## PETITION FOR ZONING RE-CLASSIF X:ATION \$71-48R SW-GE AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The San ford Land Company; gal owner... of the property situate in Baltimore County any, which is described in the description and plat attached herers and made a part hereof. #13 mantSCL.2+3H hereby position (1) that the zoning status of the herein described property be re-classified, pur to the Zoning Law of Baltimore County, from an .... R-G .....

\_\_zone; for the following reasons

- 1. Change in neighborhood
- 2. Error in original map

County to use the herein described property, for...

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising. ting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ictions of Baltimore County adopted pursuant to the Zening Law for Baltimo-

MEAND MOUSING CORPORATION resident Contract purch

dress 5820 Southwestern Blvd.

Raltimore Maryland 21227 William William William I.Weinstein

Address One Bast Redwood Street

Baltimere Maryland 21202

OPPETED By The Zoning Commissioner of Baltimere County, this. 7th day ..., 19879., that the succept matter of this petition be advertised, as of July

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning er of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ..... 17th \_day of August

P- MAPR 14 70 AM

JUT 70 AM Solvard D. Hard

THE SANFORD LAND COMPANY

here 275 Equitable Building

S. Swahnelle

Baltimore, Maryland 21202

OFFICE COPY

JASS S. SPAMER & ASSOCIATED Tuntamoor

#71-48E SHEET L DE L

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MOP

RA

6-26-74

1958

DATE 4-3-70

CONTAINING 45.5 acres of land more or less.

BEING part of the first parcel of land which by a deed dated December 27, recorded among the Land Records of Baltimore County in Liber R.R.D. No. to 23 was conveyed by National Realty Corporation to Maiden Choice, Inc.

RE: PETITION FOR RECLASSIFICATION from R.G. to R.A. zone SW/S of Ingate Road 137.86' NW of Francis Avenue

**600** 

COUNTY &CARD OF APPEALS OF

The Sanford Land Company BALTIMORE COUNTY Petitioner Maryland Housing Corporation No. 71-48-8

. . . . . .

## ORDER OF DISMISSAL

Petition of The Sanford Land Company (Maryland Housing Corpor contract purchaser) for reclassification from R.G. to R.A., on property located on the southwest side of Incate Road 137, 86 tret porthwest of Francis Avenue, in the Thirteent Election District of Baltistore 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 most

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

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

IT IS HEREBY ORDERED, this 15th day of May, 1974, that said petition be and the same is declared moot and the petition dismissed.

> COUNTY BOARD OF AFFEALS OF BARTIMORE COUNTY

> > 000

Projected traffic will use Selford Road and Ingate Road as the

In conclusion, the Zoning Commissioner of Baltimore County

For the aforegoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_\_\_\_\_\_ day of December, 1970, that the herein described property or area should be and the same is hereby

Zoning Commissioner of Baltimore County

principle means of access to other major arteries including Sulphur Spring

feels that the townhouse development as described would be more preferable

to the conventional type R.G. development and likewise feels that the afore-

utilities justify the granting of this Petition. The Zoning Commissioner may

also state at this time that the Planning Staff and the Planning Board of Balti-

mentioned changes in conditions, especially with respect to the roads and

more County have recommended and proposed that the subject property be

designated as D. R. 16 (formerly R. A.) on the new zoning map which is now

re lassified from an R.G. Zone to an R.A. Zone, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning

Road, Francis Avenue and Metropol tan Boulevard.

being considered by the Baltimore County Council.

ORD

DATE

≿.

RE: PETITION FOR REGLASSIFICATION SW/S of Ingate Road, 137.861 NW of Francis Avenue - 13th District Sanford Land Company - Petitioner NO. 71-48-R (Item No. 284)

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

... ... ...

\*\*\* \*\*\* \*\*\*

#71-48R

The Petitioner seeks a Reclassification of his property, consisting of 45.5 acres of ground, from an R.G. Zone to an R.A. Zone. This 45 5 acre tract is part of a larger tract, the remainder of which fronts on Francis Avenue and will remain an R. 10 Zone to serve as a buffer

(h) (i)

The subject property is presently an unimproved tract of land which is heavily wooded. The property is bordered on the north by the new 1-95 Baltimore Washington Expression. To the east of the subject tract is development of dwellings ten (10) to fifteen (15) years of age, in excellent renair. The properties to the south are improved with dwellings in the same age bracket, in excellent repair. The property to the west borders a new road - New Rolling Road. The existing streets are not a proved with concrete curb and gutter, with the exception of Ingate Road, which is partially

Mr. Morton Macks. President of Maryland Housing Corporation, the contract purchaser which now holds fee simple title, described the propert; as having a somewhat irregular topography with grades ranging from seventy-six (76.) feet to two hundred and one (2011) feet. In its present R.G. classification, the developer could conceivably construct four hundred and seventy-eight (478) group homes. However, the developer would prefer to build instead a cluster type townhouse complex totaling five hundred and twenty-five (525) units or forty-seven (47) more dwellings than present density now permits. Mr. Macks claims that the townhouse concept would be much preferable to drawn out squarer of group homes in that a great deal of executy and trees would not have to be removed. Furthermore, the

plan of development calls for the creation of a man-made lake (s.milar to the one in Columbia, Maryland) which in itself should be most pleasing to the eye It should be mentioned that the proposed townhouses would not be rented but would be soid on a condomirium type of arrangement

08 49

In support of his case, the Petitioner cited numerous changes in the general area among which are: construct on of the University of Maryconstruction of the Catonsville Community College, new location of the struction of Selford Road, part of which will bisect the subject tract, and construction of Metropolitics Boulevan' which will harder the subject proper ty on the west and which will form an interchange with I-95, a major non The aforement oned 1-95, although contemplated at the time the zening map was adopted in 1955, has resulted in the removal of approximately forty (40%) per cent of the homes in the Relay Section, a neighboring community, of

An engineer testified that Baltimore City plans within the next year to install a sixty (60") inch water main to Wilkens Avenue and the Southwestern Boulevard, which will then connect with existing Baltimore County mains. Water service to the proposed townhouse complet, will be pumper from a main which now exists at Selford Boad at the overnass on L-95. See stated that within twelve (12) to eighteen (18) months water pressure problems should be solved. He went on to say that there is all 9 an existing water main within Ingate Road which lies to and borders the subject tract or the east. As far as sewer service is concerned, the engineer testified tha jurty (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

. . .

9 100 PROPERTY OF THE SANFORD LAND COMPANY 13th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND CONTRACT PURCHASER-MARYLAND HOUSING CORPORATION

I. Description of Property

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Located on the east and west sides of Selford Road, bordered on the north by Inter-State Route I-95 and on the south by Francis Avenue.

II. Present Zoning

Present zoning is R-G.

TIT. Requested Zoning

The Property Owner and Contract Purchaser respectfully request that the parcel be zoned R-A.

IV. Reasons for Request

(a.) Error in original official zoning map of Baltimore County.

(b.) Change in neighborhood.

When the official zoning map of Baltimore County was a-do-ted and the subject site was zoned R-G, consideration was not given to the proposed Metropolitan Bouleverd and Inter-State I-95, both in very close proximit; to the subject pro-

The proposed inter-change of Metropolitan Boulevard and Inter-State Route 1-95 will generate a high intensity access area by way of Selferd Road which will be a main feeder road between Francis Avenue and the University of Maryland, Balbetween Frances Avenue and the Subject steel subject pro-perty which will enjoy excellent access to Selford Road by having three (3) entrances to said Selford Road.

The Petitioner has not developed the subject property under the present R-G classification because it is felt it is not the highest and best use of the land in view of the development of University of Maryland, Baltimore County campus and catonsville Community College to the north of subject property and continuing industrial development along Washington Souleward-Railroad Avenue corridor on the south of the subject property and the Petitioner submits that R-A Zoning of this tract will help's meet the dearnad for apartments in this area which apartment market continues to grow.

It should be noted that the Planning Staff is recommending At amount we motes that the Pranning Starr is recommending. RA Classification on the west side of Selford Road to the conter 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

#71-48R R-A requirements of the area, and the Petitioner's request represents serely a logical extension of the subject property to R-A Zoning. It seems appropriate to the Petitioner to treat both sides of Selford Road in the same manner and to allow the requested R-A Zoning of said subject property. eri 2131

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For all these reasons the Property Owner and Contract Pur-, will shade remeans the Property Owner and Contract Purmaser respectfully request the parcel of land be placed  $\leq \omega - \ell - \ell$  ( the R-A Classification.

Respectfully submitted,

Willia West

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William I. Weinstein Attorney fo: The Canford Land Company and Maryland Housing Corporation

RECORDS : ORDER

DATE

- 3 -

REC. 10/13/70 OTG 5134/121

THIS AGREEMENT, made this /Sf 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 495 on the North, Metropolitan Roulevard on the West, and Ingate Road and Huntsmoo: Road on the Last in the Thir teenth 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 then; 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 Agree, ents of any nature, kind or discription 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 horeidahove contained are hereby made a part of this Agreement.
  - 2. That the said tract of land will be de reloned and substantial

compliance with the plat filed with this Agreement except as required by the Planning Commission of Baltimore County or b, 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, an' 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 contained 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 "Huntsmoor", similer to construction of 903-913 Flm 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 onestory open porches and garages shall not be less than five hundred twe ve (512) square feet
- d) That no building will be constructed closer than fifty (50) feet from Francis Avenue and Friendship Read, 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

exists, screening in the form of trees and shrubbery, staggered for landscaping asthetics, 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 is said road layout shall be made so as to maintain Selford Road as the main vehicular way for
- g) That the developer will enter into such agreements and make such deposits relative to the construction of Selford Ros where said road abutts 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.
- 1) That the townh uses to be erected along Priendship Road shall be so erected to face Priendship Road.
- j) That all land retained by the developers and nonpublic roads shall be maintained by the developer or by a condominium, association or other entity established for such purpos
- k) That all exterior lighting will be of an orgamental nature of such design as would blend with the general architectura 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.
- 1) That the developer will not under its ultimate financing arran memonts incorporate any financing which will employ rent supplements
- 4. That the party of the second part will not oppose any petitions to the Zoning Authorites of Baltimore County for the

ecessary 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 underveloped 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 purchases
- 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 hereis.

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

County Tourd of Apprais Auril 1, 1974

As Attorney of Record for the Appellant in the referenced case, you are hereby advised that soid case on the Board of Appea Docket is considered moot. This decision is based on an opinion, dat r 10, 1971, which the Board has received from the Baltimore County

R. Bruce Alderman, wherein he stated that any zoning cases pending

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 awn motion will fol

Yary truly yours

STATE OF MARYI AND CITY OF SALTIMORE

I HEREBY CERTIFY that on this \_\_\_, 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared and Talling who acknowledged himself to be the Chillett of Arbutus Community Association, Inc., and as such Association being authorized so to do, executed the foregoing Agreement for the purposes therein contained, by signing the name of the Corporation by himself as \_ Prince T , and at 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 besc of his knowledge, information and belief. AS WITNESS my hand and Official Seal

Notary Public

Vice Presidents CITY OF BALTIMORE I HEREBY CERTIFY that on this day of 1970, before me, the : ubscriber, 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

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

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

Dear Mr. Gloricson

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

Very truly yours,

Zoning Commissioner

Slaved D. Hardesty EDWARD D. HARDESTY

EDM/art

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

> Harry S. Syartswelder, Jr., Ecquire 210 East Redwood Street Baltimore, Maryland 21202



January 8, 1971

Zoning Commissioner County Office Building Towson, Maryland 21204

DEL AM, NO. 21014

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RE: PETITION FOR RECLASSIFICATION SW/W 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 Commiss oner dated December 16, 1970 on behalf of Mr. Rudolph Polcak and Mrs. Edward Zowatowski, two of the protestants herein

ATTORNEY AT LAW 341 ST. PAUL PLACE

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

Very truly yours.

Var St. Wash inddery HARRY'S, SWARTZWELDER, JR.

Enclosure

HSS:dgn

6m BAUTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 27, 1970

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

> RE: Type of Hearing: Reclassification from an RG zone to an RA zone rrem on No zone to an my zone
> Lc stion: W/S Ingate Road, Opposite
> Int. with Nuntsmore Road
> Petitioner: The Sanford Lend Company
> Committee Meeting of April 28, 1970 13th District Item 284

SCHIET PLANNING DOMEST OF EDUCATION ZOWING ADMINISTRA

INDESTRUCT DEVELOPMENT

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 union is havely wooded. The property is brockered on the north by the new Intertaint 95 Saltimore is a development of idealtings. But it is a development of idealtings lit to 15 years of age, in excellent repair. The properties to the south are improved with wheelings in the same new bracket, in excellent repair. The property to the west borders a way read - lixy Notling Road. The visiting streets are not improved with overcommental time of the property in the exception of legisle 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.

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

William I. Weinstein, Esq.

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July 27, 1970

Highways: (Continued)

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

Storn Drains and Sediment Control:

The petitioner must provide necessary drainage facilities (temporary or personer must provide necessary orenage technical temporary or personent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper greating or improper installation of drainage facilities, would be the full responsibility of the

Development of this property through stringing, grading and stabilization could result in a sediment pollution problem, demanding 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.

The subject property lies within the 2nd Zone of water service. While an R-inci 2nd Zone main exists within Ingate Road and a 12-inch reduce pre-sure Jpd Zone, and will exist in "alford Road to the south side of 1-95, approval to extend either main for inmediate use will depend on a decision as to the adequacy of the supply for the processed 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 schered to the "Patansco Ltem" westerly on Francis Avenue and portions of the property are to be wered to the "Herport Run System" easterly on Francis Avenue.

The Patapasco System through Relay is under construction, but not yet in cervice. The Herbert Dun System exits, but the moratorium restrictions for the Catonsville-Herbert Run Santtery 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 nompleted.

August 14, 1970

100

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 Huntsmore Road Paittomer: The Sanford Land Company

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

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 par day. Trip density of this magnitude can be expected to create some problems. to Francia Avenue 'n its present cond'tion,

Very truly yours,

OLIVER L. HYERS, Charman

July 27, 1970

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This office has reviewed the subject site plan and offers the

The subject potition is requesting a change from R6 to RA or 43,5 acros. This should increase the trip donsity from 2200 trips to \$200 trips per 620, Trip density of this magnitude can be expected to create some problems to Francis Avenue in its present condition.

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

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.

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.

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

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

William I. Weinstein, Esq. One East Redwood Street Baltimore, Fd. Item 284

PROJECT PLANNING DIVISION:

BUILDING ENGINEER'S OFFICE:

FIRE DEPARTMENT:

BOARD OF EDUCATION:

DEPARTMENT OF TRAFFIC ENGINEERING:

Page 3

BALTI. ORE COUNTY, MARYLA

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, D. Zoning Commissioner
FROM Mr. George E. Govrelis, Director of Planning Date August 14, 1970

SULJECTPetition #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 an issue before the Planning Board when it dealt with proposals for comprehensively reconing the area last fell 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 Selford Road and situate between that road and Metro-politan Boulevard. The Planning Board felt that the alternatives now affered through pointing noticeards. The retaining board set into the attendances now othered throughly the new zoning tools for development were such that densities on the subject proxy thould not be increased. It further felt that the leng narrow parcel between Selford Road and Metropolitina Boalevard was appropriate for opartment development and densities by virtue of the limitations imposed on that parcel by its boundaries.

GEG:mih

William I. Weinstein, Esq.

July 27, 1970

HEALTH DEPARTMENT:

Public water and sewars are available.

Air Poliution Communist. The building or buildings on this like may be subject to registration and compliance with the heard and State Health Air Pollution Control Regulations. Additional Information may be obtained from the Distribution of Air Pollution, Baltimare County Department of Naith.

Swimming Pool Comments: Prior to approach of a public need on this site, two conslete sets of alans and specifications of the pool and batchoste must be submitted to the Saltimore County Department of Health for review and approval.

STATE READS COMMISSION:

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

ZONING ADMINISTRATION DIVISION:

This petition is accorted for filing on the date of the enclosed filing certificate. Notice of the hearing date and tiru, 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

Very truly yours.

0 6046 8 70ger

OLIVER L. MYERS, Chairman

CLM: JD

Enc.

OWARD L. MURL, JR

MUHL & DIXON M PREDERICK ROAD



Mr. Edward D. Hardesty, Esquire zoning Commissioner for Balcimore 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 reso ing from RG to RA that lot of gund described as Sanford Land Company case

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

Very truly yours,

Howard L. Muhl, St. If you

HLM/nwf

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

> 0 BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204

H: . Edward D. Hardesty Attn: Oliver L. Hyers

PROM: C. Richard Moore

SUBJECT: Item 264 - ZAC - April 28, 1970 Property Owner: The Sanford Land Company Ingaze Road Opp. Huntamore Road Reclass. to RA

The subject petition is requesting a change from pet to AA of 13.5 acres. This should increase the trip density from agent trips to 5200 trips per day. Trip density for this magnitude can be expected to create some problems to Francis Avenue in its present condition.

Date. Hay 5, 1970

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty TO Zoning Commissioner

Date. May 21, 1970

PROM\_Richard B. Williams\_\_\_\_\_ SUBJECT. Zoring Advisory Agenda Item \$284

April 28, 1970

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

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

## BALTIMORE COUNTY, MARYLAND

IN TER-OFFICE CORRESPONDENCE

TO ... St. Gli er Myers ... Date ... May 5, 1970 .... FROM Ian J. Forrest

Item 284 - Zoning Advisory Committee Meeting, April 28, 1970

264. Property Owner: The Sanford Land Company Location: W/S Ingate Koad Opp. Int. with Huntsmore Rd. Hentsmore Rd.
Present Zoning: R6
Proposed Zoning: Reclase. to RA
District: 13th
No. Acres: 43.5

Public water and sewers are available.

site may be subject to registration ind 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.

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

LIF'ca

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Edward Hardesty Date\_ May 11, 1970 FROM Ellsworth N. Diver, P.E.

SUBJECT Item 28% (1969-1970)
Property Owner: The Sanford Land Company
W/S Ingate Rd. Opp. Int. with Huntsmoor Rd.
Fresent Zoning: R-6
Proposed Zoning: Reclass. to RA
District: 19th
No. Acres: 13.5

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:

Salford Road is a proposed road with a his-foot curb and gutter cross-section

Priendship Road is an existing marrow single lane road proposed for flutter improvement as a 36-foot or h0-foot curb and gutter creas-section on a 60-foot light-of-way.

In ate Road shall be improved with a  $^140$ -foot curb and gutter cross-section on a  $^60$ -foot right-of-way.

"term Drains and Sediment Control:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any missances or demages to adjacent properties, aspecially by the concentration of surface waters. Correction of any problem which may result, due to improper graving or improper installation of drainage facellities, would be the full reponsibility of the

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, desaging 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Hinimum 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.

Inspeter T. E. Kelly

TO Art. Edward D. Hardesty, Zening Commissioner Date Hay 1, 1970

Location: W/S Ingate Road, Opp. Ir., with Huntamore Road

SUBJECT Property Owners The Sanford Land Company

Item #28h Zoning Agenda April 28, 1973

FROM Inspector Thomas A. KElly Fire Department

Item 28h (1969-1970)
Property Owner: The Sanford Land Company
Fage 2

Water:

The subject property lies within the 2nd Zone of water service. While The may not priverty lies within the And Zone of water service. While an almost and Zone main exists within larget Read and a 12-inch reduce an almost and the service of t

Sanitary Sever:

Portions of the property are to be sewered to the "Patapaco System" westerly on Francis Avenue and portions of the projecty are to be newered to the "Western Low System" easterly in Prancis Avenue.

The Patapaco System through Selay is under construction, but not yet in se. The Herbert Sun System exists, but the moretarian restrictions for the laboratile-Herbert Sun Suitary Semen System supply to this power system apply to this power system supply to this power system apply to the power system apply to the power system of stylene development or a maximum of Iffeen system ser year, modification to district Suitary Sun System and System system system are considered.

END:EAM: OTE: 85

THE AN A SE TOUR

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Zoning

Date ... April 24, 1977

FROM Everett Reed, Plans Seview.

SUBJECT 4284 The Sanford Land Co.

W.S Ingate Road Cop. Int. with Tuntanore Rd. District: 13

Petitioner to camply with al. amplicable requirements of Bait for County Building Code and regulations when class are submitted.

Everett & Red

Parmen.



DAVID M. FISHER CANADA OF COMMISSI AND PRECISE OF WISE MALES BOOLEY, A HABLEY P. SMIMEPTELD WALTER BUCHER LEBLIE M. EVALUE JORNEJ MEMBLEN ARTHUR D. FRICE, JR. STATE OF MARYLAND STATE ROADS COMMISSION 300 WEST PRESTON STREET

BALTIMORE, Mo. 21201

MAT THE ADDRESS OF THE ASSESSMENT AND PROPERTY. NO. 27001

WALTER E. WOODFORD, JA. F. of Excises EXPUTY CHIEF ENGINE

HUGH C. DOWNS
ENCHOLOGICA
LINE E. HICARL

71-48-12

Date of Posting FFB 8-1971

ITCH 284
Rel Zoning Mutsory
Coning Motory
Coning Mo

Dear Mr. Hardesty:

Hr. Edward D. Hardesty Zoning Commissioner County Office Bldg. Towson, Maryland 21204

. It uppears that the subject proposed development would have no adverse effects on the State nighway.

Very truly yours,

Charles Lee, Chief Development Engineering Section

by: John E. Heyers Asst. Development Engineer

CL: JE4:bk

PHEF#3

BALTIMORE COUNTY BOARD DUCATION

ZONING ADVISORY COMMITTEE MEETING

OF Again AF, 1970

Petitioner: THE SANGUED LAND CO.

Location: WIS INGLE RO. OFF. INT. WITH HUNTSMORE RO

District: 13

Present Zoning: R.6

Proposed Zoning: RA

No. of Acres: 43.5

Comments: The Rely Even school with a conscity of 410 at a Feb 27th emperiment of 375 students services this these

THE AREA IS CULRENTEY ZUNED COULD ULTIMITELY VIELD 153 STORENTS WHILE A CHANGE IN ZOULING TO ABARTMENTS COULD ULTIMITELY YIELD FACIL 152 PUPILS TO 233 POOLED DEFENDING OF THE TYPE OF APARTMENTS CONSTRUCTED.

THE TAILS NEWSPAPERS

Arbutus, Maryland 21227

+22 ×2 19:10

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

seekty newspapers published in Baltimore County, Maryland, once a week for 900 successive weeks before the 17 day of August 10-20, that it to say, the same was inserted in the issues of July 30, 1970.

Cost of Advertisement: \$45.00

STHOMBERG PUBLICATIONS, INC.

Br John In Malen

CERTIFICATE OF PUBLICATION

L THE JEFFERSONIAN!

Cost of Advertisement, \$

Manager.

MN -1 '70 M

· 2516N

FRANCHES AVE

CERTIFICATE OF POSTING

Petitioner THE SANTORY LANS COMPANY
Location of presents S.W.S. OF JABATE P.S. 137 FT. No. OF

Pusied by Charles M. Mars. Date of return. IFB. 13-1971

5 51605

71-48-R

PHG= #2

CERTIFICATE OF POSTING
10 DEPARTMENT OF SALTIMORE COUNTY
Towner, Maryland

District 13 TH	Date of Posting . JAN 39-197/
Posted for: ATPF4L	1.0
Location of property: S.W. S. OF. T.N.	Nd CONTUNY CATE Rds 137 FT 3610 WWW OF FRANKS AV
	ALL SIEUS - USEINL 10 SIGNS
Remarks: SEE FIRST POST	UG JAN. 23-1971
Posted by Anthr. 11 17.14	Date of return. Vof 4: 28-1971

@ 4 Signs @ 71-48-R.

No. 75468

\$70.00

DATE 1/12/71

BILLED

Zoning Office

BETURN THE PORTION WITH YOUR BEMITTANCE \$70. 60

109 County Office Bldg. . Towarn, Md. 21204

# CERTIFICATE OF POSTING ZONING DEPARYMENT OF BALTIMORE COUNTY Torses, Marriad

District 13th Realassfination	Date of Posting 7-3/-90
Sant of Lan	1 600
Location of property: SWS of IN;	Ale 137' NWOF TrANS Are
Cocation of Signar O FUNTSMEED &	Tugale Rd 6- Friendship Read
Remarks:	Date of return: 8 5 70

BALT FORE COUNTY, MARY AND OFFICE OF FINANCE

COURT HOUSE

TOWSON, MARYLAND 21204

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHO-E 494-2413

> To: Harry S. Swar'zwelder, Jr., Esq., 210 E. Redwood Street

> > Cost of appeal - The Sanford Land Co.

Baltimore, Md. 21202

No. 71-48-R

5 516NS	71-48-

#### CERTIFICATE OF POSTING

ING DEP/STMENT OF BALTIMORE COUNTY

District. /3.74 Posted for: APPEAL	Date of Posting. VAN 23, 1941
Petitioner: THE SAN FORd	LAUX C. YPLUY
TRAVE IS	AVE.
Location of Signa D. DEAU END C D. N.S. C.E. FRANCHES AVE. DEAU DEAU END OF SELFORD Rd C	OF FLAT DS DEAST FAN OF THATE RA faul of Schlod Pd. D. Asof Schwassand Rd Deasterd of Groven Warns
Posted by Clarky M. Miss	Date of return: Velv 19-1971

TELEPHONE 494-2413	BALT FORE COUNTY, MARY AND	Ma. 73819
	OFFICE OF FINANCE	DATE 9/1/70
	Revenue Division  COURT HOUSE TOWSON, MAYLAND 21204	
To:	One East Redwood Street	g Office punty Office Bldg. , on, Md. 21204
DEFORIT TO	COUNT NO. 01-622 RETURN THIS CORTION WITH YOUR	
	DETACH ALONG PERFORATION AND REEP THIS PORTION FOR YO	UR RECORDS COST
2	Cost of adverticing and poeting property of Sanford Land Co. No. 71-48-R	\$110.0
Dek.		THE RESERVE OF THE PARTY AND ADDRESS.
1 1 о.о смя		

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMO'E COUNTY OFFICE OF PLANNING AND ZONI

William J. Weinstein, Gr Geo Cost Redsond Street Soltimore, Roysland 2136 County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

trop 9

7	Towson, Maryland 212	·0H	
Your Petit	ion has been received and	accepted for filing t	his
	7th day of	Astr	, 1970
		Edward D. 1	11 1+
		EDWARD D. HARDESTI Zoning Commissioner	Marasy
Petitioner The Fenfor		ZOMING COMMISSIONER	
Petitioner's Attorney	William I. Woinstein, S	Reviewed by	we L. Theye
		Chairm	an of the

ALEPHONE 494-2413	BALTIN ORE COUNTY, MARYI ND	3703
	Retries District COURT HOUSE TOWSON, MARYLAND 21204	
To:	Chicaponica Hymes, Inc., 5020 Stutimentern Blvd., 8011 Interes, Inc., 1020 Stutimentern Blvd., 8011 Interes, Inc., 21217	
DEPOSIT 10	ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE	\$50.00
03 24 20	SPT-ACH ALONG FEBRUARYON AND REST THE FORTION FOR YOUR RECORDS Potition for Reclassification for The Emford Land Co.  #Ti-Mich.	58.00

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204



