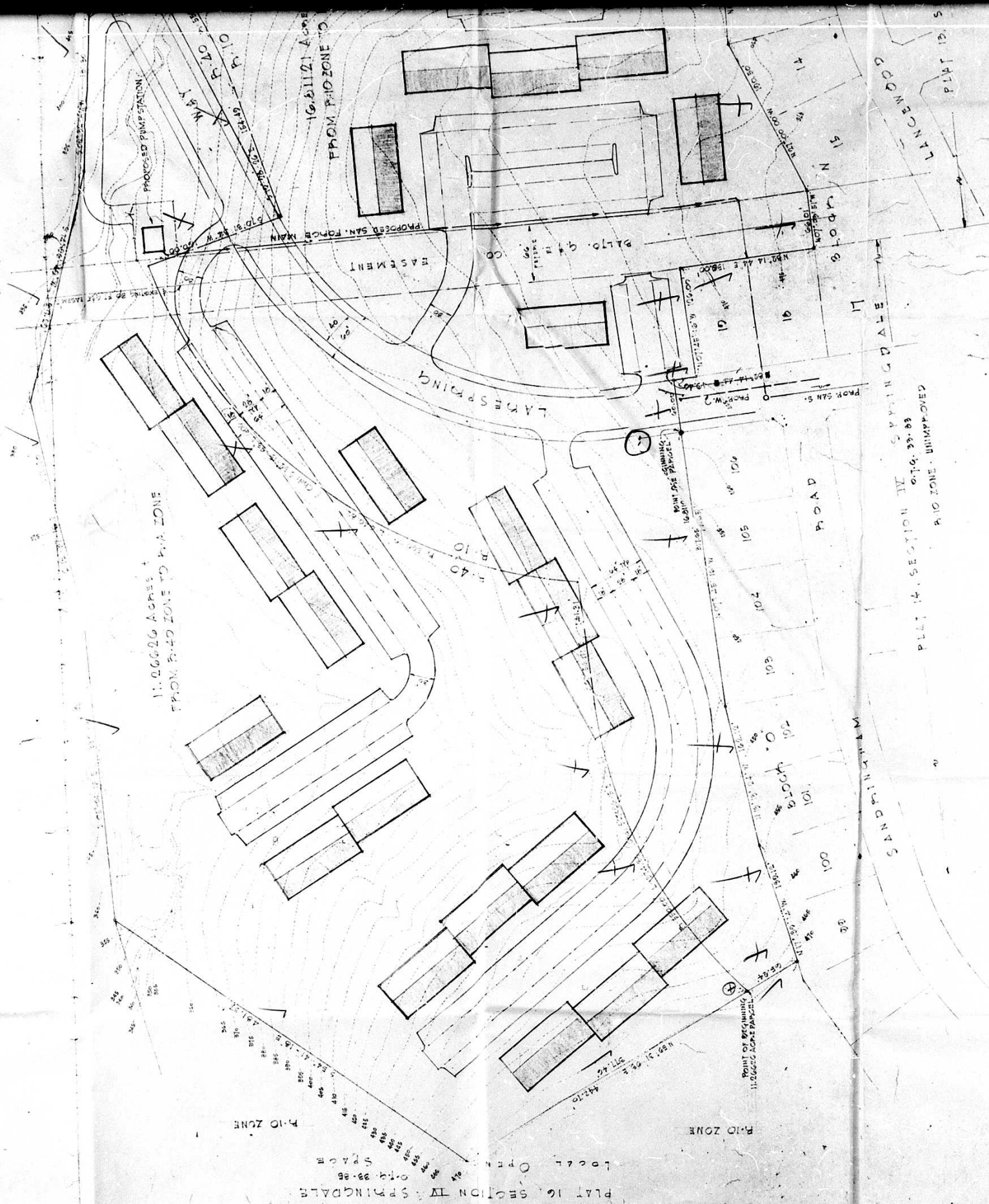
6TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.  
NOVEMBER 2, 1969  
SCALE: 1" = 30'



WHITEFORD, PAUL J. MASH  
CONSULTING ENGINEER  
JANUARY 1969



CLYDE A. CLAPP  
CWE JR. 976-108  
R-10 ZONE AGRICULTURAL USE



PLAT TO ACCOMPANY  
RECLASSIFICATION  
FROM R-10 AND R-40 ZONE  
TO S.P.H.N.G.  
CITY ELECTION DISTRICT, BELL  
SCALE: 1"=50'

