

71-117 R MAP NO. 198 RA **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Harry A. Dundore, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-40 and R-20 zone to an R-A zone; for the following reasons:

Error in original zoning and a genuine change in conditions.

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

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

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

Contract purchaser: _____ Legal Owner: _____
 Address: _____ Address: York Road, Sparks, Md.

W. Lee Harrison, Petitioner's Attorney

Address: 306 West Joppa Road
Towson, Maryland (623-1200)

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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of October, 1970, at 3:00 o'clock.

Edward D. Hardesty
 Zoning Commissioner of Baltimore County.

(over)

Re: Petition for Reclassification
 E/S York Road 2000' N. Shawan Road
 8th District - Harry A. Dundore,
 Petitioner - No. 71-117-R

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

Mr. Commissioner:

Please enter an appeal from the decision rendered in the above matter and transmit all records to the Baltimore County Board of Appeals

Very truly Yours

Kenneth T. Bosley
 Appellant,
 Sparks, Md. 21152

RE: PETITION FOR RECLASSIFICATION : BEFORE
 from R-40, R-20 and R-6 to R-A : COUNTY BOARD OF APPEALS
 E/S York Road 2000' N. of :
 Shawan Road : OF
 8th District :
 Harry A. Dundore : BALTIMORE COUNTY
 Petitioner :
 No. 71-117-R

ORDER OF DISMISSAL

Petition of Harry A. Dundore for reclassification from R-40, R-20 and R-6 to R-A, on property located on the east side of York Road 2000 feet north of Shawan Road, in the Eighth Election District of Baltimore County.

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

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

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

IT IS HEREBY ORDERED, this 28th day of May, 1974, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

W. Giles Parker

Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
 E/S of York Road, 2000' N of Shawan : ZONING COMMISSIONER
 Road - 8th District :
 Harry A. Dundore - Petitioner :
 NO. 71-117-R (Item No. 221) : OF
 : BALTIMORE COUNTY

The Petitioner seeks a Reclassification of his property, consisting of 86.6 acres, to an R.A. Zone. The tract, for the purpose of this hearing, has been divided into three parcels: "A" - 48.7 acres, currently zoned R. 6; "B" - 7.9 acres, currently zoned R. 20; and "C" - 29.7 acres, currently zoned R. 40. Plans call for the construction of nine hundred and ninety-nine (999) garden type units with off-street parking facilities providing for fifteen hundred and seventy (1,570) spaces.

It is interesting to note that the Planning Staff and Planning Board initially recommended the subject property on the proposed zoning map for Manufacturing Light, Restricted, Zone. However, the Petitioner as well as his neighbors did not look too kindly on this Planning proposal. Since it is their strong conviction that industrial type zoning should be restricted to the west of York Road in what is known as the "Harrisburg Expressway Industrial Corridor."

The Petitioner testified that the Greater Baltimore Industrial Park now located in that corridor presently employs some nine thousand (9,000) employees and future projections indicate that within the next ten (10) years there will be an excess of thirty thousand (30,000) employees engaged in various occupations in just this one industrial park aforementioned. He feels, and there was no adverse opinion expressed otherwise by the neighbors in attendance at the hearing, that there will be a definite need for a rental type development in this immediate area. The Petitioner also cited various zoning changes in the immediate neighborhood in support of his request for R. A. zoning.

R. 20 and R. 40 Zones 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.

Edward D. Hardesty
 Zoning Commissioner of
 Baltimore County

It would be appropriate to recite herein the comments of the Director of the Office of Planning and Zoning for Baltimore County, and they are as follows:

The making its recommendations for both master plans or comprehensive rezoning for this portion of the County and the subject property and vicinal properties, the Planning Board took into account the following:

1. That extension of public water and sewer facilities was programmed to serve the industrial corridor north of Shawan Road and west of York Road in a limited portion of the Western Run watershed.
2. That a proposed extension of Shawan Road easterly from York Road would link the area along Ashland Road more directly with York Road and the expressway system.
3. That additional access to the Harrisburg Expressway should be secured by means of a future interchange and road connection to York Road near the northerly edge of the present industrial zoning.

With the prospects of both enhanced accessibility and of utilities, the Planning Board would recommend zoning for the area which would change its potential character from that of a rural area to that of more intense suburban development. It considered the alternatives of industrial development or more intensive residential development and chose initially the non-residential option. Indication was given that the primary reason for this choice was based on the difficulty of providing a viable set of school services - particularly at the secondary level - for this area.

In light of the interactions of the area east of York Road with potential secondary school services just to the west of the Harrisburg Expressway in the same Shawan Road corridor, the planning staff will reconsider all of these factors before making final recommendations both for this case and for the new map.

It would appear that the Planning Board is now looking to this office for guidance in an effort to determine just what zoning would be appropriate for the subject property.

Mr. Dundore stated that in the event R. A. zoning is obtained, he would cause to be constructed an apartment development consisting of

- 2 -

November 23, 1970

W. Lee Harrison, Esquire
 305 West Joppa Road
 Towson, Maryland 21204

RE: Petition for Reclassification
 E/S of York Road, 2000' N. of
 Shawan Road - 8th District
 Harry A. Dundore - Petitioner
 NO. 71-117-R (Item No. 221)

Dear Mr. Harrison:

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/srl

Attachments

cc: Mr. Kenneth Bosley
 Sparks, Maryland 21152

nine hundred and ninety-nine (999) units which would be designed on a one-two-three bedroom type basis. The buildings would be of brick construction with a colonial type architectural flavor. Although apartment density under the Baltimore County Zoning Regulations would permit the construction of thirteen hundred and eighty (1,380) apartment units on a tract of this size, the Petitioner, because of his desire to preserve as much natural woodland and not to overcrowd the land, would set aside approximately forty (40) acres of available land for open space. This factor, in itself, makes the apartment type concept more attractive to the Zoning Commissioner and to the neighbors as opposed to a possible layout of an industrial complex with hard type parking surfaces.

Because of a private agreement entered into between the area residents and Baltimore County, a sewer extension will be available to serve the proposed development sometime during 1971. Water service can be supplied to the subject site by the extension of the twelve (12") inch water main in York Road. A proposed extension of Shawan Road easterly from York Road in the vicinity of Ashland Road as well as the proximity of the Harrisburg Expressway leads the Zoning Commissioner to the conclusion that there should be no major traffic congestion from the proposed apartment development.

Without further reviewing the evidence, the Zoning Commissioner feels that an apartment development on the subject property would be appropriate and reasonable and in keeping with the general character of the neighborhood east of York Road and, when developed in accordance with the Petitioner's plans, should have no adverse effect on the surrounding community. It is felt that the merits of this development far outweigh those of an industrial park at this particular location.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of November, 1970, that the herein described property or area should be and the same is hereby reclassified from R. 6,

AUG 20 1974

RE: RECLASSIFICATION FROM
R-40 ZONE TO R-A ZONE, EAST
SIDE OF YORK ROAD, 2000 FEET
MORE OR LESS, NORTH OF
SHAWAN ROAD, 8TH ELECTION
DISTRICT, HARRY A. DUNDORE,
PETITIONER.

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

MEMORANDUM

Now comes Harry A. Dundore, Legal Owner of the above captioned property, by W. Lee Harrison, his attorney and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons says:

1. Numerous reclassifications have taken place in the immediate neighborhood:

- Case No. 69-61-RXA - N/S Shawan Rd. 904' East of Harrisburg Expressway. Redistricting from undistricted to M.L. District, Reclassification from R-40 to M.L.R., granted 7/2/69.
- Case No. 68-06-R - NW/S of York Road, 1550' North of Thorton Mill Road. Reclassification granted 10/26/67.
- Case No. 68-77-R - W/S York Road, 975' North of Phoenix Road. Reclassification from R-6 to M.L., granted 10/26/67.
- Case No. 67-67-R - W/S York Rd. 4763' North of Phoenix Rd. Reclassification from M-R to M-L-R, granted 3/23/67.
- Case No. 65-335-RX - E/S York Rd. 497, 50' North of Ashland Ave. Reclassification from R-20 to B-L, Special Exception, for a filling station, granted 6/3/65.
- Case No. 3691 - W/S of York Road, 1370' from Bottom Rd. Reclassification from R-6 to M-L-R, granted 12/20/62.

g. Case No. 4846 - S/S Shawan Rd. E/S Balto-Harrisburg Expressway and W/S York Rd. Reclassification from B-R, R-20 to M-L, granted 7/14/60.

2. And for such other and further easens as may be shown at the hearing hereon.

W. Lee Harrison
W. Lee Harrison
258 W. Joppa Road
Towson, Maryland 21204
823-1200
Attorney for Petitioner.

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

48.7 ACRE PARCEL, SOUTHEAST SIDE OF YORK ROAD, NORTH OF SHAWAN ROAD, "HOLLY HILL", EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for "R-A" Zoning

PARCEL "A"

Beginning for the same at a point in the center line of York Road, at the distance of 2000 feet, as measured northerly along said center line from its intersection with the center line of Shawan Road, said beginning point being at the beginning of the Baltimore County Zoning Description 8-R-20-5, running thence binding on said center line of York Road, (1) Northeasterly, 906 feet, more or less, thence binding on a part of the seventeenth line of the land described in the deed to Harry A. Dundore and wife, recorded among the Land Records of Baltimore County in Liber G.L.B. 2604, page 236, (2) N 65° 20' E 250 feet, more or less, thence along the outlines of the land described in the deed to Joe Young West, recorded among said Land Records in Liber G.L.B. 2020, page 347, five courses: (3) S 02° 23' 40" E 252 feet, more or less, (4) N 75° 41' 30" E 221 feet, more or less, (5) N 75° 52' 10" E 181 feet, more or less, (6) S 74° 21' 40" E 128 feet, more or less, and (7) N 82° 32' 32" E 76 feet, more or less, thence binding on the northwest side of the thirty foot road laid out along the rear lines of several lots fronting on York Road, (8) northeasterly 780 feet, more or less, thence binding

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Lester Matz, P.E., L.S.
John C. Childs, P.E., L.S.
Associates
George W. Bushby, L.S.
Robert W. Graham, P.E.
Leonard M. Glass, P.E.
Norman F. Hermann, L.S.
Paul Lee, P.E.
Paul S. Smeton

reversely on the second line of the land described in the deed to Michael J. Joshaney and wife, recorded among said Land Records in Liber G.L.B. 2015, page 35, (9) S 87° 09' E 330 feet, more or less, thence binding on a part of the fourth line of the land described in said deed to Dundore and continuing to bind on the outlines of said land three courses: (10) S 12° E 1088 feet, more or less, (11) S 5° E 37 feet, more or less, and (12) S 49° 15' W 172 feet, more or less, thence binding on a part of the ninth or last line of the Baltimore County Zoning Description 8-R-40-3 and continuing the same course along the last line of the zoning description first herein mentioned in all, (13) westerly 2350 feet, more or less, to the place of beginning.

Containing 48.7 acres of land, more or less.

HGW:mpl

J.O. #65117

April 30, 1970



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

7.9 ACRE PARCEL, EAST SIDE OF YORK ROAD, NORTH OF SHAWAN ROAD, "HOLLY HILL", EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for R-A Zoning.

PARCEL "B"

Beginning for the same at a point in the center line of York Road, at the distance of 2000 feet, as measured northerly along said center line from its intersection with the center line of Shawan Road, said beginning point being at the beginning of the Baltimore County Zoning Description 8-R-20-5, running thence reversely on the last line of said description, (1) easterly, 190 feet, more or less, thence along the center of Western Run and reversely along the twenty-eighth line of said zoning description, (2) southeasterly 1600 feet, more or less, thence along a part of the seventh line of the land described in the deed to Harry A. Dundore and wife, recorded among the Land Records of Baltimore County in Liber G.L.B. 2604, page 236, and reversely along a part of the twenty-seventh line of said zoning description, (3) S 49° W 80 feet, more or less, thence still binding on the outlines of said Dundore land eight courses: (4) N 19° 30' W 142 feet, more or less, (5) N 52° 15' W 73 feet, more or less, (6) N 28° 30' W 366 feet, more or less, (7) N 38° 30' W 513 feet, more or less, (8) S 86° 30' W 82 feet, more or less, (9) S 65° W 88 feet, more or less,

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MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

29.7 ACRE PARCEL

EAST OF YORK ROAD

NORTH OF SHAWAN ROAD, "HOLLY HILL"

EIGHTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

This Description is for "R-A" Zoning

PARCEL "C"

Beginning for the same at a point in the center line of Western Run, at the distance of 200 feet, as measured southeasterly along said center line from its intersection with the center line of York Road, said point of intersection being at the distance of 2150 feet, more or less, as measured northerly along said center line of York Road from its intersection with the center line of Shawan Road, said beginning point being at the beginning of the Baltimore County Zoning Description 8-R-40-3, running thence binding on the first line of said description and on said center line of Western Run, (1) southeasterly 1600 feet, more or less, thence reversely along a part of the seventh line of the land described in the deed to Harry A. Dundore and wife, recorded among the Land Records of Baltimore County in Liber G.L.B. 2604, page 236, and along the second line of said Zoning Description, (2) N 49° E 313 feet, more or less, thence binding reversely on a part of the sixth line of said Dundore land, (3) N 49° 15' E 1515 feet, more or less, thence binding on a part of the ninth or last line of said Zoning Description, (4) westerly 2140 feet, more or less, to the place of beginning.

Containing 29.7 acres of land, more or less.

HGW:mpl

Job Order 6511

May 1, 1970

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. H. Underly
To: Zoning Commissioner

Date: May 7, 1970

FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #221

April 14, 1970
Harry A. Dundore
E/S York Road,
1350' N of Shawan Road

This plan has been reviewed and the proposed Public Road through subject property is subject to approval by the Joint Subdivision Planning Commission.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
 FROM: Mr. George F. Gavett, Director of Planning
 SUBJECT: Petition #71-117-R, East side of York Road, 2000 feet north of Shawan Road
 Petition for Reclassification from R-40, R-20, and R-6 to R.A.
 Harry A. Dundore - Petitioner

8th District

HEARING: Thursday, October 1, 1970 (2:00 p.m.)

In making its recommendations for both master plans or for comprehensive rezoning of this portion of the County and the subject property and vicinal properties, the Planning Board took into account the following:

1. That extension of public water and sewer facilities was programmed to serve the industrial corridor north of Shawan Road and west of York Road in a limited portion of the Western Run watershed.
2. That a proposed extension of Shawan Road easterly from York Road would link the area along Ashland Road more directly with York Road and the expressway system.
3. That additional access to the Harriburg Expressway should be secured by means of a future interchange and road connection to York Road near the northerly edge of the present industrial zoning.

With the prospects of both enhanced accessibility and of utilities, the Planning Board chose to recommend zoning for the area which would change its potential character from that of a rural area to that of more intense suburban development. It considered the alternatives of industrial development or more intensive residential development and chose initially the non-residential option. Indication was given that the primary reason for this choice was based on the difficulty of providing a viable set of school service - particularly at the secondary level - for this area.

In light of the interactions of the area east of York Road with potential secondary school services juxta to the west of the Harriburg Expressway in the same Shawan Road corridor, the Planning Board staff will reconsider all of these factors before making final recommendations both for this case and for the new map.

C.G. Smith

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
 FROM: Oliver L. Myers
 SUBJECT: Item 221 (1969-1970)
 Property Owner: Harry A. Dundore
 E/S York Road, 1350' N. of Shawan Road
 Present Zoning: R-40 and R-20
 Proposed Zoning: Reclassification to RA
 District: 8th
 No. Acres: R-40 (79.75 acres) R-20 (7.70 acres)

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

Highways:

York Road is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

The access road from York Road easterly to the southeast property line shall be improved as a 50-foot curbed street on a 70-foot right-of-way.

Storm Drains:

A storm drain study will be required to establish the necessary easement and structures required within this site.

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.

Sediment Control:

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.

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

Item 221 (1969-1970)
 Property Owner: Harry A. Dundore
 Page 2
 April 22, 1970

Water:

Water service can be supplied to this site by the extension of the existing 12-inch water main in York Road. It would appear that the main may have to be enlarged to provide fire protection, etc. to the site. A study will have to be made to determine the water requirements of this extension at the time of development of this site.

Sanitary Sewer:

A preliminary study has been made concerning the extension of sewer along Western Run. The various property owners and developers of the area have entered into an agreement for the cost of the placement of this interceptor. At present the construction is proposed in the years 1971-72.

A portion of 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 and sewer can be extended to serve this property.

Edward D. Hardesty
 ELIZABETH N. DIVER, P.E.
 Chief, Bureau of Engineering

END:END:END:END

U.S. Key Sheet
 75, 75 & 76 NW 4 & 7 Position Sheets
 NW 19 & 20-B Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
 FROM: Mr. J. J. Farnham
 SUBJECT: Item 221 - Zoning Advisory Committee Meeting, April 14, 1970

221. Property Owner: Harry A. Dundore
 Location: E/S York Rd., 1350' N. of Shawan Road
 Present Zoning: R-40 and R-20
 Proposed Zoning: Reclassification to RA
 District: 8th
 No. Acres: R-40 (79.75 acres) R-20 (7.70 acres)

Public water and sewers are proposed.

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.

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.

John J. Farnham
 Chief,
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

LJM/ga

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 25, 1970

W. Lee Harrison, Esq.
 306 West Joppa Road
 Towson, Maryland 21204

RE: Type of Hearing: Reclassification
 from an R-6 and R-20 zone to an
 RA zone
 Location: E/S York Road, 1350' N.
 Shawan Road
 Petitioner: Harry A. Dundore
 Committee Meeting of April 14, 1970
 8th District
 Item 221

Dear Sir:

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 estate farm, with the surrounding properties approved with dwellings 10 to 75 years of age, in good repair. York Road in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

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

Highways:

York Road is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

The access road from York Road easterly to the southeast property line shall be improved as a 50-foot curbed street on a 70-foot right-of-way.

W. Lee Harrison, Esq.
 306 West Joppa Road
 Towson, Maryland 21204
 Item 221

- 2 - August 26, 1970

Storm Drains:

A storm drain study will be required to establish the necessary easements and structures required within this site.

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.

Sediment Control:

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.

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

Water:

Water service can be supplied to this site by the extension of the existing 12-inch water main in York Road. It would appear that the main may have to be enlarged to provide fire protection, etc. to the site. A study will have to be made to determine the water requirements of this extension at the time of development of this site.

Sanitary Sewer:

A preliminary study has been made concerning the extension of sewer along Western Run. The various property owners and developers of the area have entered into an agreement for the cost of the placement of this interceptor. At present the construction is proposed in the years 1971-72.

A portion of 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 and sewer can be extended to serve this property.

W. Lee Harrison, Esq.
 306 West Joppa Road
 Towson, Maryland 21204
 Item 221

- 3 - August 26, 1970

PROJECT PLANNING DIVISION:

This plan has been reviewed and the proposed public road through subject property is subject to approval by the Joint Subdivision Planning Commission.

DEPT. OF TRAFFIC ENGINEERING:

Without going into a great amount of detail, this office has conducted several studies in the York Road area and it has been determined, that based on existing zoning, the roads existing and proposed in the York Road corridor will be at capacity when development occurs. Therefore, any increased trip density in the York Road corridor is undesirable.

BUILDING ENGINEER'S OFFICE:

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

BOARD OF EDUCATION:

The Cockeysville Elementary School and the Sparks Elementary currently service this area, and with a combined capacity of 950 are (as of Sept. 17) at capacity in enrollment. The Warren Elementary School in the Springdale development is scheduled for a Sept. 71 opening with a capacity of 650. The area as currently zoned could ultimately yield approximately 23 students, while a rezoning to apartments could go as high as 658 pupils if it developed into townhouse apts., or 210 if it developed into garden type units.

HEALTH DEPARTMENT:

Public water and sewers are proposed.

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.

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.

W. Lee Harrison, Esq.
 306 West Joppa Road
 Towson, Maryland 21204
 Item 221

- 4 - August 26, 1970

STATE ROADS COMMISSION:

The frontage of the site must be curbed with concrete. The roadside curb is to be 24" from and parallel to the center line of York Road.

Due to poor stopping sight distance, the existing entrances must be closed with permanent barriers.

The proposed entrance, or street, will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office in accordance with the Bureau of Engineering's comments in the foregoing prior to the hearing.

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

Very truly yours,

Oliver L. Myers
 OLIVER L. MYERS, Chairman

OLM:JD

Enc.

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75447

DATE 12/22/70

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

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

TO: Mr. Kenneth T. Bosley,
Sparks, Md. 21152

DEPOSIT 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
Cost of appeal, property of Harry A. Dundore				\$70.00
No. 71-117-R		2 signs		10.00
				\$80.00
				\$80.00

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

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75318

DATE Oct. 13, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Dept. of Baltimore County

TO: W. Lee Harrison, Esq.,
306 W. Joppa Rd.,
Towson, Md. 21204

DEPOSIT 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 Harry A. Dundore				\$132.50
#71-117-R				

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

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73832

DATE Sept. 4, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Office
Baltimore County, Md.

TO: W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

DEPOSIT 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-4 for Harry A. Dundore #71-117-R				\$ 50.00

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

Item 221
Group 26

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Md. 21204

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

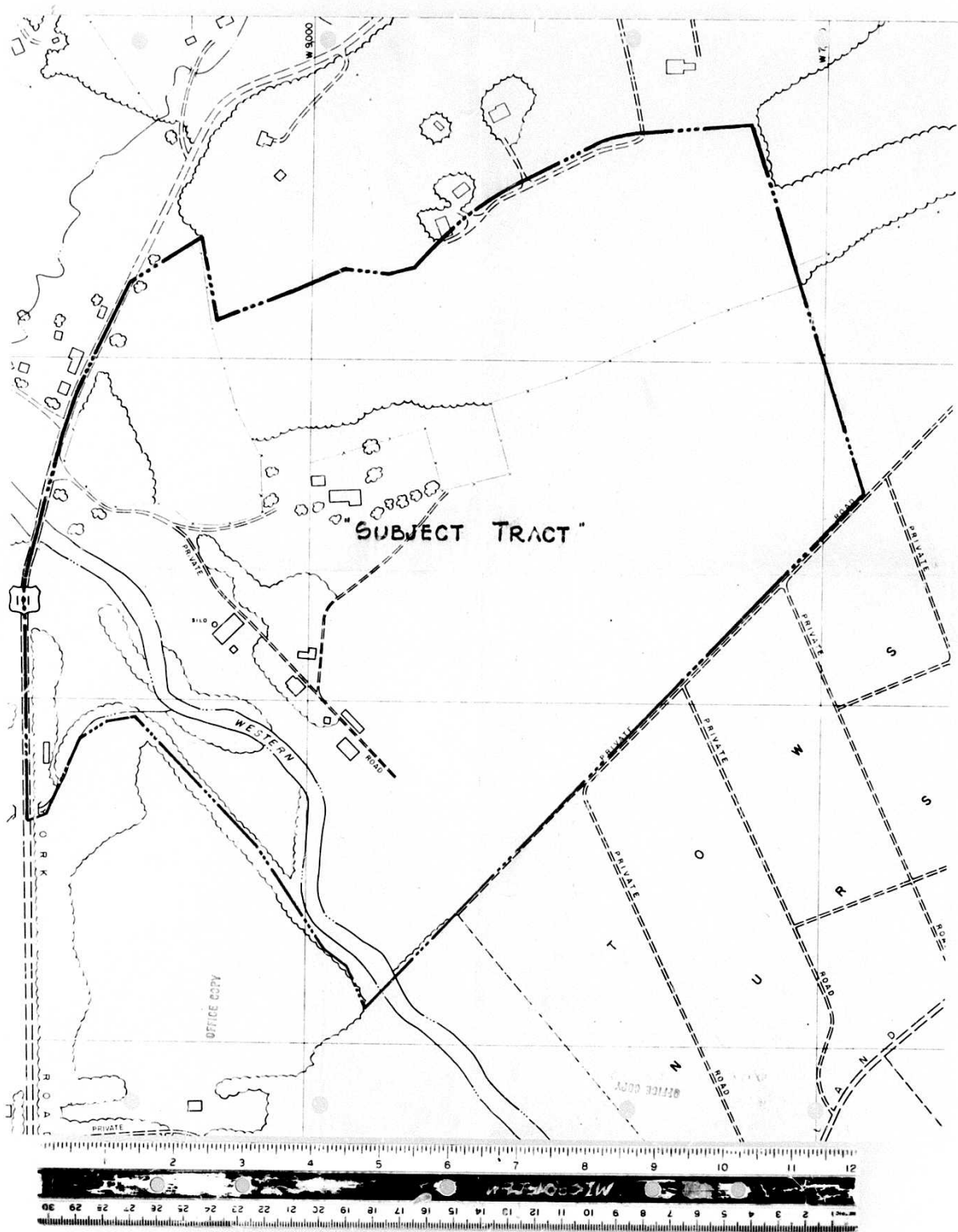
Your Petition has been received and accepted for filing this

25th day of August, 1970

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner Harry A. Dundore

Petitioner's Attorney _____ Reviewed by *W. Lee Harrison*
Chairman of the
Advisory Committee



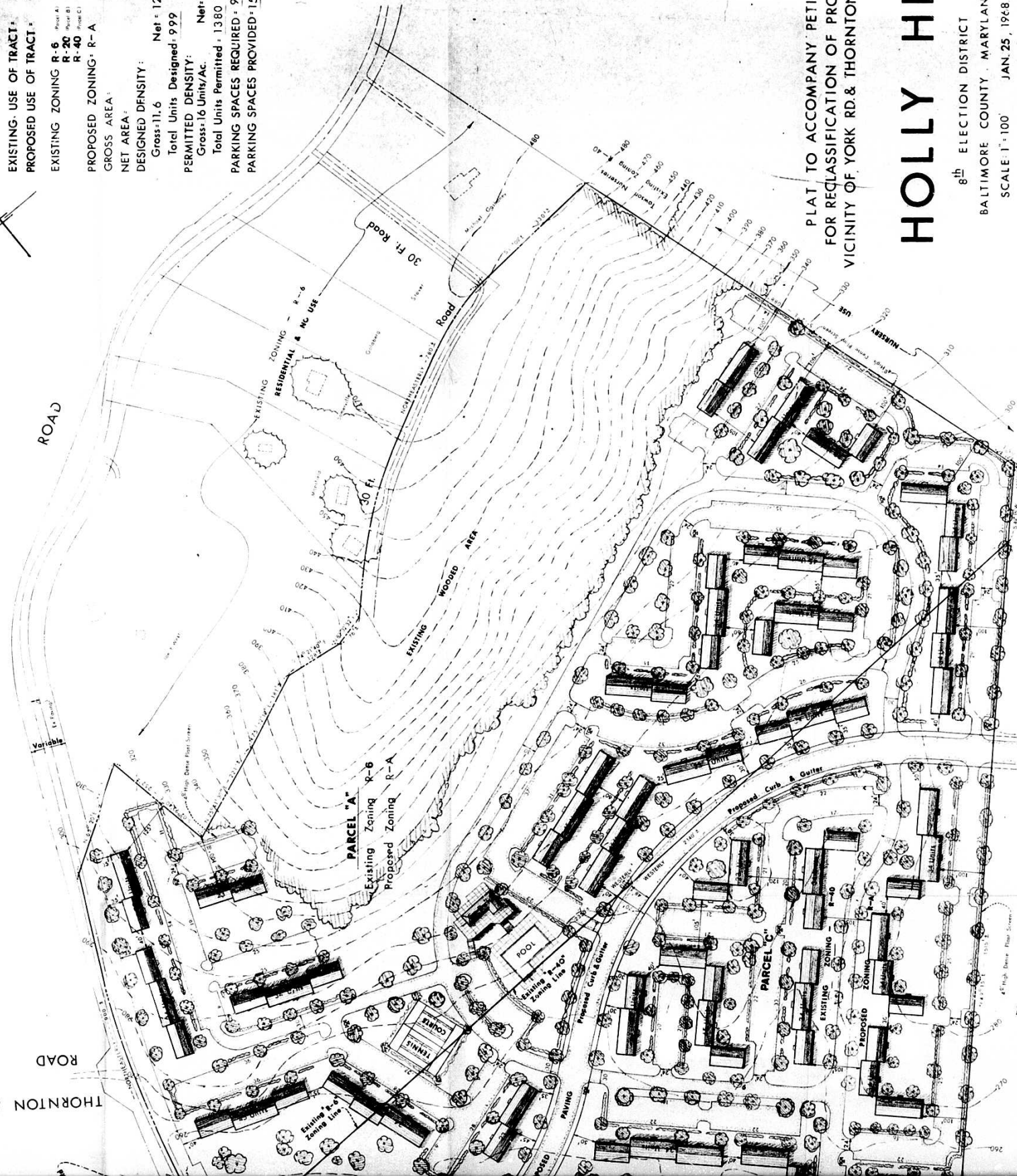
THORNTON MILL

ROAD

Variable

ROAD

EXISTING USE OF TRACT: FARM USE
 PROPOSED USE OF TRACT: GARDEN APTS.
 EXISTING ZONING R-6 48.7 AC.±
 R-20 7.9 AC.±
 R-40 28.7 AC.±
 PROPOSED ZONING: R-A
 GROSS AREA: 85.6 AC.±
 NET AREA: 81.6 AC.±
 DESIGNED DENSITY:
 Gross: 11.6 Net: 12.2
 Total Units Designed: 999
 PERMITTED DENSITY:
 Gross: 16 Units/Ac. Net: 18 Units/Ac.
 Total Units Permitted: 1380
 PARKING SPACES REQUIRED: 999
 PARKING SPACES PROVIDED: 1570



PLAT TO ACCOMPANY PETITION
 FOR RECLASSIFICATION OF PROPERTY
 VICINITY OF YORK RD & THORNTON MILL RD.

HOLLY HILL

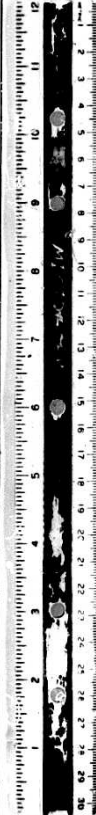
8th ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 100' JAN. 25, 1968



1000
 REVEAL PLANS

NUBERRY USE & NO USE

EXISTING ZONING R-40



AUG

