

71-40-R #198 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, RALPH W. SIMMERS & SONS, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 & R-10 zone to an NE-B-B zone for the following reasons:

1. To fill a need in the area
2. To bring the zoning status of this property into conformity with surrounding area.
3. To correct an error in the present zoning

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

Address

Petitioner's Attorney

Address

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of June, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out 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

at 10:00 A.M. on the 12th day of August, 1970, at 2:00 P.M.

Edward D. Hardesty, Zoning Commissioner of Baltimore County.

(over)

MEMORANDUM OF ZONING REQUEST

Your Petitioners, Ralph W. Simmers and Sons, Inc., are the owners of two parcels of land containing 4.757 Acres and 1.906 acres of land, contiguous with each other and in total 6.663 Acres more or less located in the Ninth Election District of Baltimore County at Collins Avenue and Deanwood Avenue, in particularly, easterly of Collins and northerly of Deanwood, formerly being known as the Hillendale Country Club and the Gridiron Club.

The tract of land is unimproved, except for a building, a garage, and existing swimming pools. The tract is surrounded by apartments to the east, to the south, and is located in an area which is replete with apartment units.

The need for apartments has been apparent to Baltimore County for quite some time, and beginning with Urtel Realty, Inc. 36 Acres were reclassified from R-6 to RA (Zoning Case 3673) on October 29, 1962. This tract is immediately south of the instant tract, and fronts on Loch Raven Boulevard and Hiller Road.

Again, Urtel Realty, in Zoning Case 5673 RK petitioned for a change in classification from R-6 to RA for an elevator apartment building located on the west side of the proposed Goucher Boulevard north of Knightwood and Abbot Roads, east of the Country Club of Maryland, which went to the Court of Appeals for the State of Maryland and was granted.

In Zoning Case 63168 R, granted on December 18, 1963, the Severn River Construction Company petitioned for a reclassification from R-6 to RA a tract of land located at Hillway and Perring Parkway, north of the Baltimore City Line, and northwest of Perring Parkway. These apartments are presently known as the Northbrook Apartments.

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-6 and R-10 to R-A : COUNTY BOARD OF APPEALS
E/S of Collinsdale Road 316.72' : OF
N. of Deanwood Road :
9th District :
Ralph W. Simmers & Son, Inc., : BALTIMORE COUNTY
Petitioner :
No. 71-40-R

ORDER OF DISMISSAL

Petition of Ralph W. Simmers and Son, Inc. for reclassification from R-6 and R-10 to R-A on property located on the east side of Collinsdale Road, 316.72 feet north of Deanwood Road, in the Ninth Election District of Baltimore County.

WHEREAS, by letter dated April 1, 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 compelling before the Board on the date the new zoning maps were adopted are moot.

WHEREAS, by letter dated April 26, 1974, the Appellants advised the Board that they are in accord with the Zoning Commissioner's Order of October 3, 1972 and October 18, 1972, with regard to this property.

IT IS HEREBY ORDERED, this 30th day of April, 1974, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Kelter, Jr., Chairman

W. Giles Parker

Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
E/S of Collinsdale Road, 316.72' N of : ZONING COMMISSIONER
Deanwood Road - 9th District :
Ralph W. Simmers & Son, Incorporated : OF
Petitioner :
NO. 71-40-R (Item No. 198) : BALTIMORE COUNTY

The Petitioner seeks a Reclassification of a tract of land, consisting of 6.663 acres of ground, from R-6 and R-10 Zones to a R-A Zone. The Petitioner also owns a contiguous piece of ground, consisting of .531 of an acre, which is already zoned R-A. Plans call for the construction of one hundred and forty-one (141) garden type apartments with parking facilities for two hundred and twenty-seven (227) vehicles.

The property was described as being bounded on the southwest, south, southeast, and east by existing apartments. To the west and north, across from Collinsdale Road, are residences. There is a drop in topography from the northwest to the southeast of three hundred and seventy (370') feet to three hundred and twenty (320') feet. There is likewise a drop in topography from the west to the east of three hundred and seventy (370') feet to three hundred and thirty (330') feet. A stream borders the east property line of the subject tract. Collinsdale Road and Deanwood Road, more or less, encircle the site for about two-thirds (2/3) of its perimeter.

There was testimony that if the apartment zoning is granted, there would be constructed one hundred and five (105) one (1) bedroom units renting for One Hundred and Fifty (\$150.00) Dollars plus per month, and thirty-six (36) two (2) bedroom units renting for One Hundred and Sixty (\$160.00) Dollars plus per month. A number of the units would be built into the existing hillside so as to obscure them from the residences to the west and northwest. Existing water and sewer lines are available and adequate to service the proposed development. Vehicular access would be by Sayward Avenue and Deanwood Road, both of which lead directly to Loch Raven Boulevard, a short distance away.

ORDER RECEIVED FOR FILING
DATE 3/27/74 BY JG Hardesty

OLD HILLENDALE IMPROVEMENT ASSOCIATION, INC.
6817 COLLINSDALE ROAD
BALTIMORE, MARYLAND 21234

WILLIAM F. DUBROWSKI, President
HENRY J. MYERS, Vice President

MAX M. CLEMENT MARGNETT, Secretary
HOWARD H. REYDE, Treasurer

March 8, 1971

Mr. Edward D. Hardesty
Zoning Commissioner
119 County Office Building
Towson, Maryland 21204

RE: Petition of Reclassification
E/S of Collinsdale Road, 316.72'
N of Deanwood Road - 9th District
Ralph W. Simmers & Son, Inc.
Petitioner
No. 71-40-R (Item No. 198)

Dear Mr. Hardesty:

Please enter an appeal in the above captioned decision.

Please transfer all records to the Baltimore County Board of Appeals.

Very truly yours,
William F. Dubrowski
William F. Dubrowski
6701 Loch Raven Blvd.
Baltimore, Maryland 21212
Harold F. Cohn
6702 Collinsdale Road
Baltimore, Maryland 21234
Howard H. Reide
1107 Epsworth Court
Baltimore, Maryland 21234



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, September 16, 1970

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

SUBJECT: Petition #71-40-R, East side of Collinsdale Road 316.72 feet North of Deanwood Road
Petition for Reclassification from R-6 and R-10 to R-A.
Ralph W. Simmers & Son, Inc. - Petitioner

9th District

HEARING: Thursday, September 17, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R-10 to R-A zoning and has the following advisory comments to make:

On the September 10, 1970, recommended version of new comprehensive zoning maps for this portion of the County, the R-10 zoned portion of the subject tract has been recommended as D.R. 5.5 or R-6. We feel that this property is related more specifically to the single family potential and uses which exist along Collinsdale Road rather than apartment uses which occur across the street from or across the stream from this property. We feel that the recommended zoning is correct and that no changes have occurred which would warrant additional reclassification here.

GEG:msb

JUN 26 1974

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner (Date: August 11, 1970)

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

SUBJECT: Petition 71-40-R. East side of Collinsdale Road 316.72 feet North of Deanwood Road
Petition for Reclassification from R-6 and R-10 to R.A. Zone.
Ralph W. Simmers & Son, Inc. - Petitioners

9th District

HEARING: Wednesday, August 12, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R-10 to R.A. zoning and has the following advisory comments to make:

In the adopted version of new comprehensive zoning maps for this portion of the County, no increase in density is recommended for the subject property. We feel that this property is related more specifically to the single family potentials and uses which exist along Collinsdale Road rather than apartment uses which occur across the street from or across the stream from this property. We feel the present zoning is correct and that no changes have occurred which would warrant additional reclassification here.

GEG:msh

County Council of Baltimore County
County Office Building, Towson, Maryland 21204

COUNCILMEN

First District
SAMUEL J. DANTONISecond District
WILTON H. MILLERThird District
G. WALTER THIE JR.Fourth District
GEORGE W. H. PIERSONFifth District
HARRY J. BARTENFELDERSixth District
FRANCIS C. BARRETTSeventh District
WALLACE A. MULLINSSecretary
HERBERT E. HEDBERGER

August 7, 1970

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hardesty:

It has been called to my attention by the Old Hillendale Improvement Association that they are opposed to a request for zoning reclassifications on property owned by Mr. Ralph Simmers along Collinsdale Road and Deanwood Road. They advised me that a hearing has been set for August 12, 1970.

I understand the zoning reclassifications are for the purpose of allowing apartment development in this area. The community association is anxious to have as part of the record of this zoning hearing an accurate traffic count at the intersection of Collinsdale Road and Epworth Court, another in the middle of the block on Collinsdale between Sayward and Deanwood and another on Deanwood approximately 1,000' east of Collinsdale Road.

I am sending a copy of this letter to Mr. William Melzer, Deputy Traffic Engineer, so that he might commence a traffic study.

BUREAU OF ENGINEERING

Zoning Plat - Comment

April 6, 1970

198. Property Owner: Ralph W. Simmers & Son, Inc.
(1969-1970)
Location: W/S Deanwood, 125' N/E of Collinsdale Rd.

District: 9th
Present Zoning: R6 and R10
Proposed Zoning: Rezone R6 to RA, R10 to RA
No. Acres: R10 - 4.757; R6 - 1.906

Highways:

Collinsdale Road has been previously improved as a 30-foot closed roadway section within an existing 50-foot right-of-way and Deanwood Road has been previously improved as a 36-foot closed roadway section within an existing 60-foot (minimum) right-of-way along the frontages of the subject property. The existing roadways are in good condition and no further highway improvements are required at this time except for the construction of public sidewalks and standard entrances where required.

Since Collinsdale Road was originally designed and constructed to serve a R-10 residential zone, it may have to be further improved in the future with a wider pavement width to accommodate the increased traffic generated by the greater population density of RA zoning. Therefore, an additional 10-foot highway right-of-way widening will be required along the frontage of this property in connection with any subsequent grading or building permits.

We are unable to ascertain immediately if the subject property does in deed have access to Deanwood Road. The irregular shaped parcel of land, which was included on the recorded plat of Palham Wood Apartments, Phase One, is assumed to have been included in the highway dedication for Deanwood Road. This matter should be further investigated or clarified by the petitioner.

This office is of the opinion that only one entrance should be permitted on Collinsdale Road and that one should be the one directly opposite Sayward Avenue. We also question the means of access to serve the property to the rear of this site which contains a large swimming pool and buildings.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a drainage study and storm drainage facilities will be required in connection with any subsequent grading or building permits.

The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Applicant.

Page 2
Mr. Edward Hardesty
August 7, 1970

As you well know, in my capacity as a Councilman, I must be careful in any position taken as to zoning, however, I would ask you to take into consideration this traffic study in making your determination in this matter.

Sincerely,

George W. H. Pierson
Councilman, Fourth District

CC: Mr. William J. Lowman
Mr. Harold J. Cohn
Mrs. Henry H. Miller
Mr. Howard H. Rohde
Mr. William Melzer
CWHPH

P.S. It has just been brought to my attention that the intersection of Collinsdale and Deanwood Roads has been the location of numerous traffic accidents within the last year. I also feel that this should be taken into consideration.

February 11, 1971

Joseph K. Pokorny, Esquire
406 Jefferson Building
Towson, Maryland 21204

RE: Petition for Reclassification
E/S of Collinsdale Road, 316.72'
N of Deanwood Road - 9th District
Ralph W. Simmers & Son, Incorporated - Petitioner
NO. 71-40-R (Item No. 198)

Dear Mr. Pokorny:

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

Very truly yours,

EDWARD D. HARDESTY
Zoning Commissioner

EDH/sr

Attachments

cc: Mr. Howard Rohdy
1100 Epworth Court
Baltimore, Maryland 21214

Mr. Paul Miles
6708 Collinsdale Road
Baltimore, Maryland 21234

April 30, 1974

Dr. William F. Dombrowski, President

Old Hillendale Improvement Association, Inc.

6817 Collinsdale Road

Baltimore, Maryland 21234

Re: Zoning File no. 71-40-R
Ralph W. Simmers & Son, Inc.

Dear Mr. Dombrowski:

Enclosed herewith is a copy of the Order of Dismissal passed by the County Board of Appeals today in the above entitled case.

Very truly yours,

Colin L. Usenhart, Adm. Secretary

Encl.

cc: Mr. Harold P. Cohn
Mr. Howard H. Rohde
Joseph K. Pokorny, Esquire
Mr. S. E. DiNanno
Mr. W. D. Fromm
Mr. R. Warrath
Board of Education

JUN 26 1974

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 6, 1970

COUNTY OFFICE BLDG.
111 N. CHESAPEAKE 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
DEVELOPMENTJoseph K. Pokorny, Esq.,
406 Jefferson Building
Towson, Maryland 21204RE: Type of Hearing: Reclassification
from an R-6, R-10 zone to an RA zone
Location: N/S Deamwood, 125' NE of
Collingsdale Rd.
Petitioner: Ralph W. Simmers & Son, Inc.
Committee Meeting of March 31, 1970
9th District
Item 198

Dear Sirs:

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

The subject property is presently unimproved, with the properties to the north and east improved with dwellings. The property to the southwest, south, east, and southeast are improved with garden type apartments, known as Hillendale Gate Apts. and Pelham Wood Apartments. The property between the subject property and the existing Pelham Wood Apartments is improved with the Loch Raven Kiwanis Club swimming pool. The access to the swimming pool is provided through the apartment project by the entrance off of Deamwood Road, Collingsdale Road and Deamwood Road are improved as far as concrete curb and gutter are concerned.

DEPARTMENT OF TRAFFIC ENGINEERING:

Review of the subject petition indicates a "Y" type intersection internally. This type of design is undesirable and one of the drives should be terminated at 90 degrees with the other drive. The 8 parking spaces at the intersection of Sayward Avenue and Collingsdale Road are undesirable and may create some problems for the developer.

As presently zoned, the subject site could generate 330 trips. As RA the subject site could have a trip density of 840 trips.

Joseph K. Pokorny, Esq.,
406 Jefferson Building
Towson, Maryland 21204

- 2 -

April 6, 1970

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all requirements of Baltimore County Building Code, Rules and Regulations when plans are submitted. Also, see Section 409.10H.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the Baltimore County Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval. Petitioner will be required to provide 30 ft. wide interior roads.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office prior to the hearing.

1. 30' wide internal roadways.
2. Adequate access to Loch Raven Kiwanis Club swimming pool.

The petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing and time will be forwarded to you in the near future.

Very truly yours,


OLIVER L. MYERS, Chairman
OLM:AD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner

Date: April 9, 1970

FROM: Richard B. Williams
Project Planning Division

SUBJECT: Comm. Building Application #198

March 29, 1970
Ralph W. Simmers & Son, Inc.
N/S Deamwood, 125' N.E. of
Collingsdale Road

This office has reviewed the site plan and offers the following comments:

The plan must be revised to show --

- 1) The entrance to the swimming pool
- 2) Only one entrance on Collingsdale Road
- 3) No spine parking on the main road
- 4) A revision to the "Y" intersection shown on the plan.

Further revision may be required upon submittal of the new plan.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: April 3, 1970

FROM: Inspector John L. Kelley
Fire Department

SUBJECT: Property Owner Ralph W. Simmers & Son, Inc.

Location: NS Deamwood Road, 125 feet NE of Collingsdale Road
Item #198 Zoning Agency March 31, 1970

Owner shall be required to comply to all applicable requirements of the Baltimore County Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval. 30' Roadways

cc: Mr. Jay Hanna

Inspector John L. Kelley


BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers Date: April 2, 1970FROM: C. Richard Moore
SUBJECT: Item 198 - ZAC - March 30, 1970
Property Owner: Ralph W. Simmers & Son, Inc.
Deamwood Rd., NE of Collingsdale Road
Reclass. R6 to RA, R10 to RA

Review of the subject petition indicates a "Y" type intersection internally. This type of design is undesirable and one of the drives should be terminated at 90 degrees with the other drive. The 8 parking spaces at the intersection of Sayward Avenue and Collingsdale Road are undesirable and may create some problems for the developer.

As presently zoned, the subject site could generate 330 trips. As RA the subject site could have a trip density of 840 trips.


C. Richard Moore
Assistant Traffic Engineer

CRM:mf

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: April 1, 1970

FROM: Jim J. Forrest

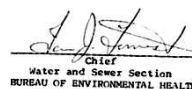
SUBJECT: Item 198 - Zoning Advisory Committee Meeting, March 30, 1970

Health Department Comments:

198. Property Owner: Ralph W. Simmers & Son, Inc.
Location: N/S Deamwood, 125' NE of Collingsdale Rd.
Present Zoning: R-6 and R-10
Proposed Zoning: Reclass. R-6 to RA, R-10 to RA
District: 9th
No. Acres: R-10 - 4.757; R-6 - 1.906

Public water and sewers are available to the site.

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


Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

LJF/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward Hardesty, Date: March 31, 1970

FROM: Everett B. Reed, Plans Review

SUBJECT: #198... Ralph W. Simmers & Son, Inc.
N/S Deamwood, 125' N.E. of Collingsdale Road
District 9th

Petitioner to meet all requirements of Baltimore County Building Code, Rules and Regulations when plans are submitted. Also, see Section 409.10H


Everett B. Reed
Plans Review

BRS:mch

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF March 31, 1970

Petitioner: Ralph W. Simmers & Son, Inc.
Location: N/S Deamwood Rd., 125' NE of Collingsdale Rd.
District: 9
Present Zoning: R-6 & R-10
Proposed Zoning: Reclass. R-6 to RA, R-10 to RA
No. of Acres: 6.663 ac.

Comments: The school servicing this area is the Hillendale Elementary School. The school has a capacity of 795 pupils. Jan. 30th enrollment was 854 students (59 pupils over capacity). No plans for construction in this area as of the submitted budget program for next year.

The area is currently zoned R-6 & R-10. Ultimately yield 8 students. Since a rezoning to R-6 & R-10 could ultimately yield 14 pupils.

TRAFFIC VOLUME SUMMARY

MONTH	B	B	B
DATE	10	20	21
YEAR	70	70	70
DAY	3	4	5
1 2	1	0	70
1 2	1	0	70
3 3	0	20	40
3 4	0	20	20
4 4	0	10	10
6 6	0	20	10
6 7	3	80	30
7 8	0	290	30
8 9	0	30	350
9 10	0	160	270
10 11	0	150	150
11 12	0	160	170
12 1	200	180	0
1 2	210	190	0
2 3	180	150	0
3 4	200	200	0
4 5	310	290	0
5 6	480	470	0
6 7	310	40	0
7 8	280	330	0
8 9	260	150	0
9 10	230	260	0
10 11	160	240	0
11 12	140	160	0
TOTAL	2960	4330	1270

0 0 0

4200

7	7	8	8	8
17	18	19	20	21
68	68	70	70	70
3	4	3	4	5
0	20	0	50	40
0	20	0	20	20
0	0	0	15	30
0	0	0	19	0
0	20	0	19	0
0	60	0	10	10
0	180	0	50	40
0	110	0	150	140
0	60	130	140	130
0	90	0	60	70
0	90	0	80	80
0	100	130	80	0
100	0	110	90	0
90	0	140	110	0
110	0	0	0	0
190	0	150	110	0
240	0	170	160	0
160	0	280	250	0
170	0	170	150	0
160	0	160	180	0
180	0	180	150	0
130	0	120	170	0
70	0	100	110	0
40	0	80	80	0
1690	750	1870	2310	560

0
2442

$$\frac{3}{2} \times \frac{3}{2}$$

2400

TRAFFIC VOLUME SUMMARY

MONTH	8	8	8
DATE	19	20	21
YEAR	70	70	70
DAY	3	4	5
12	1	0	40
1	2	0	30
2	3	0	10
3	4	0	10
4	5	0	0
5	6	0	10
6	7	0	30
7	8	0	120
8	9	100	130
9	10	0	130
10	11	0	110
11	12	0	80
12	1	140	110
1	2	130	0
2	3	90	140
3	4	130	130
4	5	180	180
5	6	260	300
6	7	180	190
7	8	150	170
8	9	160	150
9	10	130	140
10	11	90	100
11	12	60	0

TOTAL	1700	2400	540
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2240

Same count as Diamond Prof Hillway

TRAFFIC VOLUME SUMMARY

MONTH	8	3	21
DATE	19	23	28
YEAR	70	70	70
DAY	3	4	5
12	1 AM	0	10
1	2	0	10
2	3	0	0
3	4	0	0
4	5	0	0
5	6	0	10
6	7	0	20
7	8	0	40
8	9	0	50
9	10	5	70
10	11	0	70
11	12	0	90
12	1 PM	100	0
1	2	100	0
2	3	80	0
3	4	80	130
4	5	130	160
5	6	100	110
6	7	70	80
7	8	70	80
8	9	60	80
9	10	60	70
10	11	20	0
11	12	20	0
TOTAL	520	150	250

TOTAL	920	1540	25
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~~0.2500~~
11.00

3	3	3	3	8	8	
9	10	11	12	19	20	21
65	65	65	65	70	70	70
2	3	4	5	3	4	5
0	30	40	30	0	80	83
0	10	10	20	0	30	40
0	10	10	10	0	20	20
0	10	0	0	0	20	20
0	0	0	0	0	10	10
0	0	0	10	0	20	20
0	40	40	40	0	90	100
0	230	220	220	0	310	310
0	210	210	210	0	300	300
0	60	60	60	0	160	150
0	70	60	60	0	170	170
0	70	50	70	0	150	0
0	90	70	80	190	190	0
50	70	70	100	200	210	0
90	80	60	80	130	200	0
100	100	110	100	160	330	0
170	190	160	150	290	320	0
270	250	260	290	460	460	0
300	340	330	340	600	600	0
130	150	130	180	260	310	0
90	100	100	140	220	270	0
100	110	140	160	210	220	0
80	60	80	70	120	160	0
40	40	40	70	130	130	0
1270	2130	2080	2250	2790	4400	12440

* 1270	2130	2080	2250	2790	4400	1240
0	0	0	0	0	0	0

215

495

Double

Townson, Maryland

3 dyne

H 71-40-10

District 9th

Date of Posting May - 18 71

Posted for

Palatini, S. 1991. *...*

Petitioner: Wesley K. Starnes & Son, Inc.
2100 S. 1st St. St. Louis, Mo.

Location of property: E/S of Collingdale Rd 316.22 N. of Highway R

Q. 12. 9/14 & 10/14 10/14 10/14 10/14

Location of Sign: (3) To end of Raymond Dr. + to end of E. 9th St.

Remarks: _____

Page 2 of 3

Pos' by Mrs. J. H. Lee Date of return: Nov. 29 - 67
Signature

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

March 6, 1970

Description to Accompany Zoning Petition
Reclassification from R-10 to R-A
Hillendale
4.757 Acres more or less

Beginning for the same at a point which is South 10° 31' 52" West 255.24 feet from the intersection formed by the center of Collinsdale Road 50 feet wide, and Sayward Avenue, 50 feet wide, said point being also on the second line of zoning description 9-R-10-5 at a point distant 624.71 feet from the end thereof, running thence (1) South 84° 28' 48" East binding on part of said second line of said description 624.71 feet to intersect the tenth or North 51° 50' 34" East 106.53 foot line of zoning description #64-77 at a point distant 92.58 feet from the beginning thereof, running thence binding on part of the tenth, all of the eleventh and twelfth and part of the thirteenth lines of said last mentioned description the four following courses, viz: (2) North 51° 50' 34" East 13.97 feet, (3) North 08° 01' 15" East 111.03 feet, (4) North 12° 04' 16" East 146.51 feet, and (5) North 49° 11' 31" West 54.08 feet, thence the eight following courses, viz: (6) South 04° 24' 16" West 45.92 feet, (7) South 08° 32' 20" West 126.00 feet, (8) North 31° 58' 45" West 100.36 feet, (9) North 08° 01' 15" East 72.00 feet, (10) North 51° 58' 45" West 72.00 feet, (11) North 08° 01' 15" East 121.00 feet, (12) South 81° 58' 45" East 78.12 feet, and (13) North 14° 06' 26" East 112.55 feet to intersect the above mentioned thirteenth line of zoning description #64-77 R, running thence binding on part of said line (14) North 49° 11' 31" West 259.24 feet to the east side of Collinsdale Road, running thence binding on the east side of said road the five following courses, viz: (15) along a curve to the right having a radius of 243.16 feet for a distance of 24.47 feet, said curve being subtended by a chord bearing South 68° 04' 29" West 28.35 feet, (16) along a curve to the left having a

March 6, 1970

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Containing 4.757 Acres of land more or less.



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

February 25, 1970

Description to Accompany Zoning Petition
Reclassification from R-6 to R-A
Hillendale
1.906 Acres more or less

Beginning for the same at a point which is South 14° 26' 07" West 257.38 feet from the intersection formed by the center of Collinsdale Road, 50 feet wide, and the center of Sayward Avenue, 50 feet wide, said point being also on the second line of zoning description 9-R-10-5 at a point distant 642.30 feet from the end thereof, said point being also at the end of the third line of zoning description 9-R-A-2, running thence (1) South 40° 41' 12" East binding reversely on part of said third line of the last mentioned description 316.72 feet to the beginning of the seventh or North 78° 39' 40" East 292.34 foot line of zoning description #64-77R, running thence binding on all of the seventh thru ninth and part of the tenth lines of said last mentioned description the four following courses, viz: (2) North 78° 39' 40" East 292.34 feet, (3) North 43° 12' 36" East 52.55 feet, (4) North 55° 57' 15" East 44.65 feet, and (5) North 51° 50' 34" East 92.58 feet to the end of the previously mentioned second line of zoning description 9-R-10-5, running thence (6) North 84° 28' 48" West binding reversely on part of said second line 642.30 feet to the place of beginning.

Containing 1.906 Acres of land more or less.



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

No. 73767
DATE: Aug. 11, 1970

TO: Ralph W. Simmers & Son, Inc.
6750 Loch Raven Blvd.
Baltimore, Md. 21212

Zoning Dept. of Baltimore County

QUANTITY	ADDITIONAL PERFORMANCES AND KEEP THIS PORTION FOR YOUR RECORD	TOTAL AMOUNT
1	Advertising and posting of property #71-50-R	\$99.75

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

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

No. 71343
DATE: July 31, 1970

TO: Ralph W. Simmers & Son, Inc.
6750 Loch Raven Blvd.
Baltimore, Md. 21212

Zoning Dept. of Baltimore County

QUANTITY	ADDITIONAL PERFORMANCES AND KEEP THIS PORTION FOR YOUR RECORD	TOTAL AMOUNT
1	Portion for Reclassification #71-50-R	\$6.00

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

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

No. 78384
DATE: 8/10/71

TO: Mr. Howard H. Rohde, Treas.,
Old Hillendale Imp. Ass'n., Inc.
6718 Collinsdale Road,
Baltimore, Md. 21234

Zoning Office,
119 County Office Building
Towson, Md. 21204

QUANTITY	ADDITIONAL PERFORMANCES AND KEEP THIS PORTION FOR YOUR RECORD	TOTAL AMOUNT
1	Cost of appeal - property of Ralph W. Simmers & Sons No. 71-50-R	\$70.00

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

THE TOWSON TIMES
726 YORK ROAD
TOWSON, MD. 21204

July 27, 1970

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Handberg, Zoning Commissioner of Baltimore County, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 27th day of July 1970 that is to say, the same was inserted in the issue of July 23, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR RECLASSIFICATION
IN DISTRICT
ZONING: From R-6 and R-10 to R-A
LOCATION: East side of Collinsdale Road 50 feet wide, more or less, North of Hillendale Road, 50 feet wide, and the center of Sayward Avenue, 50 feet wide, and point being also on the second line of zoning description 9-R-10-5 at a point distant 642.30 feet from the end thereof, said point being also at the end of the third line of zoning description 9-R-A-2, running thence (1) South 40° 41' 12" East binding reversely on part of said third line of the last mentioned description 316.72 feet to the beginning of the seventh or North 78° 39' 40" East 292.34 foot line of zoning description #64-77R, running thence binding on all of the seventh thru ninth and part of the tenth lines of said last mentioned description the four following courses, viz: (2) North 78° 39' 40" East 292.34 feet, (3) North 43° 12' 36" East 52.55 feet, (4) North 55° 57' 15" East 44.65 feet, and (5) North 51° 50' 34" East 92.58 feet to the end of the previously mentioned second line of zoning description 9-R-10-5, running thence (6) North 84° 28' 48" West binding reversely on part of said second line 642.30 feet to the place of beginning.

Containing 1.906 Acres of land more or less.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 23, 1970

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one week before the 27th day of July 1970, the first publication appearing on the 23rd day of July 1970.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Monday, Aug. 12, 1970, at 11:00 A.M.
Petitioner: Ralph W. Simmers & Son, Inc.
Location of property: 6750 Loch Raven Blvd., Baltimore, Md. 21212
Location of Sign: 6750 Loch Raven Blvd., Baltimore, Md. 21212
Remarks: M.H. Handberg
Posted by: M.H. Handberg
Date of return: July 23, 1970

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

Your Petition has been received and accepted for filing this 23rd day of June 1970

Edward D. Handberg
Zoning Commissioner

Petitioner: Ralph W. Simmers & Son, Inc.
Petitioner's Attorney: Joseph E. Peltz, Esq.
Reviewed by: Oliver L. Myers
Advisory Committee

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

March 6, 1970

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4.757 Acres more or less

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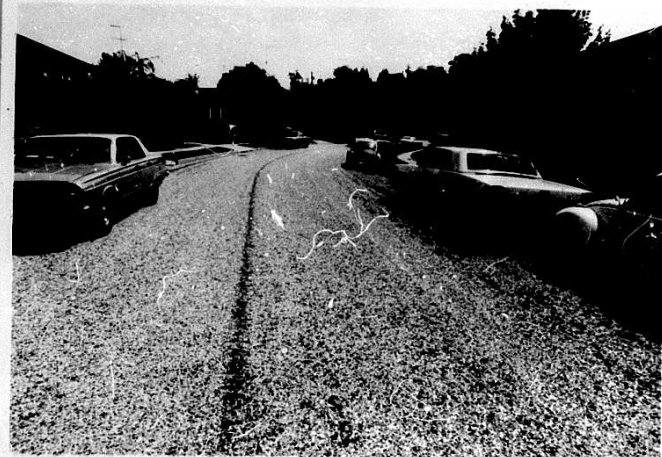
MICROFILMED



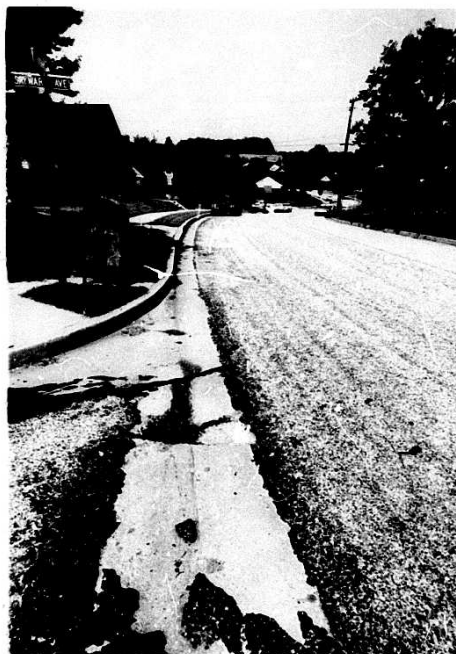
MICROFILMED



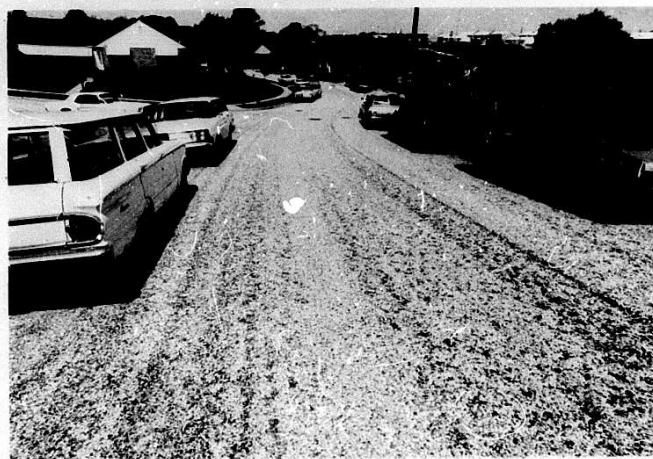
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MICROFILMED



MICROFILMED



BALTIMORE COUNTY POPULATION

1969



OFFICE OF PLANNING AND ZONING

ERRATA

BALTIMORE COUNTY POPULATION 1969

- Page 19 Total Population of Election District #9 for January 1, 1968 should be corrected from 104,000 to 103,509.
- Page 21 The County Total Population for January 1, 1969 should be corrected from 631,639 to 631,148.
- Page 22 Estimated Population of Councilmanic Districts #3 and #4 for January 1, 1969, should be corrected from 99,426 to 101,584 and from 90,717 to 89,368 respectively. The County total should be corrected from 631,639 to 631,148.

Office Of Planning And Zoning
111 W. Chesapeake Avenue
Towson, Maryland
21204

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I. INTRODUCTION

A. Description and Statement of Purpose of Report

This annual statistical report is prepared by the Baltimore County Office of Planning and Zoning from U. S. Census of Population and County building permit data. It contains the following basic information on the population of the County: (1) existing distribution and density; (2) data on past and anticipated future growth; and (3) current (1969) estimates of population by census tract and election district. The report is intended to provide the population information most often requested by governmental agencies, schools, industries, civic organizations and individual citizens.

This report contains data on total population only. Information concerning the demographic characteristics of County residents can be obtained from the Office of Planning and Zoning.

B. Reports by Other Agencies

In order to supplement the data presented in this report, it is suggested that the reader refer to the following publications:

Baltimore 1980, Projections For Planning in Population and Housing, Chamber of Commerce of Metropolitan Baltimore, June 1965

Population and Housing, information from the 1960 U. S. Census of Population and Housing as Related to Baltimore City, Department of Planning, March 1964

Population and Housing Statistics, Maryland State Department of Planning, August 1960

The Population of Maryland Projections to 1980, Maryland State Department of Planning, July 1967

Guidebook Planning Baltimore County for the 1970's, Baltimore County Office of Planning and Zoning, July 1968

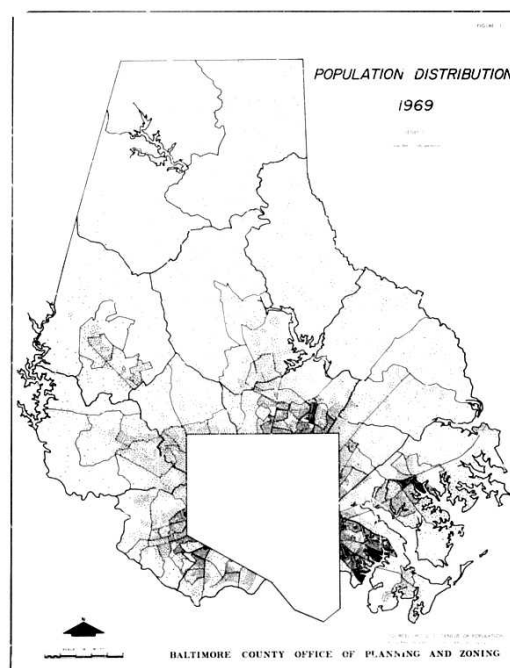
II. EXISTING SPATIAL DISTRIBUTION OF POPULATION

A. Population Distribution, 1960 and 1969

The dot map shows the current distribution of Baltimore County's population (Figure 1). Some growth has occurred in the outlying, predominantly rural portions of the County, and a reinforcement and filling-in of the pattern of population distribution as it existed in 1960. Population density is still greatest in the areas which are immediately contiguous to Baltimore City, and density decreases, although not uniformly, with distance from the corporate limits of the City. The three primary nodes of population, Towson, Catonsville, and Dundalk, have been augmented by population increase during the last eight years. It is equally obvious that considerable growth has also taken place in other sections of the County. The most significant of the new growth areas is in the northwest - in Pikesville and Randallstown.

A new dimension is emerging in the distributional pattern of the County's population. As the areas closest to the city become filled-in, growth pressures are increasing in the periphery of the urbanized area.

In 1960, 84 per cent of the County's population resided within a 10 mile radius of downtown Baltimore. In 1969, this figure was reduced to 80 per cent. The urbanized area of the County is expanding, and pressures on agricultural land are increasing. Baltimore County is in a state of transition from a predominantly rural to a predominantly urban area.



B. Population Density

1. Definition of population density

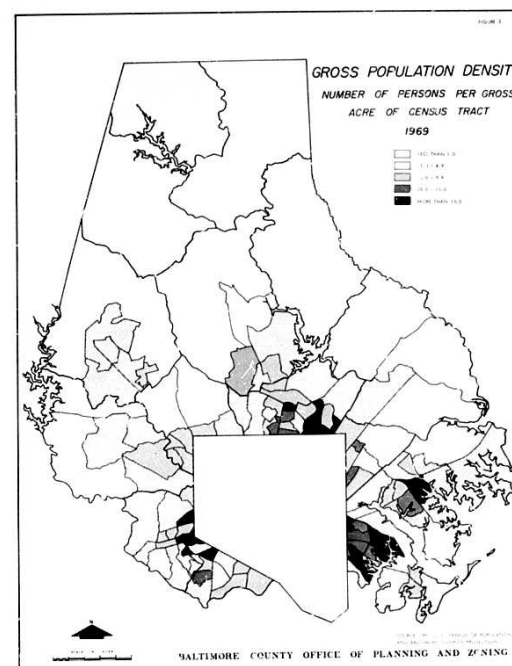
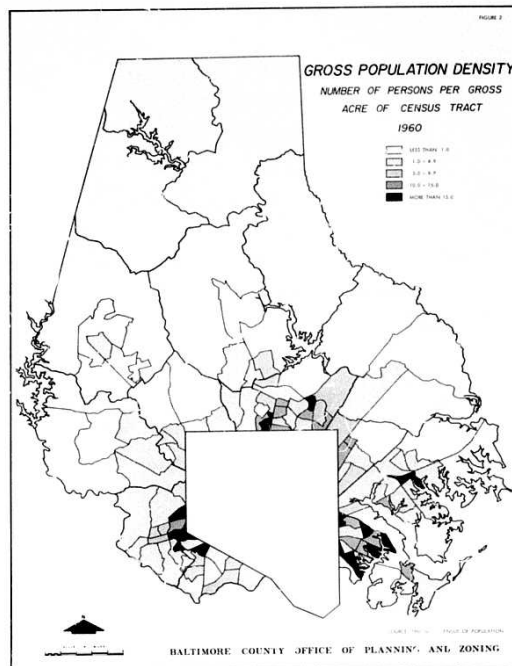
Population density refers to the number of persons occupying a given unit of land area. Ordinarily, population density is expressed in one of two ways: (1) residential density - persons per unit area (usually acres) of residential land, and (2) gross density - persons per unit area (acres or square miles) of total land. While residential density is the more accurate, both measures are valuable in providing insight to the distribution and concentration of a population.

2. Changes in density, 1960 to 1969

In effect, the gross density maps (Figures 2 and 3) are extensions and elaborations of the population distribution map (Figure 1). Densities are generally highest in those areas closest to the city, and decrease with distance from the city. The urbanized area of the County can be seen to be concentrated in close proximity to the central city. Major portions of the County, the most extensive area being the northern area which is predominately rural-agricultural, are sparsely populated, having an average density of less than 1 person per square mile. It is important to note that low population density should not always be interpreted to mean land is not developed. This is particularly true in the Dundalk area, where population densities are low because the primary land use is industrial.

The pattern of density has changed little from 1960 to 1969. Most changes reflect the filling-in of previously undeveloped land in the urban area. Note should be made, however, of the expansion of higher density in the Liberty, Reisterstown and York Road corridors, the primary growth areas in the County.

- 5 -



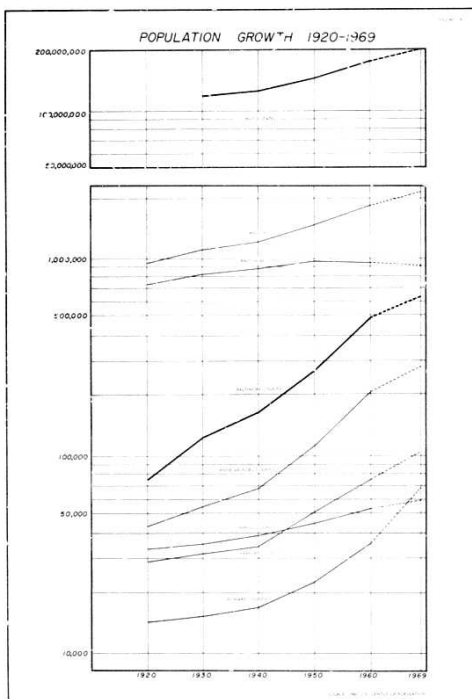
III. PAST GROWTH TRENDS

A. Total County Growth

Baltimore County's population grew from less than 100,000 in 1900 to 270,273 in 1950. In the decade between 1950 and 1960, it grew to 492,426, adding a larger population in ten years than it had in the previous fifty. The 1950 to 1960 growth rate of 82.2 percent was greater than that of any Maryland county except Montgomery, and far greater than that of the region, state, or nation. The County's 1960 share of the national, state, and regional populations, 0.28, 15.9, and 27.3 percent respectively, consequently represents a substantial increase over that of 1950.

The estimated January 1, 1969, population of 631,539 reflects a continuation of the trend of increasing population. However, the rate of increase has lessened, and appears to be leveling off. Thus the County will continue to grow, but at a rate which will be less than that experienced from 1950 to 1960.

- 8 -



B. Distribution of Growth Within the County

1. 1950 to 1960

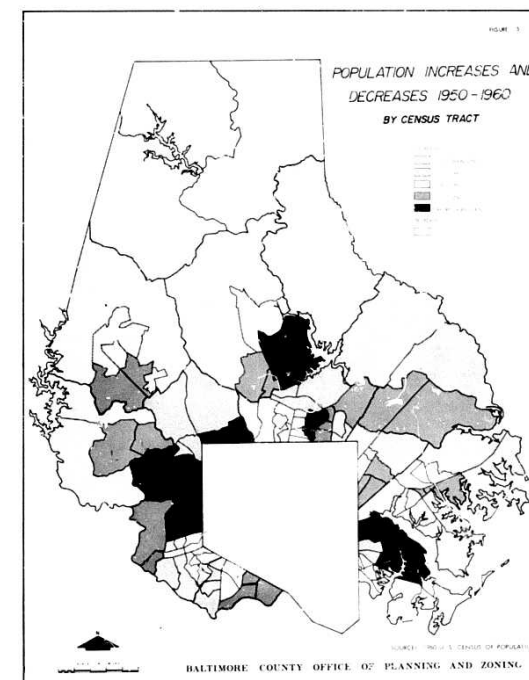
The County's growth of 222,155 between 1950 and 1960 was not evenly distributed throughout the area, but concentrated generally within the southern or urban portion of the County (See Figure 5). The greatest increases in percentage took place in the outer extremities of the urbanizing area, in locations close to or just beyond the Beltway, in such suburban communities as Luthersville-Timonium (within election district #8), Owings Mills (#4), Randallstown and Woodlawn (#2), and Perry Hall (#11). More "mature" areas, such as Towson-Auxton (#9) and Catonsville (#1), experienced comparatively slight increases. Only four census tracts within the County — occurring in sections of Dundalk (#12) and Middle River (#15) — actually declined in population. In contrast, a substantial number of tracts in Baltimore City — primarily the inner city — experienced an absolute as well as percentage decrease in numbers of people.

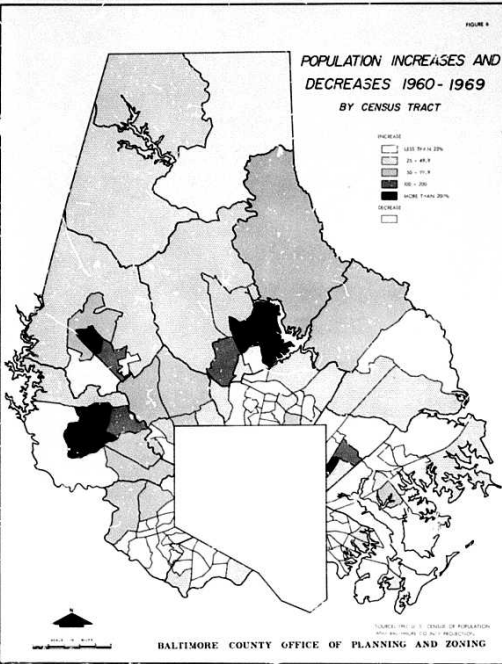
- 10 -

2. 1960 to 1969

From 1960 to 1969 areas of growth were substantially the same as those of 1950 to 1960 (Figure 6). As indicated in previous sections, most of the County's growth has been in those areas closest to Baltimore City. Note should be made, however, of the location of major growth areas in the northern and northwestern portions of the County.

- 11 -





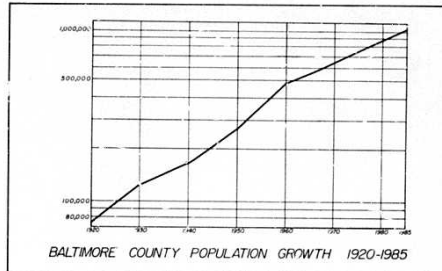
IV. ESTIMATES OF FUTURE GROWTH

A. Future County Growth

As indicated in the introduction, part of the projected work program by the Office of Planning and Zoning will be the development of refined forecasts of County population. However, in view of frequent requests for such forecasts, some interim projections developed by other agencies are presented in the table below:

Summary of Published Forecasts of Future County Population

Forecaster	1970	1980	1985
Baltimore County		896,000	
Baltimore Regional Planning Council		917,000	1,078,100
Maryland State Department of Planning The Population of Maryland Projections to 1980	645,200	802,400	



B. Population Growth by Election Districts, 1920-1985

ELECTION DISTRICT	1920*	1940*	1960*	1985**	% Change 1960 to 1985
1	9,819	21,721	53,809	111,775	108%
2	4,755	7,501	27,504	122,700	346%
3	3,987	7,150	26,999	64,885	214%
4	5,499	7,596	15,604	63,725	306%
5	2,116	2,121	2,551	4,779	87%
6	1,662	1,177	1,627	2,600	60%
7	2,873	3,385	4,167	5,141	23%
8	5,434	6,736	21,408	81,730	281%
9	6,800	21,641	86,045	132,090	53%
10	2,288	2,448	3,740	7,659	104%
11	5,196	7,225	20,582	74,890	261%
12	4,162	15,436	70,659	80,000	13%
13	4,588	13,366	35,708	57,725	61%
14	3,500	10,420	27,742	78,760	183%
15	12,138	28,402	94,283	169,950	80%
TOTAL	74,817	155,825	492,428	1,078,100	119%

* U. S. Bureau of the Census

** Projection by Regional Planning Council

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V. 1969 ESTIMATES OF POPULATION BY CENSUS TRACTS AND ELECTION DISTRICTS

A. Method

Estimates of the current population for census tracts, shown in the following tables, were determined by the following methods:

1. Estimates for 1961 to 1965

- The base figure for each census tract was taken from the 1960 Census of Population.
- Estimates for annual increases in population were derived using the following procedure:
 - The number of building permits processed by the Office of Planning and Zoning for the year between October 1 and September 30 preceding each estimate was compiled. The assumption made in this case is that permits issued subsequent to October would not result in housing occupancy by January 1.
 - The total number of building permits was multiplied by 3.57, the County-wide average number of persons per dwelling unit in 1960, to give the estimated increase in population.
 - Yearly population totals are derived by adding the total population increase calculated by the above method to the population of the preceding year.

2. Estimates for 1966 thru 1969

a. Revision on average household size.

- The method used to estimate the 1969 population was modified from the above in an attempt to account for the recent significant increase in the number of apartments in the County. This revision was necessary because the average household size for apartments is less than that for houses. Population estimates for 1964, 1965, 1966 were also recalculated by this method and revised to serve as the base for the 1967, 1968, and 1969 projection figures.
- The revised method involved the following procedure:
 - A separation between the building permits processed for apartments and all other (group, semi-detached and detached) houses.
 - Multiplication of the number of apartment building permits by a constant 2.30 - the average family size for apartments.

- 16 -

- Multiplication of the number of non-apartment house building permits by a constant 3.92 - the average family size for group, semi-detached and detached houses.*
- Summation of these two totals to yield an estimated increase in the population for 1969.

- These institutions which are census tracts have provided estimates of their average resident population for the fall of 1968. It is on this data that the 1969 estimate for these tracts has been based.

B. Assumptions

These methods assume that a relation change in a growing suburban area such as Baltimore County takes place only by means of new residential construction, and not by means of significant demolition of structures or change in the occupancy patterns of structures already built. As an urban area matures this assumption becomes increasingly less reliable. However, a 1960 estimated population of 507,000 for the County made prior to the 1960 census and based on this assumption represented only a 3% deviation from the 1960 U. S. Census figure of 492,428.

Footnotes in following statistical tables:

- 1950 Census tract 8-6 (now 01-06-00) and (13-06-00) was Spring Grove State Hospital only. The southern portion of (01-06-00) and (13-06-00) are now the University of Maryland, Baltimore campus. The northern portion of (01-06-00) remains Spring Grove State Hospital.
- 1950 Census tract 8-21 (now 04-21-00) is Rosewood State Training School.
- 1950 Census tract 8-31 (now 09-31-00) was Sheppard-Pratt Hospital only. Portions of the hospital holdings have been sold to adjacent institutions and to developers.
- Estimates by Baltimore County Office of Planning and Zoning.

* The constants 2.30 for apartments and 3.92 for houses were derived by probabilistic sampling techniques.

POPULATION OF BALTIMORE COUNTY, MARYLAND BY CENSUS TRACTS AND ELECTION DISTRICTS (Based on U. S. Census Data and Building Permit Data)

Pop. by 1950 Census Tract	Tract Number	1950*	1960*	1969**	1970	1980	1985	1990
(Election District #1)								
8-6	2,689	2,636	2,636	2,636	2,640	2,640	2,640	2,640
8-7	4,775	6,001	6,001	6,001	6,001	6,001	6,001	6,001
8-8	3,655	5,789	5,789	5,789	5,789	5,789	5,789	5,789
8-9	6,368	9,353	9,353	9,353	9,353	9,353	9,353	9,353
8-10	4,732	6,731	6,731	6,731	6,731	6,731	6,731	6,731
8-11	4,180	16,196	16,196	16,196	16,196	16,196	16,196	16,196
8-12	3,232	6,901	6,901	6,901	6,901	6,901	6,901	6,901
8-13	2,995	3,363	3,363	3,363	3,363	3,363	3,363	3,363
8-14	5,304	18,474	18,474	18,474	18,474	18,474	18,474	18,474
8-15	2,168	5,167	5,167	5,167	5,167	5,167	5,167	5,167
Totals	10,467	27,504	27,504	27,504	27,504	27,504	27,504	27,504
(Election District #2)								
8-16	2,339	8,006	8,006	8,006	8,006	8,006	8,006	8,006
8-17	5,304	7,830	7,830	7,830	7,830	7,830	7,830	7,830
8-18	948	5,674	5,674	5,674	5,674	5,674	5,674	5,674
8-19	2,081	5,469	5,469	5,469	5,469	5,469	5,469	5,469
8-20	1,072	26,999	26,999	26,999	26,999	26,999	26,999	26,999
8-21	1,086	4,619	4,619	4,619	4,619	4,619	4,619	4,619
8-22	1,107	2,987	2,987	2,987	2,987	2,987	2,987	2,987
8-23	3,161	2,887	2,887	2,887	2,887	2,887	2,887	2,887
8-24	2,894	3,473	3,473	3,473	3,473	3,473	3,473	3,473
Totals	9,433	15,604	15,604	15,604	15,604	15,604	15,604	15,604

POPULATION OF BALTIMORE COUNTY, MARYLAND BY CENSUS TRACTS AND ELECTION DISTRICTS (Based on U. S. Census Data and Building Permit Data)

Pop. by 1950 Census Tract				Population by 1950 Census Tract								
Tract Number	1950*	1960*	1969**	Tract Number	1950*	1960*	1969**	1970	1980	1985	1990	1998
(Election District #3)												
9-1	2,106	2,531	2,531	9-18	2,531	2,531	2,611	2,490	2,730	2,920	3,030	3,126
(Election District #4)												
9-2	1,627	1,627	1,627	9-19	2,131	2,152	2,411	2,490	2,730	2,920	3,030	3,126
9-3	1,627	1,627	1,627	9-20	2,131	2,152	2,411	2,490	2,730	2,920	3,030	3,126
9-4	1,627	1,627	1,627	9-21	2,131	2,152	2,411	2,490	2,730	2,920	3,030	3,126
9-5	1,627	1,627	1,627	9-22	2,131	2,152	2,411	2,490	2,730	2,920	3,030	3,126
9-6	1,627	1,627	1,627	9-23	2,131	2,152	2,411	2,490	2,730	2,920	3,030	3,126
9-7	1,627	1,627	1,627	9-24	2,131	2,152	2,411	2,490	2,730	2,920	3,030	3,126
9-8	1,627	1,627	1,627	9-25	2,131	2,152	2,411	2,490	2,730	2,920	3,030	3,126
(Election District #5)												
9-9	2,531	2,531	2,531	9-26	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-10	2,531	2,531	2,531	9-27	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-11	2,531	2,531	2,531	9-28	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-12	2,531	2,531	2,531	9-29	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-13	2,531	2,531	2,531	9-30	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-14	2,531	2,531	2,531	9-31	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-15	2,531	2,531	2,531	9-32	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-16	2,531	2,531	2,531	9-33	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-17	2,531	2,531	2,531	9-34	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
(Election District #6)												
9-18	2,531	2,531	2,531	9-35	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-19	2,531	2,531	2,531	9-36	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-20	2,531	2,531	2,531	9-37	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-21	2,531	2,531	2,531	9-38	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-22	2,531	2,531	2,531	9-39	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-23	2,531	2,531	2,531	9-40	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-24	2,531	2,531	2,531	9-41	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-25	2,531	2,531	2,531	9-42	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-26	2,531	2,531	2,531	9-43	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-27	2,531	2,531	2,531	9-44	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-28	2,531	2,531	2,531	9-45	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-29	2,531	2,531	2,531	9-46	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-30	2,531	2,531	2,531	9-47	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-31	2,531	2,531	2,531	9-48	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-32	2,531	2,531	2,531	9-49	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-33	2,531	2,531	2,531	9-50	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-34	2,531	2,531	2,531	9-51	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-35	2,531	2,531	2,531	9-52	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-36	2,531	2,531	2,531	9-53	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-37	2,531	2,531	2,531	9-54	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-38	2,531	2,531	2,531	9-55	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-39	2,531	2,531	2,531	9-56	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-40	2,531	2,531	2,531	9-57	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-41	2,531	2,531	2,531	9-58	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-42	2,531	2,531	2,531	9-59	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-43	2,531	2,531	2,531	9-60	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-44	2,531	2,531	2,531	9-61	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-45	2,531	2,531	2,531	9-62	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-46	2,531	2,531	2,531	9-63	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-47	2,531	2,531	2,531	9-64	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-48	2,531	2,531	2,531	9-65	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-49	2,531	2,531	2,531	9-66	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-50	2,531	2,531	2,531	9-67	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-51	2,531	2,531	2,531	9-68	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-52	2,531	2,531	2,531	9-69	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-53	2,531	2,531	2,531	9-70	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-54	2,531	2,531	2,531	9-71	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-55	2,531	2,531	2,531	9-72	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-56	2,531	2,531	2,531	9-73	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-57	2,531	2,531	2,531	9-74	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-58	2,531	2,531	2,531	9-75	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-59	2,531	2,531	2,531	9-76	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-60	2,531	2,531	2,531	9-77	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-61	2,531	2,531	2,531	9-78	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-62	2,531	2,531	2,531	9-79	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-63	2,531	2,531	2,531	9-80	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-64	2,531	2,531	2,531	9-81	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-65	2,531	2,531	2,531	9-82	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-66	2,531	2,531	2,531	9-83	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-67	2,531	2,531	2,531	9-84	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-68	2,531	2,531	2,531	9-85	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-69	2,531	2,531	2,531	9-86	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-70	2,531	2,531	2,531	9-87	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-71	2,531	2,531	2,531	9-88	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-72	2,531	2,531	2,531	9-89	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-73	2,531	2,531	2,531	9-90	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-74	2,531	2,531	2,531	9-91	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-75	2,531	2,531	2,531	9-92	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-76	2,531	2,531	2,531	9-93	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-77	2,531	2,531	2,531	9-94	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-78	2,531	2,531	2,531	9-95	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-79	2,531	2,531	2,531	9-96	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-80	2,531	2,531	2,531	9-97	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-81	2,531	2,531	2,531	9-98	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-82	2,531	2,531	2,531	9-99	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-83	2,531	2,531	2,531	9-100	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-84	2,531	2,531	2,531	9-101	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-85	2,531	2,531	2,531	9-102	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-86	2,531	2,531	2,531	9-103	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-87	2,531	2,531	2,531	9-104	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-88	2,531	2,531	2,531	9-105	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-89	2,531	2,531	2,531	9-106	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-90	2,531	2,531	2,531	9-107	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-91	2,531	2,531	2,531	9-108	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531
9-92	2,531	2,531	2,531	9-109	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531

POPULATION OF BALTIMORE COUNTY, MARYLAND
BY CENSUS TRACTS AND ELECTION DISTRICTS
(Based on U. S. Census Data and Building Permit Data)

Pop. by 1950 Census Tract		Population by 1960 Census											
Tract Number 1950	1960	Tract Number	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970
(Election District #1)													
8-40	2,284	4,719	4,719	4,719	4,719	4,719	4,719	4,719	4,719	4,719	4,719	4,719	4,719
8-41	5,491	8,517	8,517	8,517	8,517	8,517	8,517	8,517	8,517	8,517	8,517	8,517	8,517
8-42	6,770	10,022	10,022	10,022	10,022	10,022	10,022	10,022	10,022	10,022	10,022	10,022	10,022
8-43	4,803	8,228	8,228	8,228	8,228	8,228	8,228	8,228	8,228	8,228	8,228	8,228	8,228
8-44	4,478	5,107	5,107	5,107	5,107	5,107	5,107	5,107	5,107	5,107	5,107	5,107	5,107
8-45	2,450	5,511	5,511	5,511	5,511	5,511	5,511	5,511	5,511	5,511	5,511	5,511	5,511
8-46	3,680	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047
8-47	3,771	3,693	3,693	3,693	3,693	3,693	3,693	3,693	3,693	3,693	3,693	3,693	3,693
8-48	3,457	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620
8-49	3,052	7,993	7,993	7,993	7,993	7,993	7,993	7,993	7,993	7,993	7,993	7,993	7,993
8-50	4,638	3,783	3,783	3,783	3,783	3,783	3,783	3,783	3,783	3,783	3,783	3,783	3,783
8-51	2,143	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479
8-52	6,228	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789
8-53	4,291	2,768	2,768	2,768	2,768	2,768	2,768	2,768	2,768	2,768	2,768	2,768	2,768
8-54	4,403	4,488	4,488	4,488	4,488	4,488	4,488	4,488	4,488	4,488	4,488	4,488	4,488
8-55	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
Totals 84,178		91,283	91,283	91,283	91,283	91,283	91,283	91,283	91,283	91,283	91,283	91,283	91,283
County Totals 270,273		492,428	492,428	492,428	492,428	492,428	492,428	492,428	492,428	492,428	492,428	492,428	492,428

POPULATION OF BALTIMORE COUNTY, MARYLAND
By Councilmanic Districts
(based on Building Permit Data)

Councilmanic District	Estimated Population for January 1, 1969
1	87,427
2	106,466
3	99,426
4	90,717
5	93,072
6	78,043
7	76,488
County Totals	631,639

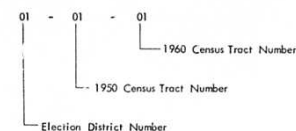
A. Statistical Divisions within County

Baltimore County nearly surrounds, but does not include, Baltimore City. It is 410 square miles and is divided into seven councilmanic districts and fifteen election districts, the latter being significant primarily for statistical and administrative purposes. For census purposes, the election districts, except for the three northern ones, were divided into sixty-seven census tracts in 1950. Because of rapid growth in the following ten years, the sixty-seven census tracts were subdivided into 123 for the 1960 census. The boundaries of the original census tracts remain unchanged. However, the election district lines were slightly modified in 1959. Figure 7 identifies the election districts and census tracts for the County. Figure 8 identifies the councilmanic districts for the County. Figure 9 shows the census tract boundaries for the southern portion of the County.

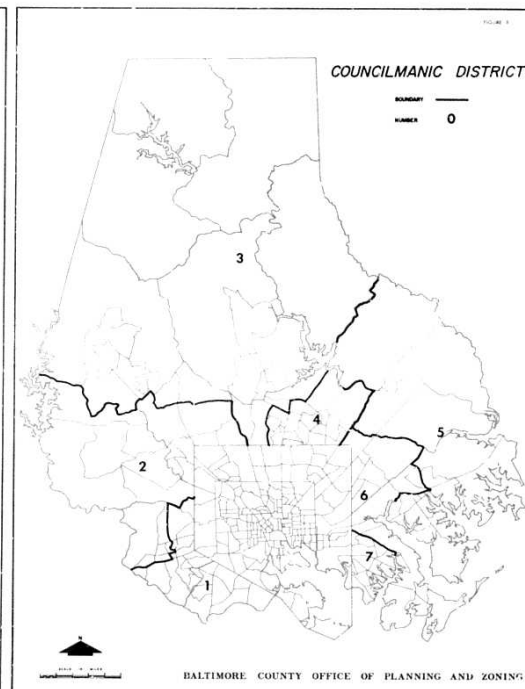
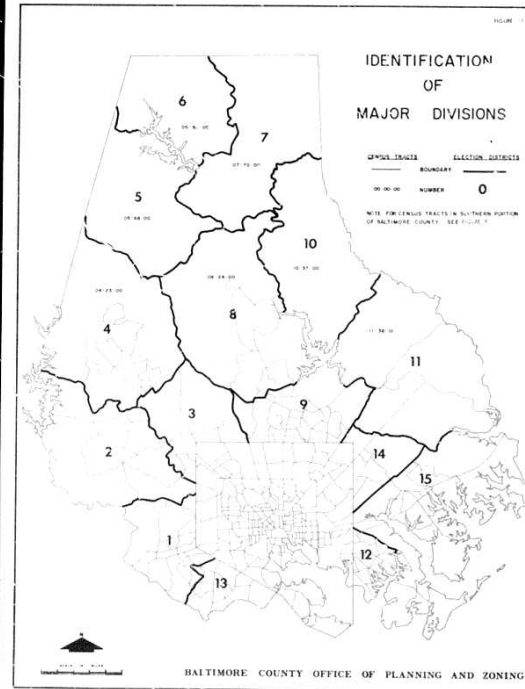
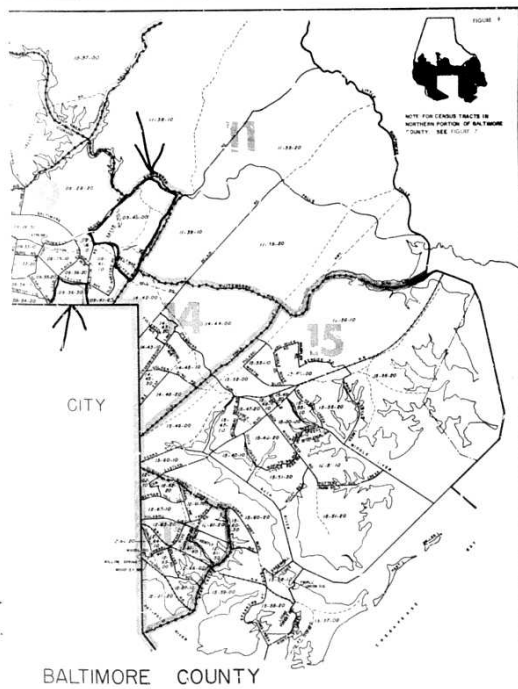
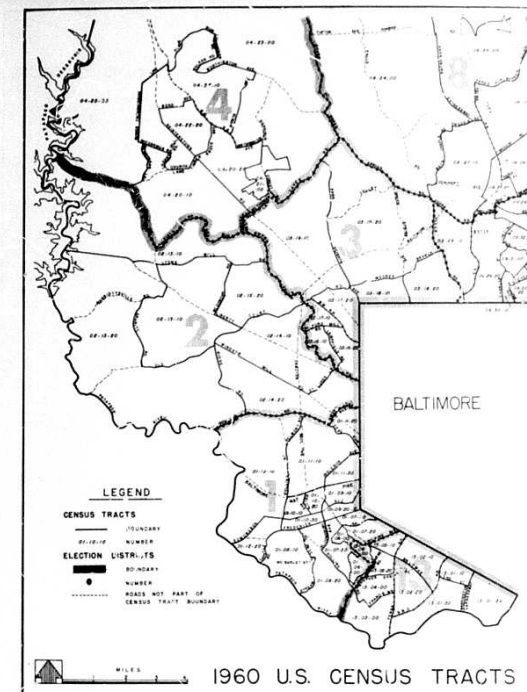
B. Key to Census Tract Numbers

1960 census tracts are designated by a six digit number which indicates: the election district in which the tract lies, the tract of which it was a part in the 1950 census, and the 1960 census tract.

Thus:



Since the census tracts were generally smaller in 1960 than in 1950 two or more 1960 tracts must be added to compare population change with 1950. Conversely, the 1960 population of the area designated Census Tract 8-10 in 1950 was obtained by adding the figures for 1960 Census Tracts 01-10-10, 01-10-20, and 01-10-30.



This report was prepared by the Baltimore County Office of Planning and Zoning.

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