

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Roland R. & Louise F. MacKenzie & Shamrock Farms Co., Inc. legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-40, R-20 & R-10 zone to an R-40, R-20 & R-10 zone; for the following reasons:

See attached Brief.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NE/S of Beaver Dam Road, 1340' E : ZONING COMMISSIONER
of Ivy Hill Road, N/S of Shawan Road, : OF
NE of Cuba Road - 8th District :
Shamrock Farms Company, Incor- :
porated - Petitioner : BALTIMORE COUNTY
NO. 71-116-R (Item No. 338) :

The Petitioner has withdrawn his Petition and it is, therefore,
ORDERED by the Zoning Commissioner of Baltimore County this 20
day of November, 1970, that the said Petition be and the same is hereby
DISMISSED without prejudice.

Edward Hardisty
Zoning Commissioner of
Baltimore County

ORD. R. RECEIVED FOR FILING
DATE 11-10-70 BY 15

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

Property, is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser: Roland R. MacKenzie
By: Roland R. MacKenzie
President
Address: Shawan Road
Cockeysville, Md. 21030

Protestant's Attorney:
Address: 1215 North Howard St.
Baltimore, Md. 21204
VA-5-6765

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of August, 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of October, 1970, at 8:00 o'clock A.M.

Edward Hardisty
Zoning Commissioner of Baltimore County

Frank E. Ciccone, Esq.
First National Bank Building
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Shawan Road, an existing County road (in this area) will also be improved as a 40-foot closed section on a 70-foot right-of-way.

The portion of Ivy Hill Road, an existing County road, together with the proposed continuation (Shamrock Farms Road) will be improved as a 40-foot closed section on a 50-foot right-of-way.

The East - West Collector Road, a Maryland State Roads Commission proposal, apparently is no longer planned through this area.

The need and requirements for public and/or private roads including right-of-way and pavement width, horizontal and vertical alignment, etc., will be determined at such time as the proposed development of these sites is reviewed by the Joint Subdivision Planning Committee. Highway improvements, including highway widening and right-of-way dedication will be required in connection with the proposed development of this property.

Sediment Control:
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 striping of top soil.

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

Storm Drains:
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.

Storm drainage studies, drainage reservations and easements, etc., will be required in connection with the proposed development of this property.

Water:
Public water supply can be made available to serve this property generally as indicated on the submitted revised plan.

This property is located outside of the Baltimore County Metropolitan District. An extension of the Metropolitan District Boundary is required, to include the property, before public water can be extended to serve this property.

Frank E. Ciccone, Esq.
First National Bank Building
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Water: (Continued)

A study of the water supply system to determine the extent of water main extensions or reinforcements and/or supplementation that may be required to provide adequate water supply for the proposed development must be conducted prior to receiving Tentative Approval of any Preliminary Plan. After the petitioner, or his engineer, furnishes the Water Design Group of the Bureau of Engineering with water requirements, including fire flows, that Group in cooperation with the Baltimore City Bureau of Water Supply will determine the extent of improvements required to furnish public water supply to this site.

Public water mains would be required to be extended in all public roads adjacent to this property and in all public roads within the development.

Sanitary Sewer:
Public sanitary sewerage can be made available to serve this property generally as indicated on the submitted revised plan. However, sanitary sewerage studies will be required in connection with the proposed development of this property.

Any sewage pumping station and force main will require Maryland State Department of Health approval.

DEPARTMENT OF TRAFFIC ENGINEERING:
The subject petition is requesting a change from R-6, R-20 and R-40 to R-40 and R-10. Without going into great detail, 300 acres of apartments should generate 35,000 vehicles a day. The existing and proposed Beaver Dam, Shawan and Cuba Roads cannot handle this trip density.

STATE ROADS COMMISSION:
June 3, 1970 comments: If the subject area is fully developed in accordance with the proposed zoning, the effects of increased traffic on the Baltimore-Harrisburg Expressway and Shawan Road Interchange would be quite serious.

Even though these facilities are to be improved, they may not be able to satisfactorily accommodate the volume of traffic anticipated.

July 20, 1970 comments: Subsequent to our comments of June 3, 1970, this office was advised of studies being made by the State Roads Commission for improvements to Interstate Route 83 that would seriously affect a portion of the subject property (Shamrock South). It is anticipated that the studies will be complete in approximately thirty (30) days at which time marked copies of the plat will be transmitted to you.

VA-5-6765
FRANK E. CICONE
Attorney At Law
First National Bank Bldg.
TOWSON, MARYLAND 21204

Mr. Edward Hardisty
Zoning Commissioner
Baltimore County, Maryland
County Office Building
Towson, Maryland 21204

Re: Zoning Petition for Roland R. & Louise F. MacKenzie and Shamrock Farms, Inc.

Dear Mr. Hardisty:
I have filed a Petition in the above subject case and wish to cite the following changes and error in support of said petition. There have been many changes in the area such as:

1. Zoning and development of the Greater Baltimore Industrial Park.
2. Extension of sewer and water.
3. Purchase and development of Oregon Ridge.
4. Proposed widening of I-83 and proposed enlargement of interchange at Shawan Road and I-83.
5. Extension of Urban Rule Demarcation line which has been extended to include properties under the subject petition.
6. There has been error committed by the Comprehensive Zoning Map in its failure to foresee industrialization adjacent to the subject property and development of the subject site.

For other valid and sufficient reasons to be shown at the hearing hereof.

Very truly yours,

Frank E. Ciccone

Frank E. Ciccone, Esq.
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BUILDING ENGINEER'S OFFICE:

No comment from this office at this time.

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.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards when water is available for sites.

A second means of access is required for the site.

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

BOARD OF EDUCATION:

The Cockeysville Elementary School services this area and with a capacity of 510 has an enrollment of 461 (as of Sept. 17).

The area as currently zoned could ultimately yield approximately 283 students, while a rezoning such as proposed could yield from 934 to 1,927 ultimate students, depending on type of apartments constructed.

If this zoning is approved extensive land areas in this Greenspring-Worthington Valley Complex will be opened up to high residential density for which a school pattern has not yet been established. As many as three (3) elementary schools, plus supporting secondary facilities, could be required to support the high-density population of these sizeable acreages.

DEPARTMENT OF HEALTH:

This plan is incomplete, therefore, this office cannot make proper comments.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held no 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. Miles
Oliver L. Miles, Chairman

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE
August 26, 1970

Frank E. Ciccone, Esq.
First National Bank Building
Towson, Maryland 21204

RE: Type of Hearings: Reclassification from R-40, R-20 and R-6 zone to an R-40 & R-6 zone
Locations: Beaver Dam, Shawan & Cuba Roads
Petitioner: Roland MacKenzie, et al
Committee Meeting of May 26, 1970
8th District
Item 338

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 petition has two parcels of land involved. Shamrock North and Shamrock South. The two parcels are separated by the Oregon Ridge Park. Shamrock North is completely surrounded by farming and residential uses, as well as Shamrock South, with the exception of the Eastern boundary of Shamrock South. The Baltimore Harrisburg Expressway Interstate 83 borders the westernmost outline of Shamrock South, and Beaver Dam Road splits at Shamrock South. No curb and gutter exists along any of the existing roads. Those roads being Cuba Road, Shawan Road, Beaver Dam Road and Ivy Hill Road.

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:

Beaver Dam Road and Cuba Road, existing County roads, will be improved as 40-foot closed sections on 70-foot rights-of-way. The junction of these two roads will approximate the present horizontal alignment, and not relocated as shown on the submitted revised plat, Sheet 6 of 6.

TELEPHONE 494-2618	INVOICE	No. 75308
BALTIMORE COUNTY, MARYLAND		DATE: Oct. 14, 1970
OFFICE OF FINANCE		
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		PAID BY
To: <u>Roland R. MacKenzie & Shamrock Farms Co., Inc.</u>		Zoning Dept. of Baltimore County
Cockeysville, Md. 21030		

REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property for Shamrock Farms Co., Inc.		296.50

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

TELEPHONE 494-2618	INVOICE	No. 73861
BALTIMORE COUNTY, MARYLAND		DATE: Sept. 4, 1970
OFFICE OF FINANCE		
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		PAID BY
To: <u>Frank E. Ciccone, Esq.</u>		Zoning Office
First National Bank Building		Baltimore County, Md.
Towson, Maryland 21204		

REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Petition for Reclassification from R-40, R-20 and R-6 to R-40 and R-6 for Shamrock Farms Co., Inc.		\$ 50.00

71-116-R

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

Parcel of land to be reclassified
from R-40 to R-20 containing
4,218 Acres of land more or less.
Parcel #6 - South.

May 1, 1970
Revised June 24, 1970

Beginning for the same at a point on the northeast side of Beaver Dam Road at a point measured 432 feet more or less southeasterly along the northeast side of Beaver Dam Road from the intersection of the northeast side of Beaver Dam Road and the center line of Ivy Hill Road, thence from said place of beginning North 40° 57' 30" East 185.00 feet, binding on an outline of the plat of "Broadmoor" Flat Two Section One, which plat is recorded among the Plat Records of Baltimore County in Plat Book No. 19 folio 128, to the existing zoning line between R-20 on the northeast and R-40 on the southwest, thence binding on said zoning line the three following lines, viz: North 43° 47' 30" West 217.00 feet North 55° 12' 30" West 505.00 feet, and North 37° 54' 47" West 488.32 feet, thence South 34° 26' 30" West 205.00 feet to the northeast side of Beaver Dam Road, thence binding on the northeast side of said road the four following lines, viz: South 44° 42' 00" East 70.50 feet southeasterly by a line curving to the left having a radius of 2975.00 feet for a distance of 390.00 feet, the chord of said curve bearing South 48° 26' 58" East 389.13 feet, South 52° 12' 00" East 115.75 feet, southeasterly by a line curving to the right having a radius of 2425.00 feet for the distance of 575.00 feet, the chord of said curve bearing South 45° 26' 07" East 571.25 feet to the place of beginning.

Containing 4,218 Acres of land more or less.

Saving and excepting therefrom a 20 foot right-of-way leading from Beaver Dam Road, in a northeasterly direction, for the use of a grave yard located on the parcel of land located to the northeast of the herein described parcel of land.



Parcel of land to be reclassified
from R-40 to R-20 containing
20,145 Acres more or less.
Parcel #3 - North

May 1, 1970
Revised June 24, 1970

Beginning for the same at the end of the two following lines, viz: South 88° 29' 00" East 300.02 feet in the bed of Shawan Road, from the easternmost side of Cuba Road and North 35° 28' 00" West 375.56 feet, thence from said point of beginning North 35° 28' 00" East 827.11 feet, running parallel with and distant 150.00 feet from the northeast side of Cuba Road, thence by a line curving to the right having a radius of 2456.78 feet for a distance of 676.82 feet, said curve being subtended by a chord bearing North 82° 57' 00" East 676.66 feet, thence South 89° 08' 00" East 725.65 feet, thence South 1° 31' 00" West 769.72 feet, thence North 88° 29' 00" West 897.13 feet running parallel with and distant 300.00 feet northerly from Shawan Road to the place of beginning.

Containing 20,145 Acres more or less.



Parcel of land to be reclassified
from R-40 to R-20 with a special
exception for parking containing
4,535 Acres more or less.
Parcel #4 - North

May 1, 1970
Revised June 24, 1970

Beginning for the same in the bed of Shawan Road on the northeast side of Cuba Road, running thence on the northeast side of Cuba Road the two following courses and distances, viz: North 14° 00' 00" West 245 feet and North 35° 28' 00" West 600 feet, thence North 62° 53' 00" West 159.45 feet crossing Cuba Road, thence North 3° 52' 00" East 130.00 feet, again crossing Cuba Road, thence by a line curving to the right having a radius of 1450.78 feet for a distance of 148.96 feet, said curve being subtended by a chord bearing North 73° 17' 54" East 148.93 feet, thence running for a line made parallel with and distant 150 feet from the northeast side of Cuba Road, South 35° 28' 00" East 1202.67 feet to a point in the bed of Shawan Road, thence running and binding in the bed of Shawan Road, North 88° 29' 00" West 302.02 feet to the place of beginning.

Containing 4,535 Acres more or less.



Parcel of land to be reclassified
from R-20 to B1 containing
2,000 Acres of land more or less.
Parcel #7 - South

May 1, 1970
Revised June 24, 1970

Beginning for the same at the end of the four following lines viz: Northwesterly, measured along the northeast side of Beaver Dam Road, 1310 feet more or less from the intersection of the northeast side of Beaver Dam Road and the centerline of Ivy Hill Road, North 34° 26' 30" East 205.00 feet, thence from said place of beginning the four following lines viz: North 89° 45' 00" West 250.00 feet, North 30° 15' 00" East 318.48 feet, South 89° 45' 00" East 250.00 feet and South 00° 15' 00" West 318.48 feet, binding in the outline of the petitioner herein, to the place of beginning.

Containing 2,000 Acres of land more or less.



Parcel of land to be reclassified
from R-20 to R-A containing
32,384 Acres of land more or less.
Parcel #1 - South

May 1, 1970
Revised June 24, 1970

Beginning for the same at the end of the two following lines viz: Northwesterly, measured along the northeast side of Beaver Dam Road, 1310 feet more or less, from the intersection of the northeast side of Beaver Dam Road and the centerline of Ivy Hill Road, and North 34° 26' 30" East 205.00 feet, thence from said place of beginning North 3° 27' 23" East 130.21 feet, thence binding on an outline of the petitioner North 00° 15' 00" East 752.10 feet, thence North 89° 45' 00" West 250.00 feet, thence North 00° 15' 00" East 318.48 feet, thence South 89° 15' 00" East 250.00 feet to the outline of the petitioner herein, thence binding on said outline the three following lines viz: North 00° 15' 00" East 50.00 feet, North 73° 00' 00" West 486.75 feet and South 66° 30' 00" West 953.00 feet, to the existing zoning line between R-20 on the northeast and R-40 on the southwest, thence binding on said zoning line the four following courses and distances viz: South 19° 00' 00" East 485.00 feet, South 12° 00' 00" East 333.00 feet, South 30° 35' 00" East 230.00 feet and South 58° 15' 00" East 778.36 feet to the place of beginning.

Containing 32,384 Acres of land more or less.



Description of Parcel to be
Rezoned from R-40 to R-20
57.9 Acres more or less
Parcel #5 - South

May 1, 1970
Revised June 24, 1970

Beginning for the same at the end of the three following lines, viz: (1) South 42° 00' West 984 feet more or less from the center line intersection of Beaver Dam Road and Ivy Hill Road, (2) North 72° 30' West 521.73 feet, and (3) South 39° 43' 00" West 363.84 feet, running thence from said place of beginning, binding on the land of Roland R. MacKenzie and wife South 38° 30' West 1247.00 feet, South 60° 10' East 770.00 feet to the northernmost side of a mill race there situated, thence binding on the northernmost side of said mill race, South 56° 15' East 173.25 feet, North 80° 45' East 181.50 feet, North 71° 45' East 288.75 feet, South 75° 45' East 375.88 feet, South 34° 42' 00" East 265.41 feet, North 2° 00' East 140.25 feet, North 69° 00' East 148.50 feet, North 47° 30' East 49.50 feet, North 76° 30' East 33.00 feet, South 23° 00' East 74.25 feet, South 61° 00' East 66.00 feet, South 78° 30' East 99.00 feet, South 64° 30' East 82.50 feet, North 26° 15' East 460.00 feet to the southernmost corner of the plat of "Broadmoor" recorded in Plat Book No. 19 folio 137, thence binding on the southwest outline of said plat North 32° 41' 15" West 1190.72 feet, thence for a line of division North 89° 07' 28" West 546.38 feet, thence binding on the outlines of the lands of Richard F. Blue and Ann Har Patterson North 72° 30' West 307.95 feet, South 42° 15' West 57.95 feet and North 47° 45' West 345.00 feet, thence South 19° 43' 00" West 112.00 feet to the place of beginning.

Containing 57.9 Acres of land more or less.



Parcel of land to be reclassified
from R-40 to R-10 containing
103,653 Acres of land more or less.
Parcel #3 - South

May 1, 1970
Revised June 24, 1970

Beginning for the same at a point on the northeast side of Beaver Dam Road at a point measured northwesterly 1310 feet more or less from the intersection of the northeast side of Beaver Dam Road and the centerline extended of Ivy Hill Road, running thence from said place of beginning North 34° 26' 30" East 205.00 feet, thence by the four following courses and distances, binding on the existing zoning line between R-20 on the northeast and R-40 on the southwest, viz: North 58° 45' 00" West 778.36 feet, North 30° 35' 00" West 230.00 feet, North 12° 00' 00" West 333.00 feet and North 19° 00' 00" West 485.00 feet to the outline of the petitioner herein, thence binding on the outline of said petitioner the three following lines viz: South 66° 30' 00" West 728.89 feet, South 62° 30' 00" West 1775.10 feet and South 55° 15' 00" East 2887.50 feet, thence North 39° 43' 00" East 363.84 feet, thence binding for a part on the northwesternmost outline of the plat of "Broadmoor" Flat I Section 1 and recorded among the Plat Records of Baltimore County in Plat Book 19, folio 138, North 34° 26' 30" East 1212.00 feet to the place of beginning.

Containing 103,653 Acres of land more or less.

Parcel of land to be
reclassified from R-40 to R-A
Containing 41,648 Acres ±
Parcel #1 - North

May 1, 1970
Revised June 24, 1970

Beginning for the same at the end of the two following distances viz: 1040 feet more or less, measured along the center of Cuba Road northwesterly, from the centerline intersection of Cuba Road and Shawan Road and North 3° 52' 00" East 55 feet more or less, thence from said place of beginning, binding on the outline of the petitioner herein, North 3° 52' 00" East 1086.77 feet, thence South 88° 20' 00" East 1911.00 feet, binding on the existing R6-R40 zoning line to the outline of the petitioner herein, thence binding on said outline, South 5° 32' 00" East 928.54 feet, thence North 89° 08' 00" West 1080.00 feet thence by a line curving to the left having a radius of 2456.78 feet for a distance of 827.78 feet, said curve being subtended by a chord bearing South 81° 12' 51" West 823.87 feet to the place of beginning.

Containing 41,648 Acres more or less.



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

Parcel of land to be reclassified
from R-20 to R-40 containing
13.837 Acres of land more or less
Parcel #2 - South

May 1, 1970
Revised June 24, 1970

Beginning for the same at the end of the following two lines viz:
Southeasterly 135 feet measured along the northeast side of Beaver Dam Road
from the intersection of the northeast side of Beaver Dam Road and the center
line of Ivy Hill Road and North 49° 57' 30" East 185.00 feet, thence from said
place of beginning the three following lines binding on the outline of the plat
of "Broadmoor" Flat Two, Section One, which plat is recorded among the Plat
Records of Baltimore County in Plat Book No. 19, folio 138, North 49° 57'
30" East 65.00 feet, South 41° 40' 00" East 180.00 feet and South 34° 58' 55"
East 660.00 feet, thence binding on the outlines of the petitioner herein, the
four following lines viz: North 52° 30' 00" East 23.00 feet, North 64° 21' 21"
East 852.49 feet, North 4° 00' 00" West 170.00 feet and North 59° 30' 00"
West 1450.00 feet, thence South 23° 27' 23" West 330.21 feet to the existing
zoning line between R-20 on the northeast and R-40 on the southwest, thence
binding on said zoning line the three following lines viz: South 37° 54' 44"
East 488.32 feet, South 62° 12' 30" East 505.00 feet and South 43° 47' 30"
East 217.00 feet to the place of beginning.

Containing 13.837 Acres of land more or less.

Saving and excepting therefrom a Grave Yard containing one acre
of land more or less and a 20 foot Right of Way leading from said Grave Yard
to Beaver Dam Road.



851645

71-116-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8TH Date of Posting: SEPT. 14, 1970
Posted for: RECLASSIFICATION FROM R-20 TO R-40 PARCELS 2 & 3
By: SHANNON, KARPIS, CO., INC.
Location of property: N.E. 1/4 of BEAVER DAM ROAD 134.40 FT. MORE OR LESS,
E. OF IVY HILL RD. N.E. 1/4, SHANNON ROAD
Location of Signs: ① E. OF CUBA ROAD 135 FT. x 10 FT. SHANNON RD. ② N.E. 1/4
SHANNON RD. 150 FT. x 10 FT. ③ E. OF IVY HILL RD. 100 FT. x 10 FT. ④ E. OF BEAVER
DAM RD. ⑤ E. OF BEAVER DAM RD. 25 FT. x 10 FT. ⑥ S. OF IVY HILL RD. ⑦ E. OF
BEAVER DAM RD. 15 FT. x 10 FT. ⑧ S. OF IVY HILL RD. ⑨ E. OF BEAVER DAM RD.
Posted by: SHANNON, KARPIS, CO., INC. Date of return: SEPT. 18, 1970

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

Parcel of land to be reclassified
from R-40 to RA with a special
exception for parking containing
13.237 Acres more or less
Parcel #5 - North

May 1, 1970
Revised June 24, 1970

Beginning for the same at a point in the bed of Shawan Road at a point
measured 300.02 feet easterly from the easternmost side of Cuba Road, running
thence North 35° 29' 00" West 375.56 feet, thence South 88° 29' 00" East 897.17
feet running parallel with and distant 300.00 feet northerly from Shawan Road,
thence North 1° 31' 00" East 769.72 feet, thence South 89° 08' 00" East 354.35
feet to the outline of the petitioner herein, thence binding on said outline,
South 5° 32' 00" West 1192.94 feet to a point in the bed of Shawan Road, running
thence in the bed of Shawan Road the two following lines, viz: North 78° 59' 00"
West 160.50 feet and North 88° 29' 00" West 789.98 feet to the place of
beginning.

Containing 13.237 acres more or less.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Frank E. Clemm, Esq.
First Assistant
Towson, Md. 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

25th day of August, 1970

Petitioner: Roland MacKenzie, et al

Petitioner's Attorney

Edward D. Hardesty
Zoning Commissioner

Reviewed by
Chairman of the
Advisory Committee

THE TOWSON TIMES
TOWSON, MARYLAND
21204

Sept. 14 - 1970

THIS IS TO CERTIFY, that the above-stated advertisement of
Edward D. Hardesty
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 14th day of Sept. 1970, that is to say, the same
was inserted in the issue of Sept. 10, 1970.

STROMBERG PUBLICATIONS, INC.

By: [Signature]

CERTIFICATE OF PUBLICATION

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 time successive weeks before the last

THE JEFFERSONIAN.

Manage

Cost of Advertisement \$.....

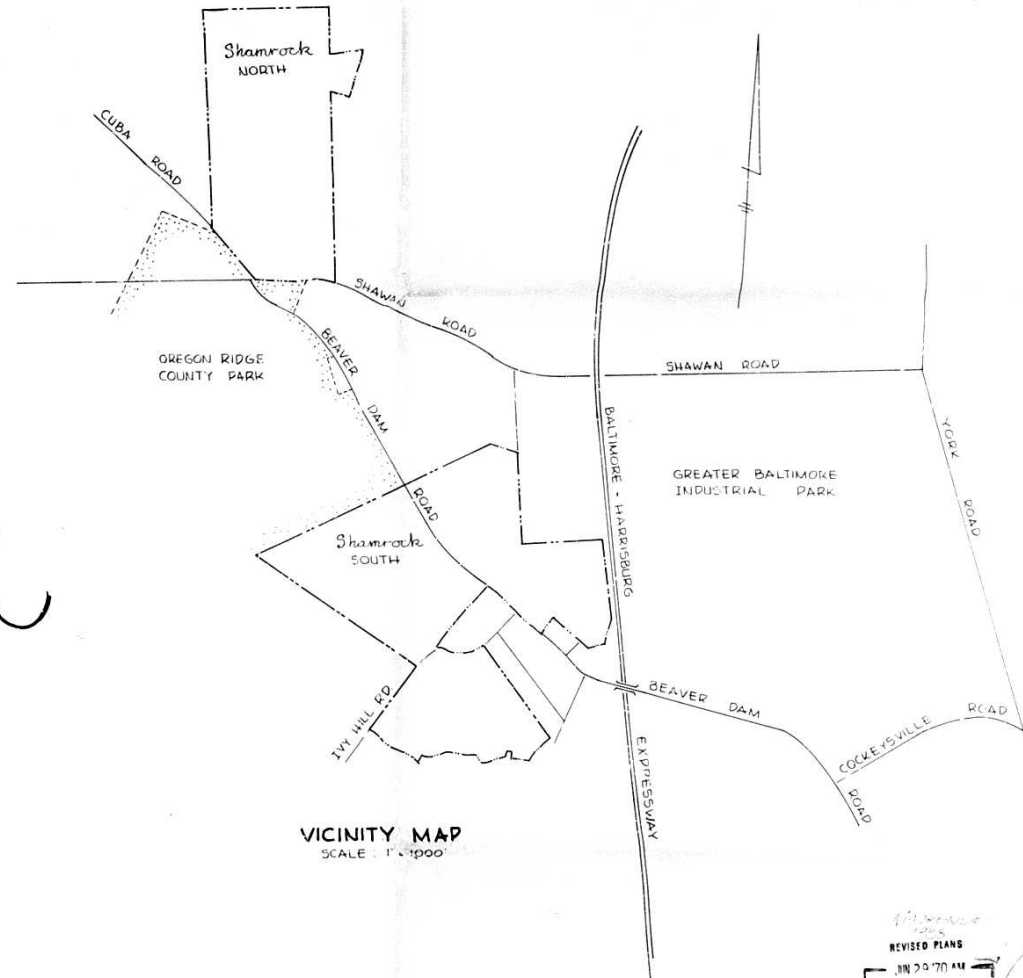
[illegible]



Shamrock

SUBURBAN LIVING NESTLED IN THE BEAUTIFUL SHAWAN VALLEY

GEORGE W STEPHENS JR
& ASSOCIATES
ENGINEERS
303 ALLEGHENY AVE
TOWSON, MARYLAND 21204

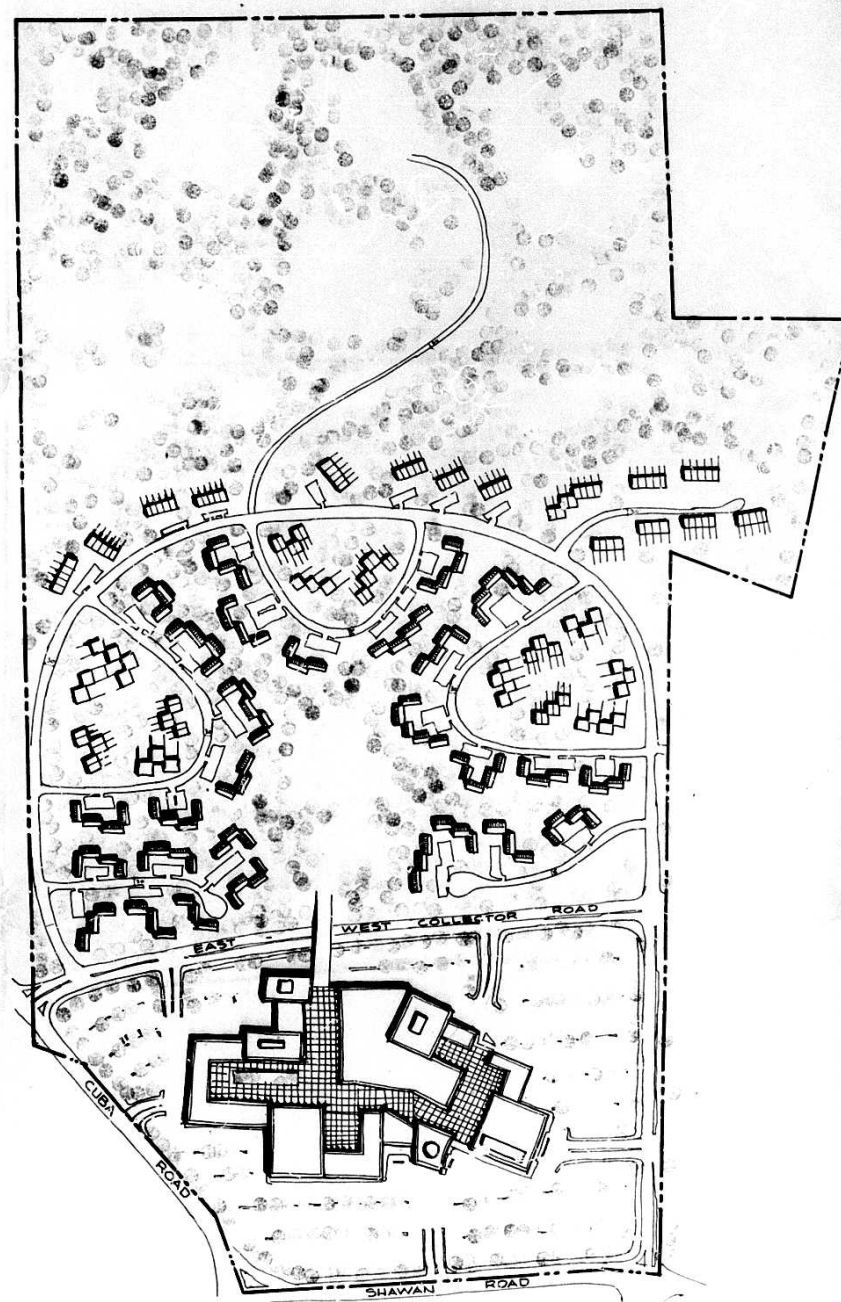


VICINITY MAP
SCALE: 1"=1000'



OFFICE
COPY

#71-116 R
✓
MAP
#8
SEP. 2-D
SEP. 3-D
NW-17-C
NW-18-C
RA
BL



GEORGE W STEPHENS JR
 & ASSOCIATES
 ENGINEERS
 303 ALLEGHENY AVE
 TOWSON, MARYLAND 21204

SHAMROCK
NORTH VILLAGE
 BALTIMORE CO, MD ELECT DIST NO 8
 SCALE 1"=200' MAY 1, 1970
 REVISED JUNE 24, 1970

MHP
 #8
 SEC. 2-D
 SEC. 3-D
 NW-17-C
 NW-18-C
 RA
 CL



DENSITY TABULATION

① RA ZONING

GROSS ACREAGE : 41.648 Ac.
 AREA IN PUBLIC ROADS : 1.516 Ac.
 NET ACREAGE : 40.132 Ac.
 No APTS ALLOWED GROSS (x10) : 666
 No APTS ALLOWED NET (x10) : 725
 No APTS ALLOWED : 666
 NO PARKING SPACES PROPOSED: 399 (1/2:1)

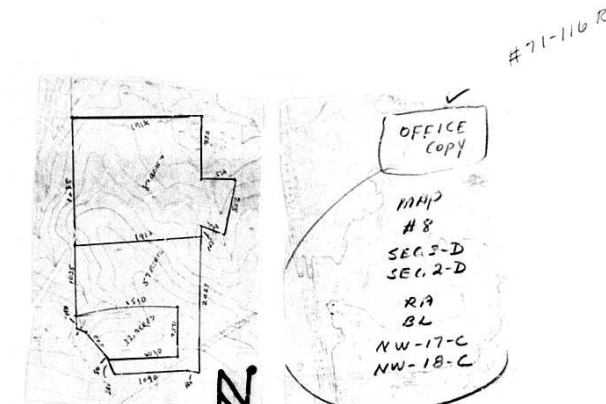
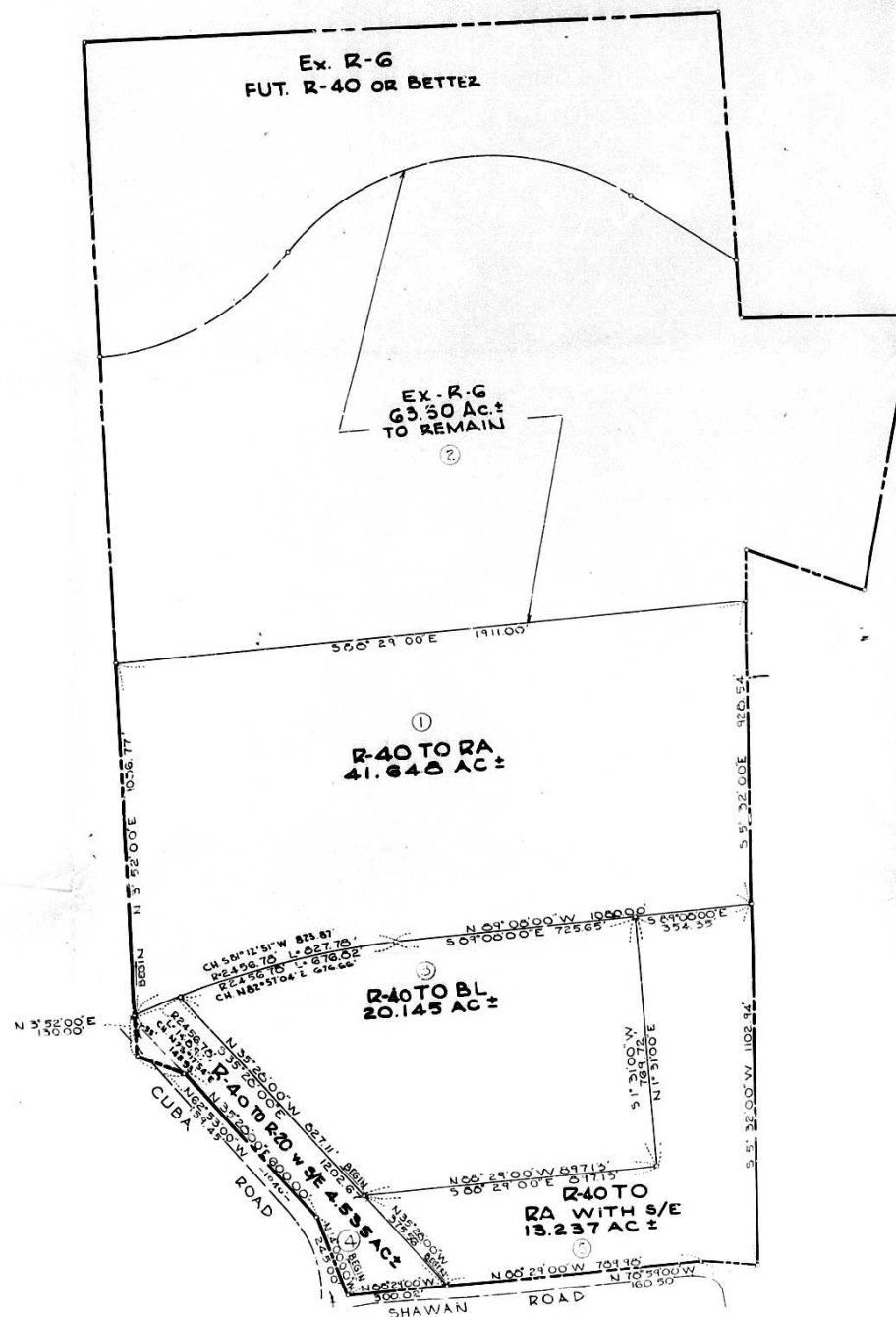
② R-G ZONING

GROSS ACREAGE : 63.50 Ac.
 GROSS RESIDENTIAL DENSITY : 45
 NO LOTS ALLOWED : 285
 NO PARKING SPACES PROPOSED: 428 (1/2:1)

TOTAL NO. OF DWELLING UNITS ALLOWED: 951
 TOTAL NO. OF PARKING SPACES PROPOSED: 1,426 (1/2:1)

GENERAL NOTES

CURBS - ALL INTERIOR CURBS TO BE OF CONCRETE OR BITUMINOUS CONSTRUCTION NOT LESS THAN 8" WIDE & 6" HIGH.
 PAVING - ALL INTERIOR PAVING TO BE BITUMINOUS SURFA WITH SUFFICIENT STONE CRUSHER SUB-BASE.
 SCREENING - ALL SCREENING TO BE MIN. 4 FT. HIGH DENSE TYPE.
 LIGHTING - ALL INTERIOR LIGHTING TO BE MAX. HEIGHT OF 20 FT. RAYS TO BE DIRECTED AWAY FROM RESIDENTIAL LOTS.
 FIRE HYDRANTS - SPACING WILL CONFORM TO BALTO. CO STD. DESIGN MANUAL AND FIRE PREVENTION CODE.
 BUILDINGS - BUILDING WILL MEET BUILDING CODE AS WELL AS FIRE CODE REQUIREMENTS WITH REGARD TO TYPE OF CONSTRUCTION.



GEORGE W. STEPHENS JR.
 & ASSOCIATES
 ENGINEERS
 303 ALLEGHENY AVE
 TOWSON, MARYLAND 21204

PLAT TO ACCOMPANY ZONING PETITIONS
SHAMROCK
 NORTH VILLAGE
 BALTO. CO. MD. ELECT. DIST. NO. 8
 SCALE 1"=200' MAY 1, 1970
 Drawn: J. W. 14



GEORGE W. STEPHENS JR.
 & ASSOCIATES
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 TOWSON, MARYLAND 21204

**SHAMROCK
 SOUTH VILLAGE**
 BALTO. CO., MD. ELECT DIST NO. 8
 SCALE: 1"=200' MAY 1, 1970
 REVISED JUNE 24, 1970



MAP
 #8
 SEC. 2-D
 SEC. 3-D
 NW-17-C
 NW-18-C
 RA
 RA

OFFICE
 COPY

