

100

DATE 12/16/1960

It should be noted that the Planning Staff is recommending R-A Classification on the west side of Selford Road to the center line of Metropolitan Boulevard on the west and to Inter-State Route I-95 on the north which takes in a portion of the subject tract, which is not sufficient to handle the

An engineer testified that Baltimore City plans within the next year to install a sixty (60") inch water main to Wilkens Avenue and the South-western Boulevard, which will then connect with existing Baltimore County mains. Water service to the proposed townhouse complex will be pumped from a main which now exists at Seltford Road at the overpass on I-95. Responding to complaints of low water pressure in the general area, the engineer stated that within twelve (12) to eighteen (18) months water pressure problems should be solved. He went on to say that there is also an existing water main within Ingate Road which lies to and borders the subject tract on the east. As far as sewer service is concerned, the engineer testified that forty (40%) per cent of the sewage would be pumped through the Relay-Patapsco System and the remainder would be pumped through the Herbert Run System. In summary, the engineer could foresee no water or sewer problems and said it would be in 1975 that this proposed development would become a reality.

William I. Weinstein
Attorney for:
The Sanford Land Company and
Maryland Housing Corporation

BEING part of the first parcel of land which by a deed dated December 27, 1962 and recorded among the Land Records of Baltimore County in Liber R.R.S.G. No. 14091, folio 23 was conveyed by National Realty Corporation to Maiden Chadoe, Inc.

Apr. 25 - 1888

THIS AGREEMENT, made this 13th day of May, 1970 by and between THE SANFORD LAND COMPANY, a body corporate of the State of Maryland, party of the first part, and ARBUTUS COMMUNITY ASSOCIATION, INC., a body corporate of the County of Baltimore, State of Maryland, party of the second part.

WHEREAS, the said party of the first part is the owner of the tract of land lying within the confines of Francis Avenue on the South, Interstate #95 on the North, Metropolitan Boulevard on the West, and Ingate Road and Huntmoor Road on the East in the Thirteenth Election District of Baltimore County, State of Maryland, more particularly described and designated on the plat attached hereto and made a part hereof; and

WHEREAS, the party of the first part has agreed with the party of the second part that they will enter into an Agreement with them concerning the planning of the said tract of land and the type of dwellings to be erected thereon; and

WHEREAS, the said parties hereto after conference held between representatives of the said party of the first part and committees designated by the said party of the second part have reached an Agreement and by these present do hereby intend to reduce the same to writing as evidenced by this Agreement, cancelling and rescinding all prior Agreements of any nature, kind or description previously entered into by the party of the second part concerning any of the land which is the subject matter of this Agreement.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH: That in consideration of the mutual advantages passing from one to the other and further the sum of One Dollar (\$1.00) and other good and valuable considerations, the said parties hereto do hereby covenant and agree with each to the other as follows:

1. All of the recitals hereinabove contained are hereby made a part of this Agreement.
2. That the said tract of land will be developed and substantial

compliance with the plat filed with this Agreement except as required by the Planning Commission of Baltimore County or by reason of engineering difficulties. In the event any substantial change is made in the said plans solely as outlined in this paragraph, the said party of the first part will notify the said party of the second part of said change or changes and the reasons therefor, and will not proceed with the same until opportunity is given the said party of the second part to examine and discuss said change or changes with the party of the first part, provided that the said party of the second, within seven days after said notification express their desire to examine and discuss said changes. This provision applies only to the exact locations and roads as combined on the plat and is not applicable to the remainder of the contract.

3. The said party of the first part hereby covenants and agrees that the land will be developed for residential purposes only in accordance with the following terms, conditions and limitations:

a) That the said land shall be developed as a Townhouse Community, said townhouses to be of a quality of construction and workmanship of the present development located in Arbutus and known as "Huntmoor", similar to construction of 903-913 Elm Road.

b) That there shall be not more than fourteen townhouses to the acre nor more than a total of 688 units to be developed on the total land.

c) That the ground floor area of any townhouse exclusive of one-story open porches and garages shall not be less than five hundred twelve (512) square feet.

d) That no building will be constructed closer than fifty (50) feet from Francis Avenue and Friendship Road, and that the existing woods, trees, and foliage will be maintained around the perimeter of the property where practicable but in all events along Francis Avenue and Friendship Road. In those areas along Francis Avenue and Friendship Road where no natural screening

CARDIN AND CARDIN
ATTORNEYS AT LAW
NOTICE: SEE EXHIBIT A, REE
HARVEY AND ROBERTS BLDG.
BALTIMORE, MD. 21202

-2-

exists, screening in the form of trees and shrubbery, staggered for landscaping aesthetics, shall be planted for a depth of twenty (20) feet from said Francis Avenue and Friendship Road.

e) That no dwelling of the flat roof type shall be allowed to be built on said land.

f) That the roads within the confines of the development are currently laid out as shown on the plat to encourage the utilization of Selford Road as the main vehicular way for ingress and egress, and that any change in said road layout shall be made so as to maintain Selford Road as the main vehicular way for ingress and egress.

g) That the developer will enter into such agreements and make such deposits relative to the construction of Selford Road where said road abuts the subject land prior to the commencement of any construction on said land.

h) That the construction of Friendship Road from Ingate Road to Francis Avenue as shown on the attached plat will not be constructed or opened by the developer unless same is made a requirement by the proper authorities of Baltimore County.

i) That the town uses to be erected along Friendship Road shall be so erected to face Friendship Road.

j) That all land retained by the developers and non-public roads shall be maintained by the developer or by a condominium, association or other entity established for such purpose.

k) That all exterior lighting will be of an ornamental nature of such design as would blend with the general architectural scheme of the development, and that the said lights shall not be placed or slanted in such a manner as to produce an abnormal glare to homes within the development or about the adjacent properties bordering the said development.

l) That the developer will not under its ultimate financing arrangements incorporate any financing which will employ rent supplements.

4. That the party of the second part will not oppose any petitions to the Zoning Authorities of Baltimore County for the

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necessary re-zoning classifications that will be necessary to carry out the terms of this agreement.

5. That the aforementioned townhouses to be erected within the development shall be aesthetically arranged in accordance with the topographic of the land to be placed as courts providing for off-street parking for the vehicles of the prospective residents and that no alleys of any nature or description shall be placed within the development unless specifically required to be placed therein by appropriate County regulations.

6. That it is further agreed by and between the parties hereto that this Agreement, together with all of its terms and conditions shall be forever binding on the said party of the first part, its successors and assigns and that in the event that the said party of the first part shall sell said tract of land before developed as aforesaid or shall sell any undeveloped land after any partial development, it will sell the same, subject to the terms and conditions of this Agreement and will make known the provisions thereof to any such purchaser or purchasers.

7. It is hereby agreed and understood by and between the parties hereto that upon any violation of the terms and conditions of this Agreement, the said parties of the second part or either of them shall have the right to prosecute the same at law or in equity and the failure of the said parties of the second part or either of them to enforce the breach of any one covenant shall in no event be deemed as a waiver of the right to prosecute any subsequent breach of any covenant herein.

AS WITNESS the corporate seals of the said parties hereto and the signatures of their respective Presidents and/or

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Vice Presidents.

WITNESS

[Signature]
[Signature]

THE SANFORD LAND COMPANY

By: *[Signature]*

ARBUTUS COMMUNITY ASSOCIATION, INC.

By: *[Signature]*STATE OF MARYLAND)
CITY OF BALTIMORE)

To Wit:

I HEREBY CERTIFY that on this _____ day of _____ 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared _____, who acknowledged himself to be the _____ of The Sanford Land Company, and as such _____ being authorized so to do, executed the foregoing Agreement for the purposes therein contained, by signing the name of the Company by himself as _____, and at the same time, also appeared before me _____, who acknowledged himself to be the Secretary of The Sanford Land Company, and that he as such Secretary made oath in due form of law that the matters and facts set forth in the foregoing Agreement are true and correct to the best of his knowledge, information and belief.

AS WITNESS my hand and Official Seal.

Notary Public

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STATE OF MARYLAND)
CITY OF BALTIMORE)

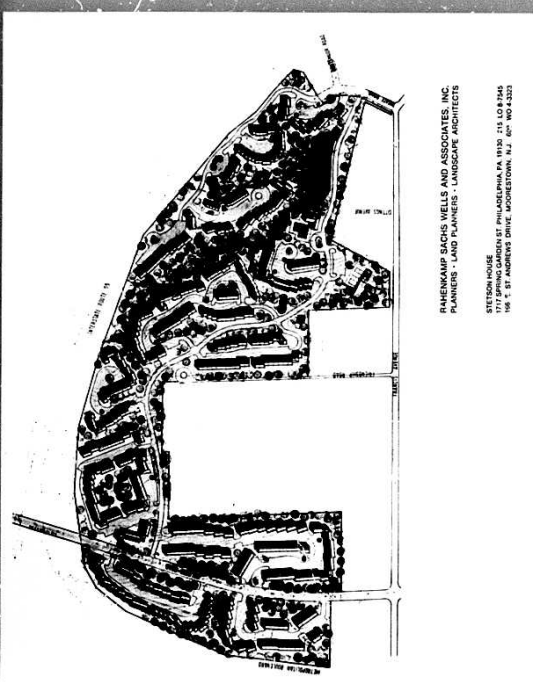
To Wit:

I HEREBY CERTIFY that on this _____ day of _____ 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared _____, who acknowledged himself to be the _____ of Arbutus Community Association, Inc., and as such _____ being authorized so to do, executed the foregoing Agreement for the purposes therein contained, by signing the name of the Corporation by himself as _____, and at the same time, also appeared before me _____, who acknowledged himself to be the Secretary of Arbutus Community Association, Inc., and that he as such Secretary made oath in due form of law that the matters and facts set forth in the foregoing Agreement are true and correct to the best of his knowledge, information and belief.

AS WITNESS my hand and Official Seal.

Notary Public

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RAHEKAMP SACHS WELLS AND ASSOCIATES, INC.
PLANNERS - LAND PLANNERS - LANDSCAPE ARCHITECTS

STATION HOUSE
117 S. CALVERT STREET, BALTIMORE, MD. 21202
117 S. CALVERT STREET, BALTIMORE, MD. 21202

44-3185

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

April 1, 1974

Mary S. Swartzlander, Jr., Esq.
210 East Broadway Street
Baltimore, Maryland 21202

Re: Zoning File No. 71-48-2
The Sanford Land Company, Petitioner
Maryland Housing Corp., Contestant

Dear Mr. Swartzlander:

As Attorney of Record for the Appellant in the above referenced case, you are hereby advised that said case on the Board of Appeals' Docket is considered moot. This decision is based on an opinion, dated November 10, 1971, which the Board has received from the Baltimore County Solicitor, R. Bruce Alderman, wherein he stated that any zoning cases pending before the Board on the date the new (zoning) maps were adopted are moot.

Therefore, unless you present written objection or an amended appeal, where applicable, to the Board no later than thirty days of the date hereof, an official dismissal order on the Board's own motion will follow.

Very truly yours,

[Signature]
Walter A. Katter, Jr., Chairman

cc: Vincent C. O'Brien, Esquire
William I. Wolstein, Esquire
Harold L. Mohl, Jr., Esquire

JUL 08 1974

December 16, 1970

Vincent L. Glorioso, Esquire
Fifth Floor, I.N.A. Building
Baltimore, Maryland 21202

RE: Petition for Reclassification
SW/5 of Ingate Road, 137.86' NW
of Francis Avenue - 13th District
The Sanford Land Company -
Petitioner
NO. 71-48-R (Item No. 284)

Dear Mr. Glorioso:

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: William I. Weinstein, Esquire
One East Redwood Street
Baltimore, Maryland 21202

Harry S. Swartzwelder, Jr., Esquire
210 East Redwood Street
Baltimore, Maryland 21202

HARRY S. SWARTZWELDER, JR.
ATTORNEY AT LAW
241 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202
737-4929



January 8, 1971

Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION
SW/5 of Ingate Road, 137.86' NW of
Francis Avenue - 13th District
The Sanford Land Company - Petitioner
NO. 71-48-R (Item No. 284)

Dear Commissioner:

Please enter an appeal to the County Board of Appeals from the
order of the Deputy Zoning Commissioner dated December 16, 1970 on
behalf of Mr. Rudolph Polcak and Mrs. Edward Zowatoski, two of the
protestants herein.

I am enclosing my check #1417 to cover the costs thereof.

Very truly yours,

Harry S. Swartzwelder, Jr.
HARRY S. SWARTZWELDER, JR.

Enclosure

HSS:dgn

August 14, 1970

William I. Weinstein, Esq.
One East Redwood Street
Baltimore, Maryland 21202

RE: Type of Hearing: Reclassification
from an RG zone to an RA zone
Location: W/S Ingate Road, opposite
Int. with Huntmore Road
Petitioner: The Sanford Land Company
Committee Meeting of April 28, 1970
Item 284 13th District

Dear Sirs:

It has come to our attention that an error exists
in the Department of Traffic Engineering comments
forwarded to you in our Zoning Advisory Committee comments
of July 27th, 1970, under the captioned reference.
Please correct your records to read as follows:

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from RG
to RA of 43.5 acres. This should increase the trip
density from 3900 trips to 5200 trips per day. Trip density
of this magnitude can be expected to create some problems
to Francis Avenue in its present condition.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: August 14, 1970

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

SUBJECT: Petition #71-48-R. Southwest side of Ingate Road 137.86 feet northwest of Francis Avenue
Petition for Reclassification from R.G. to R.A. Zone.
The Sanford Land Company - Petitioners

13th District

HEARING: Monday, August 17, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for
reclassification from R.G. to R.A. zoning. This petition also was on issue before
the Planning Board when it dealt with proposals for comprehensively rezoning the
area last fall and winter. The resolution and recommendation of the Planning Board
would retain the present R.G. zoning with the exception of a parcel lying on the
westerly side of proposed Salford Road and situate between that road and Metro-
politan Boulevard. The Planning Board felt that the alternatives now offered through
the new zoning tools for development were such that densities on the subject property
should not be increased. It further felt that the long narrow parcel between Salford
Road and Metropolitan Boulevard was appropriate for apartment development and
densities by virtue of the limitations imposed on that parcel by its boundaries.

GEG:mh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 27, 1970

William I. Weinstein, Esq.
One East Redwood Street
Baltimore, Maryland 21202

RE: Type of Hearing: Reclassification
from an RG zone to an RA zone
Location: W/S Ingate Road, Opposite
Int. with Huntmore Road
Petitioner: The Sanford Land Company
Committee Meeting of April 28, 1970
13th District
Item 284

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 an unimproved
tract of land which is heavily wooded. The property is
bordered on the north by the new Interstate 95 Baltimore
Washington Expressway. To the east of the subject tract
is a development of dwellings 10 to 15 years of age, in
excellent repair. The properties to the south are improved
with dwellings in the same are bracket, in excellent repair.
The property to the west borders a new road - the Rolling Road.
The existing streets are not improved with concrete curb and
gutter, with the exception of Ingate Road, which is partially
improved.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to
the plat submitted to this office for review by the Zoning
Advisory Committee in connection with the subject item.

Highways:

Salford Road is a proposed road with a 44-foot curb and
gutter cross section on a 70-foot right-of-way.

Friendship Road is an existing narrow single lane road

William I. Weinstein, Esq.
One East Redwood Street
Item 284
Page 2

July 27, 1970

Highways (Continued)

proposed for future improvement as a 36-foot or 40-foot curb and gutter
cross section on a 60-foot right-of-way.

Storm Drains and Sediment Control:

The petitioner 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
petitioner.

Development of this property through striping, grading and
stabilization could result in a sediment pollution problem, damaging private
and public holdings downstream of the property. A grading permit is,
therefore, necessary for all grading, including the stripping of top
soil.

Open and closed storm drain systems are subject to regulation
by Baltimore County.

Water:

The subject property lies within the 2nd Zone of water service.
While an R-1-in 2nd Zone main exists within Ingate Road and a 12-inch
reduce pressure 3rd Zone main will exist in Salford Road to the south
side of I-95, approval to extend either main for immediate use will
depend on a decision as to the adequacy of the supply for the proposed
use by Baltimore City, Bureau of Engineering. The 2nd Zone has been
under restriction for some time now.

Sanitary Sewers

Portions of the property are to be sewered to the "Patapsco
System" westerly on Francis Avenue and portions of the property are to be
sewered to the "Herbert Run System" easterly on Francis Avenue.

The Patapsco System through Relay is under construction, but not
yet in service. The Herbert Run System exists, but the moratorium
restrictions for the Catonsville-Herbert Run Sanitary Sewer System
apply to this property. Development in this area is restricted
to a maximum of fifteen homes per year, equivalent to thirty (30)
apartment units, until the improvements required for this sewerage
system are completed.

William I. Weinstein, Esq.
One East Redwood Street
Baltimore, Md.
Item 284
Page 3

July 27, 1970

PROJECT PLANNING DIVISION:

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

The road alignment (public or private) will be
determined by the Joint Subdivision Planning
Commission.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from RG to RA of
43.5 acres. This should increase the trip density from 2200
trips to 5200 trips per day. Trip density of this magnitude
can be expected to create some problems to Francis Avenue in
its present condition.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of
Baltimore County Building Code and Regulations when plans are
submitted.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements
of the 101 Life Safety Code, 1957 edition, and the Fire Prevention
Code when construction plans are submitted for approval.

Minimum width to the roads through the site shall be 30'
to assure passage of Fire Department equipment.

Fire hydrants for the proposed site are required and must
be in accordance with the Baltimore County Standards.

BOARD OF EDUCATION:

The Relay Elementary School with a capacity of 410 and a
February 27th enrollment of 375 students services this area.

The area as currently zoned could ultimately yield 183 students,
while a change in zoning to apartments could ultimately yield
from 152 pupils to 233 pupils depending on the type of apartments
constructed.

William I. Weinstein, Esq.
Item 284
Page 4

July 27, 1970

HEALTH DEPARTMENT:

Public water and sewers are available.

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.

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

STATE ROADS COMMISSION:

It appears that the subject proposed development would have
no adverse effects on the State highway.

ZONING ADMINISTRATION DIVISION:

This petition is accounted 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
OLIVER L. MYERS, Chairman

OLM:JD

Enc.



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

Dear Mr. Hardesty:

Please be advised that this office represents Mr. Frank Moran relative to his protesting the proposed rezoning from RG to RA that lot of ground described as Sanford Land Company case # 71-48R.

We wish to enter our appearance on behalf of our concerned client as opposing such rezoning.

Very truly yours,

Howard L. Muehl, Jr.
Howard L. Muehl, Jr.

HLM/nwf

cc: Mr. John Brown
1043 Elm Road
Baltimore, Md. 21227

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Zoning Commissioner Date: May 21, 1970
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #284

April 28, 1970
The Sanford Land Company
W/S Ingate Road, Opp. Int. with
Huntmore Road

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

The road alignment (Public or Private) will be determined by the Joint Subdivision Planning Commission.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
Attn: Oliver L. Myers Date: May 11, 1970
FROM: Ellsworth N. Myers, P.E.
SUBJECT: Item 284 (1969-1970)
Property Owner: The Sanford Land Company
W/S Ingate Rd. Opp. Int. with Huntmore Rd.
Present Zoning: R-6
Proposed Zoning: Reclasse. to RA
District: 13th
No. Acres: 43.5

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Selford Road is a proposed road with a 44-foot curb and gutter cross-section on a 70-foot right-of-way.

Friendship Road is an existing narrow single lane road proposed for future improvement as a 36-foot or 40-foot curb and gutter cross-section on a 60-foot right-of-way.

Ingate Road shall be improved with a 40-foot curb and gutter cross-section on a 60-foot right-of-way.

Storm Drains and Sediment Control:

The petitioner 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 petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Open and closed storm drain systems are subject to regulation by Baltimore County.

Item 284 (1969-1970)
Property Owner: The Sanford Land Company
Page 2
May 11, 1970

Water:

The subject property lies within the 2nd Zone of water service. While an 8-inch 2nd Zone main exists within Ingate Road and a 12-inch reduce pressure 3rd Zone main will exist in Selford Road to the south side of I-95, approval to extend either main for immediate use will depend on a decision as to the adequacy of the supply for the proposed use by Baltimore City, Bureau of Engineering. The 2nd Zone has been under restriction for some time now.

Sewerage:

Portions of the property are to be sewerage to the "Hastings System" westerly on Francis Avenue and portions of the property are to be sewerage to the "Herbert Run System" easterly on Francis Avenue.

The Hastings System through Relay is under construction, but not yet in service. The Herbert Run System exists, but the sewerage restrictions for the Johnston/Herbert Run Secondary Sewer System apply to this property. Development in this area is restricted to a maximum of fifteen per cent (15%) of any one development or a maximum of fifteen homes per year, equivalent to thirty (30) apartment units, until the improvements required for this sewerage system are completed.

Ellsworth N. Myers
ELLSWORTH N. MYERS, P.E.
Chief, Bureau of Engineering

ENCLOSURES

EN 60 & 65 Tape

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: May 5, 1970
FROM: C. Richard Moore
SUBJECT: Item 264 - ZAC - April 28, 1970
Property Owner: The Sanford Land Company
Ingate Road Opp. Huntmore Road
Reclass. to RA

The subject petition is requesting a change from RA to RA of 43.5 acres. This should increase the trip density from 2000 trips to 5200 trips per day. Trip density of this magnitude can be expected to create some problems to Francis Avenue in its present condition.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty Date: May 5, 1970
Attn: Mr. Myers
FROM: Ian J. Forrest
SUBJECT: Item 264 - Zoning Advisory Committee Meeting, April 28, 1970

264. Property Owner: The Sanford Land Company
Location: W/S Ingate Road Opp. Int. with
Huntmore Rd.
Present Zoning: R-6
Proposed Zoning: Reclasse. to RA
District: 13th
No. Acres: 43.5

Public water and sewers are available.

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.

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

Ian J. Forrest
Ian J. Forrest
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: May 1, 1970
Attn: Mr. Myers
FROM: Inspector Thomas J. Kelly
Fire Department
SUBJECT: Property Owner: The Sanford Land Company

Location: W/S Ingate Road, Opp. Int. with Huntmore Road
Item #284 Zoning Agenda April 28, 1970

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

Minimum width to the roads through the site shall be 30' to assure passage of Fire Department equipment.

Fire Hydrants for the proposed site are required and be in accordance with the Baltimore County Standard.

Inspector T. J. Kelly

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: April 24, 1970
FROM: Everett Reed, Plans Review
SUBJECT: #284 The Sanford Land Co.
W/S Ingate Road Opp. Int. with Huntmore Rd.
District: 13

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

Everett B. Reed
Everett B. Reed

ER:mrh



EDWARD D. HARDESTY
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST FAIRVIEW STREET
BALTIMORE, MD. 21201
April 29, 1970

WALTER E. WOODWARD, JR.
Zoning Advisory Committee
13th District
13th District
13th District

ITEM 264
Re: Zoning Advisory
Committee Meeting
April 23, 1970
Owner: The Sanford Land Co.
Location: W/S Ingate Road
Opp. Int. with Huntmore Road
Present Zoning: R6
Proposed Zoning: Reclass to RA
13th District
No. Acres: 43.5
Route 1-95

Dear Mr. Hardesty:

It appears that the subject proposed development would have no adverse effects on the State highway.

Very truly yours,
Charles Lee, Chief
Development Engineering
Section
By: John E. Meyers
Asst. Development Engineer

CLJE:tbk



BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF April 28, 1970

Petitioner: The Sanford Land Co.
Location: W/S Ingate Rd. opp. int. with Huntmore Rd.
District: 13
Present Zoning: R6
Proposed Zoning: RA
No. of Acres: 43.5

Comments: The Rely Elem. School with a capacity of 110
if a Feb 27th enrollment of 375 students services this
area.

The area is currently zoned R6D ultimately
yield 183 students while a change in zoning to apart-
ments could ultimately yield from 152 pupils to 233
pupils depending on the type of apartments constructed.

LOCALITY: The subject property is located on the east side of Ingate Road, 1/2 mile south of the intersection of Ingate Road and Huntmore Road. The property is bounded on the north by Ingate Road, on the south by Huntmore Road, on the east by the property of the State of Maryland, and on the west by the property of the State of Maryland.

Proposed Zoning: R6
The subject property is located on the east side of Ingate Road, 1/2 mile south of the intersection of Ingate Road and Huntmore Road. The property is bounded on the north by Ingate Road, on the south by Huntmore Road, on the east by the property of the State of Maryland, and on the west by the property of the State of Maryland.

Comments: The subject property is located on the east side of Ingate Road, 1/2 mile south of the intersection of Ingate Road and Huntmore Road. The property is bounded on the north by Ingate Road, on the south by Huntmore Road, on the east by the property of the State of Maryland, and on the west by the property of the State of Maryland.

Conclusion: The subject property is located on the east side of Ingate Road, 1/2 mile south of the intersection of Ingate Road and Huntmore Road. The property is bounded on the north by Ingate Road, on the south by Huntmore Road, on the east by the property of the State of Maryland, and on the west by the property of the State of Maryland.

Recommendation: The subject property is located on the east side of Ingate Road, 1/2 mile south of the intersection of Ingate Road and Huntmore Road. The property is bounded on the north by Ingate Road, on the south by Huntmore Road, on the east by the property of the State of Maryland, and on the west by the property of the State of Maryland.

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BANDALLSTOWN, MD. 21227
Arbutus, Maryland 21227

THIS IS TO CERTIFY that the annexed advertisement of
was inserted in the following

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Towson Times
- ☒ Arbutus Times
- ☐ Community Times

seventy newspapers published in Baltimore County, Maryland, once a week for one successive week before the 17 day of August 1970, that it to say, the same was inserted in the issues of July 30, 1970.

Cost of Advertisement: \$65.00

STROMBERG PUBLICATIONS, INC.

By: John E. Meyers

CERTIFICATE OF PUBLICATION

TOWSON MD July 30 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 a week of One Line 13th District before the 17th day of August 1970. The first publication appearing on the 30th day of July 1970.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th
Date of Posting: FEB 8-1971
Posted for: APPEAL
Petitioner: THE SANFORD LAND COMPANY
Location of property: W/S OF INGATE RD. 1/2 MI. NW. OF FRANCHES AVE.
Location of Sign: ON S. OF FRANCHES AVE. 1/2 MI. E. OF FRIENDSHIP RD. @ DEAD END OF FRANKLIN ST. RD.
Remarks: REPOSTING
Posted by: Charles E. Meyers
Date of return: FEB 13-1971

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th
Date of Posting: JAN 29-1971
Posted for: APPEAL
Petitioner: THE SANFORD LAND COMPANY
Location of property: W/S OF INGATE RD. 1/2 MI. NW. OF FRANCHES AVE.
Location of Sign: REPOSTED ALL SIGNS - 4 SIGNS - 10 SIGNS - 10 ALL
Remarks: SEE FIRST POSTING JAN 23-1971
Posted by: Charles E. Meyers
Date of return: JAN 28-1971

4 Signs 71-48-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 7.31.70
Posted for: Reclassification
Petitioner: SANFORD LAND CO.
Location of property: S.W.S. of JYGATE - 137' NE of TOWSON RD
Location of Sign: (1) JYGATE & TOWSON RD (2) TOWNSHIP RD
(3) SELFORD RD & FRANCIS AVE (4) I-95 & SELFORD RD
Remarks:
Posted by: [Signature] Date of return: 8.5.70

5 Signs 71-48-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting JAN. 23, 1971
Posted for: APPEAL
Petitioner: THE SANFORD LAND COMPANY
Location of property: S.W.S. OF JYGATE RD. 137' NE. 86' W. NW. OF FRANCIS AVE.
Location of Sign: (1) DEW END OF ELM RD (2) DEW END OF JYGATE RD
(3) S.W. CORNER OF SELEND RD (4) YARD SE. 1/4 SP. 1/4 RD
Remarks: DEW END OF SELEND RD (5) DEW END OF BROOK HILL RD
Posted by: [Signature] Date of return: JAN. 22, 1971

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
William I. Weinstein, Esq.
600 East Redwood Street
Baltimore, Maryland 21202
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Group 9
Item 204

Your Petition has been received and accepted for filing this
7th day of July, 1970

[Signature]
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner The Sanford Land Company
Petitioner's Attorney William I. Weinstein, Esq. Reviewed by [Signature]
Chairman of the Advisory Committee

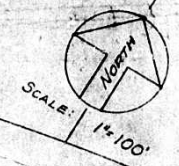
TELEPHONE 494-2413 INVOICE No. 75468
BALT MORE COUNTY, MARY AND OFFICE OF FINANCE
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204
TO: Harry S. Swartzwelder, Jr., Esq., 210 E. Redwood Street Baltimore, Md. 21202
Zoning Office 119 County Office Bldg., Towson, Md. 21204
DEBITED
DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE TOTAL AMOUNT \$70.00
QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST
Crat of appeal - The Sanford Land Co. \$70.00
No. 71-48-R
7 00 00
4
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 494-2413 INVOICE No. 73819
BALT MORE COUNTY, MARY AND OFFICE OF FINANCE
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204
TO: William I. Weinstein, Esq., One East Redwood Street, Baltimore, Md. 21202
Zoning Office 119 County Office Bldg., Towson, Md. 21204
DEBITED
DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE TOTAL AMOUNT \$110.00
QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST
Cost of advertising and posting property of Sanford Land Co. \$110.00
No. 71-48-R
1 10 00
4
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 494-2413 INVOICE No. 73703
BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204
TO: Chesapeake House, Inc., 5830 Southwestern Blvd. Baltimore, Md. 21217
Zoning Dept. of Baltimore County
DEBITED
DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE TOTAL AMOUNT \$50.00
QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST
Petition for Reclassification for The Sanford Land Co. \$50.00
71-46-R
5 00 00
4
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

Rolling Road Interchange

I-95 New Baltimore Washington Expressway



Plot for Zoning Purposes Huntmar Village Apartments

Applicant: Legal Owner in fee of land comprising 2.54 acres, situate in Baltimore County, Maryland, bounded by the following:

13th Ave
Scale: 1"=100'

Baltimore County, Maryland
July 15, 1970

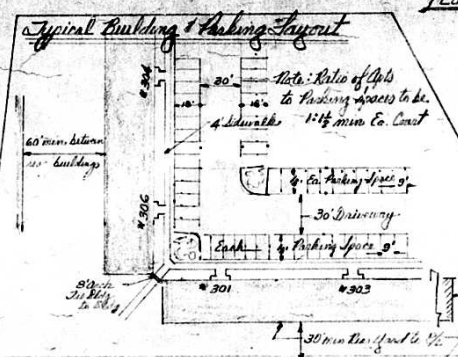
Public Use: Suburban Residential
The proposed development is a 100-unit apartment complex, including a swimming pool, tennis courts, and other recreational facilities. The site is located in a rural area and is zoned R-10.

General Notes:
1. The proposed development is a 100-unit apartment complex, including a swimming pool, tennis courts, and other recreational facilities. The site is located in a rural area and is zoned R-10.
2. The proposed development is a 100-unit apartment complex, including a swimming pool, tennis courts, and other recreational facilities. The site is located in a rural area and is zoned R-10.

Actual Area - 47.54
Actual Area of 100 Units - 45.54
Actual Area - 45.54
Allowable Density - 100 units per acre
Actual Density - 100 units per acre
Proposed 100 Units
Proposed 100 Units
Actual Density - 100 units per acre
Actual Density - 100 units per acre
Beginning of Existing Subdivision

Application for Change to R-10 from Ex-13 R-10 in the Southwestern Zoning Map

- Notes:
1. Salford Road to be resurfaced by applicant.
 2. Existing Woods (Tree & foliage) to be retained.
 3. A minimum of 50' R/W setback to be maintained along the property line to the south of the property line.
 4. No apartment unit to be placed within 50' of the property line.



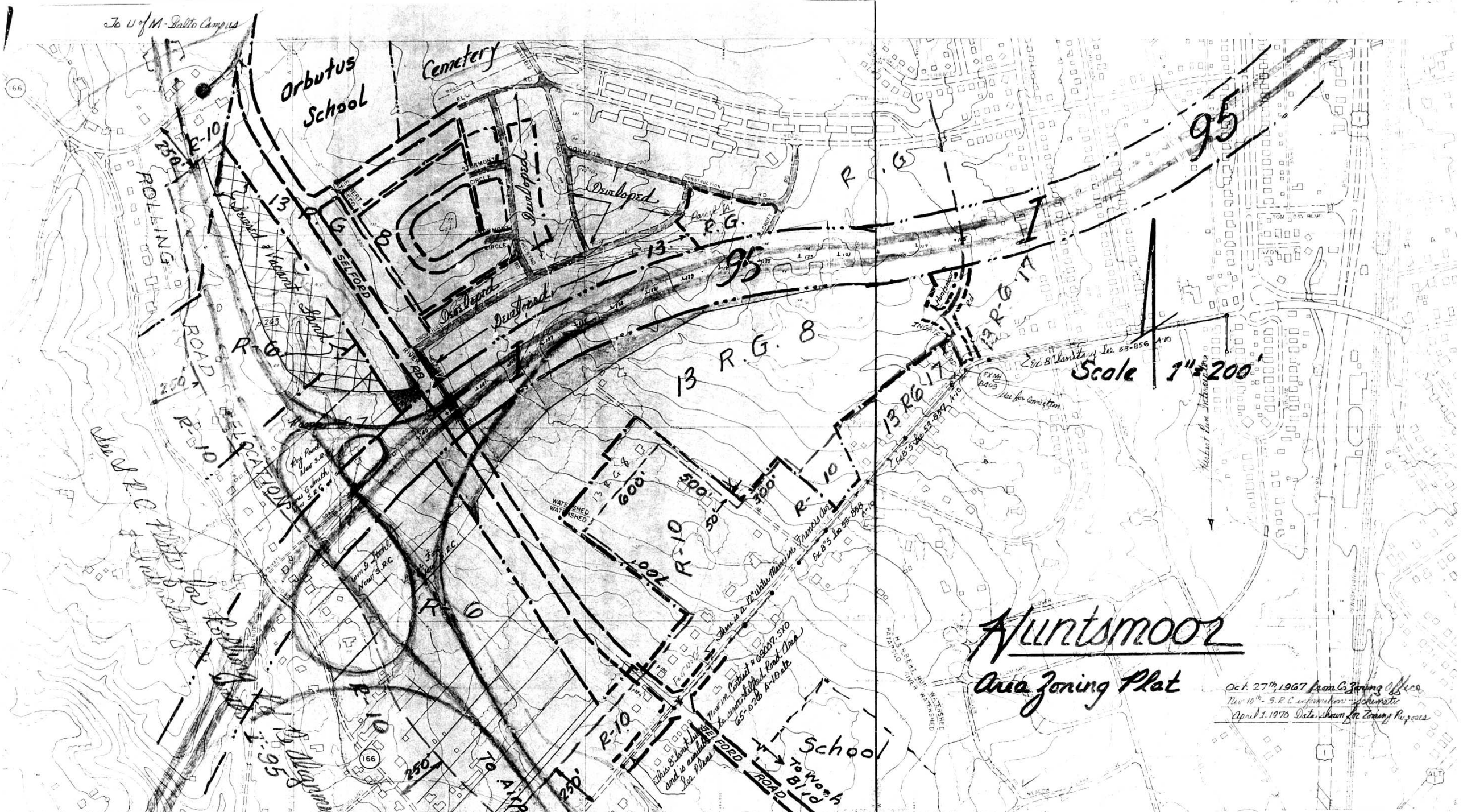
R-10 Zone Requirements

217' Front Yard - Building line not less than 30' from front lot line and not less than 60' from E of front street.

217' Side Yard - Not less than 25' from any building to a side property line.

217' Rear Yard - Not less than 30' from any building to the rear property line.





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	HALETHORPE	S.W.
		DATE OF PHOTOGRAPHY		6-E
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				

Auntsmoor Area Zoning Plat

Oct. 27th 1967 from Co. Planning Office
Nov 10th - S.R.C. information - schematic
April 1, 1970 Date shown for Zoning Purposes

PHOTOGRAMME
BALTIMORE COUNTY

