

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Nottingham Village, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an RA zone, parcel 1; a B.R. zone, Parcel 2; and RA, Parcel 3, for the following reasons:

For change in the area since adoption of the zoning map and because of error in original zoning classification as more fully appears in the Memorandum filed herewith.

See attached description

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

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.

Nottingham Village, Inc.
Contract purchaser by: *W. Lee Thomas* Legal Owner
Address: 102 W. Pennsylvania Ave., Towson, Md. 21204
Petitioner's Attorney: *W. Lee Thomas*
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of October, 1971, 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 24th day of November, 1971, at 10:00 o'clock.

Edward D. Handberg
Zoning Commissioner of Baltimore County

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Nottingham Village, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from an Undistricted area to a C.S.A. district; for the following reasons:

To allow utilization of the site for vehicular oriented use.

See attached description

Nottingham Village, Inc.
Contract purchaser by: *W. Lee Thomas* Legal Owner
Address: 102 W. Pennsylvania Ave., Towson, Md. 21204
Petitioner's Attorney: *W. Lee Thomas*
Protestant's Attorney: _____

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-districting 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.

Nottingham Village, Inc.
Contract purchaser by: *W. Lee Thomas* Legal Owner
Address: 102 W. Pennsylvania Ave., Towson, Md. 21204
Petitioner's Attorney: *W. Lee Thomas*
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of October, 1971, 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 24th day of November, 1971, at 10:00 o'clock.

Edward D. Handberg
Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION, DISTRICTING, AND SPECIAL EXCEPTION N/S of White Marsh Blvd., 1900' south of Silver Spring Road 11th and 14th Districts Nottingham Village, Inc. - Petitioner
PO. 71-174-RX (Item No. 212)
BALTIMORE COUNTY

NOTICE OF APPEAL

ZONING COMMISSIONER
County Office Building
Towson, Maryland 21204

MR. COMMISSIONER:

Please note an appeal from your Decision and Order dated January 25, 1971 in the above entitled matter to the County Board of Appeals of Baltimore County on behalf of Nottingham Village, Inc. Petitioner.

W. Lee Thomas
W. Lee Thomas
102 W. Pennsylvania Avenue
Towson, Maryland 21204
823-1800

Attorney for Petitioner

RE: PETITION FOR RECLASSIFICATION from R-6 to R.A. and S.R., SPECIAL EXCEPTION for Offices and Office Buildings, and REDISTRICTING from Undistricted to C.S.A. District N/S White Marsh Blvd., 1900' S. of Silver Spring Road, 11th & 14th Districts Nottingham Village, Inc., Petitioner
BALTIMORE COUNTY
No. 71-174-RX

ORDER OF DISMISSAL

Petition of Nottingham Village, Inc. for reclassification from R-6 to R.A. and S.R. zones, special exception for Offices and Office Buildings, and redistricting from Undistricted to C.S.A. District on property located on the north side of White Marsh Boulevard 1900 feet south of Silver Spring Road, in the Eleventh and Fourteenth Districts of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed September 7, 1973 (a copy of which is attached hereto and made a part hereof) from the attorney representing the petitioner-appellant in the above entitled matter.

WHEREAS, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of September 7, 1973.

IT IS HEREBY ORDERED this 13th day of September, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Keller, Jr.
Walter A. Keller, Jr., Acting Chairman

W. Lee Thomas
W. Lee Thomas

Robert L. Gilland
Robert L. Gilland

ROYSTON, MUELLER, THOMAS & MCLEAN

CARROLL W. ROYSTON
HARVEY MUELLER
W. LEE THOMAS
R. TAYLOR MCLEAN
RICHARD A. REID
E. HARRISON THOMAS
MUSTON & SMITH, JR.
C. S. EINGELHOFER
MARSHALL F. HANCOCK

100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
823-1800

September 5, 1973

Mr. John A. Slowik, Chairman
County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: #71-174-RX Nottingham Village, Inc.
N/S White Marsh Blvd. 1900'S.
Silver Spring Road

11th & 14th Districts

#71-175-R Nottingham Village, Inc.
S/S White Marsh Blvd. 2750'S.
Silver Spring Road

11th & 14th Districts

Dear Mr. Slowik:

On behalf of Nottingham Village, Inc., I hereby request that the above referred to cases be dismissed.

Very truly yours,

W. Lee Thomas
W. Lee Thomas

James H. Cook
James H. Cook

WLT:tg

ORDER RECEIVED FOR FILING

DATE 11-23-71

BY *W. Lee Thomas*

RE: PETITION FOR RECLASSIFICATION, DISTRICTING, AND SPECIAL EXCEPTION N/S of White Marsh Blvd. 1900' south of Silver Spring Road - 11th and 14th Districts Nottingham Village, Inc. - Petitioner NO. 71-174-RX (Item No. 212)
BALTIMORE COUNTY

The Petitioner seeks a Reclassification of its property in the following manner and for purposes of this hearing as described herein: from a R-6 Zone to a R.A. Zone known as Parcel 1, consisting of 73.50 acres, from a R-6 Zone to a R.A. Zone known as Parcel 2, consisting of 21.20 acres, and included therein, a request from Undistricted to a C.S.A. District, consisting of 11.30 acres of land; and a request from a R-6 Zone to a R.A. Zone known as Parcel 3, with an additional request for a Special Exception for an office building and offices, said Parcel 3 consisting of 60.73 acres. The entire tract of land, consisting of 154.93 acres of land, more or less, is located on the north side of White Marsh Boulevard, nineteen hundred (1900) feet south of Silver Spring Road, in the Eleventh and Fourteenth Districts of Baltimore County, Maryland.

The Petitioner's evidence indicated a planned unit development for this area in conjunction with a proposed parcel of land, the subject of another Petition for a Reclassification to a R.M. Zone. The House Company is to take part in the development of this tract. Water and sewerage are available.

The Petitioner's witnesses testified to the opening of Franklin Square Hospital and the Essex Community College, which are in close proximity and in the general area of this property. The property borders the John F. Kennedy Memorial Highway to the west, which was constructed prior to the adoption of the Comprehensive Zoning Map.

Without reviewing the evidence further in detail, the Petitioner has the burden of showing a substantial change in the character of the area and/or that the Comprehensive Zoning Map for the area is in error.

In the judgment of the Deputy Zoning Commissioner, the Petitioner failed to meet this burden. In addition thereto, the accessibility of water and sewerage alone cannot justify the Reclassification and other requests for

the subject parcels. The area in question is rural in nature, with a proposed road network. The Petitioner indicated that a new road network is under consideration and study but could not state when in the future the roads would be constructed. Furthermore, it is the concern of the Deputy Zoning Commissioner that if these properties were developed in the manner described by the Petitioner, within the near future, there would be inadequate schools and roads. Also, there would be an unreasonable strain concerning fire and police protection. This Petition is premature at this time.

It is therefore, ORDERED this 25th day of January, 1971, by the Deputy Zoning Commissioner of Baltimore County, that the above Reclassification of Parcel 1 from a R-6 Zone to a R.A. Zone, Parcel 2 from a R-6 Zone to a R.A. Zone, and Parcel 3 from a R-6 Zone to a R.A. Zone, be and the same are hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-6 Zone; and the requested Districting from an Undistricted Zone to a C.S.A. District and the Special Exception for an office building and offices must by necessity, be and the same is hereby DENIED.

H. H. Thomas
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 1-25-71

BY *W. Lee Thomas*

ROYSTON, MUELLER, THOMAS & MCLEAN

CARROLL W. ROYSTON
HARVEY MUELLER
W. LEE THOMAS
R. TAYLOR MCLEAN
RICHARD A. REID
E. HARRISON THOMAS
MUSTON & SMITH, JR.
C. S. EINGELHOFER
MARSHALL F. HANCOCK

100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
823-1800

March 30, 1970

Baltimore County Department of Planning and Zoning
County Office Building
Towson, Maryland 21204

RE: Nottingham Village, Inc.
Reclassification Requests

Gentlemen:

We enclose herewith one Reclassification request from R-6 to RM, one Reclassification request from R-6 with Special Exception for office use, one Redistricting request to a C.T. District and one Redistricting request to a C.S.A. District. These requests are part of an integral planned development. We, therefore, request that when assigned for hearing before the Baltimore County Zoning Commissioner, that they be assigned for a simultaneous hearing.

Very truly yours,

W. Lee Thomas
W. Lee Thomas

James H. Cook
James H. Cook

WLT:tg
Enc.

NOV - 9 1973

FRED H. DOLLENBERG
PAUL H. DOLLENBERG
CARL L. SEYMOUR
JOHN F. WELLS
PHILIP A. CRANE
HARRY M. BEAN

DOLLENBERG BROTHERS
Regional Professional Engineers & Land Surveyors
702 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

March 24, 1970

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh and Fourteenth Election Districts of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point where the north right of way line of White Marsh Boulevard is intersected by the centerline of proposed Radecke Boulevard, said point being distant North 84 degrees 55 minutes 14 seconds West 3142.61 feet from the intersection of the centerline of White Marsh Boulevard with the centerline of the John F. Kennedy Highway and running thence and binding on the north right of way line of White Marsh Boulevard the five following lines viz: North 83 degrees 52 minutes 37 seconds West 303.55 feet, South 88 degrees 59 minutes 53 seconds West 800 feet, South 74 degrees 57 minutes 42 seconds East 309.23 feet, South 68 degrees 59 minutes 53 seconds East 24.03 feet and westerly by a line curving toward the right having a radius of 22766.31 feet for a distance of 139.7 feet, thence leaving said boulevard and running the eight following courses and distances viz: North 29 degrees 40 minutes West 740 feet, North 24 degrees 00 minutes East 1150.04 feet, South 57 degrees 11 minutes East 711.04 feet, South 66 degrees 07 minutes 40 seconds East 643.22 feet to the centerline of proposed Radecke Boulevard, South 89 degrees 00 minutes East 1450 feet, North 85 degrees 15 minutes East 700 feet, South 82 degrees 34 minutes 30 seconds East 261.16 feet and South 17 degrees 30 minutes East 270 feet to the northernmost side of the Baltimore City water conduit right of way, 60 feet wide, thence binding on the northernmost side of said water conduit right of way the five following lines viz: South 75 degrees 05 minutes 17 seconds East 201.50 feet, South 07 degrees 58 minutes 17 seconds West 496.99 feet, westerly by a line curving toward the right having a radius of 631.10 feet for a distance of 329.09 feet (the chord of said arc bearing South 79 degrees 20 minutes 34 seconds East 327.71 feet), South 85 degrees 08 minutes 25 seconds East 265.23 feet and South 36 degrees 29 minutes 53 seconds West 79.44 feet to the north right of way line of White Marsh Boulevard, thence binding on the said north right of way line of White Marsh Boulevard the three following courses and distances viz: South 88 degrees 59 minutes 53 seconds West 1119.65 feet, North 76 degrees 57 minutes 56 seconds East 103.08 feet and North 83 degrees 52 minutes 37 seconds East 19.55 feet to the place of beginning.

Containing 73.50 Acres of land more or less.

Being a part of the land of the petitioners herein as shown on a plat filed in the office of the zoning department.

FRED H. DOLLENBERG
PAUL H. DOLLENBERG
CARL L. SEYMOUR
JOHN F. WELLS
PHILIP A. CRANE
HARRY M. BEAN

DOLLENBERG BROTHERS
Regional Professional Engineers & Land Surveyors
702 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

March 26, 1970

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh and Fourteenth Election Districts of Baltimore County, State of Maryland and described as follows to wit:

B.R. and C.S.A. District

Beginning for the same at a point where the south side of the Baltimore City Water Conduit Right of Way, 60 feet wide, is intersected by the centerline of proposed Radecke Boulevard, said point being distant South 85 degrees 17 minutes 16 seconds West 3160 feet from the intersection of the centerline of White Marsh Boulevard with the centerline of John F. Kennedy Highway and running thence and binding on the centerline of proposed Radecke Boulevard the two following lines viz: South 2 degrees 00 minutes West 361.94 feet and southerly by a line curving toward the right having a radius of 2503.13 feet for a distance of 362.06 feet (the chord of said arc bearing South 8 degrees 08 minutes 40 seconds West 361.76 feet), thence leaving said boulevard and running the three following courses and distances viz: South 73 degrees 59 minutes 30 seconds East 750 feet, North 7 degrees 06 minutes 20 seconds East 544.24 feet and North 1 degree 49 minutes 20 seconds East 407.04 feet to intersect the southernmost side of the Baltimore City Water Conduit Right of Way and thence binding on the southernmost side of said water conduit right of way the two following lines viz: westerly by a line curving toward the right having a radius of 520 feet for a distance of 54.61 feet (the chord of said arc bearing South 85 degrees 59 minutes 20 seconds West 54.59 feet) and South 88 degrees 59 minutes 53 seconds East 995.12 feet to the place of beginning.

Containing 14.30 Acres of land more or less.

FRED H. DOLLENBERG
PAUL H. DOLLENBERG
CARL L. SEYMOUR
JOHN F. WELLS
PHILIP A. CRANE
HARRY M. BEAN

DOLLENBERG BROTHERS
Regional Professional Engineers & Land Surveyors
702 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

March 27, 1970

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh and Fourteenth Election Districts of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the south side of the electric transmission line right of way of the Baltimore Gas and Electric Company, 150 feet wide, at a point distant South 84 degrees 59 minutes 32 seconds West 2084.45 feet from the intersection of the centerline of White Marsh Boulevard with the centerline of John F. Kennedy Highway and running thence and binding on the south side of said Baltimore Gas and Electric Company right of way the two following courses and distances viz: North 88 degrees 59 minutes 53 seconds East 160 feet and South 85 degrees 25 minutes 59 seconds East 574.33 feet to intersect the right of way line of the ramp that connects the south side of White Marsh Boulevard with the northernmost side of John F. Kennedy Highway, thence binding on the right of way lines of said ramp the five following lines viz: Southeasterly by a line curving toward the right having a radius of 736.47 feet for a distance of 157.44 feet (the chord of said arc bearing South 42 degrees 05 minutes 15 seconds East 156.04 feet), South 22 degrees 37 minutes 24 seconds East 174.46 feet, southerly by a line curving toward the right having a radius of 716.47 feet for a distance of 942.75 feet (the chord of said arc bearing South 4 degrees 39 minutes 31 seconds East 339.51 feet), South 2 degrees 46 minutes 50 seconds West 176.51 feet and Southwesterly by a line curving toward the right having a radius of 746.47 feet for a distance of 271.67 feet (the chord of said arc bearing South 24 degrees 06 minutes 04 seconds West 270.17 feet) to the northwest right of way line of John F. Kennedy Highway, thence binding on the northwest right of way lines of said highway the six following lines viz: South 39 degrees 31 minutes 37 seconds East 212.94 feet, South 45 degrees 14 minutes 28 seconds East 100.50 feet, South 39 degrees 31 minutes 37 seconds West 200 feet, South 33 degrees 49 minutes 01 second East 100.50 feet, South 39 degrees 31 minutes 37 seconds West 110.46 feet and Southwesterly by a line curving toward the right having a radius of 577.50 feet for a distance of 916.55 feet (the chord of said arc bearing South 44 degrees 13 minutes 59 seconds East 915.52 feet) to the centerline of proposed Nottingham Road, thence leaving John F. Kennedy Highway and binding on the centerline of said proposed Nottingham Road the three following lines viz: North 41 degrees 03 minutes 40 seconds East 120.26 feet, Northwesterly by a line curving toward the left having a radius of 1079.42 feet for a distance of 690.10 feet (the chord of said arc bearing North 52 degrees 50 minutes East 65.26 feet) and North 64 degrees 36 minutes 20 seconds East 26.49 feet to the centerline of proposed Radecke Boulevard, thence binding in the center of said proposed Radecke Boulevard, Northerly by a line curving toward the left having a radius of 2503.13 feet for a distance of 362.06 feet (the chord of said arc bearing North 17 degrees 50 minutes 30 seconds East 368.09 feet) and thence leaving said boulevard and running the three following courses and distances viz: South 73 degrees 59 minutes 30 seconds East 750 feet, North 7 degrees 06 minutes East 570 feet and North 1 degree 01.36 feet, North 36 degrees 00 minutes East 570 feet and North 1 degree

FRED H. DOLLENBERG
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Regional Professional Engineers & Land Surveyors
702 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204
(2)

00 minutes West 560 feet to the place of beginning.

Containing 60.23 Acres of land more or less.

Being a part of the land of the petitioners herein as shown on a plat filed in the office of the zoning department.



FRED H. DOLLENBERG
PAUL H. DOLLENBERG
CARL L. SEYMOUR
JOHN F. WELLS
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HARRY M. BEAN

DOLLENBERG BROTHERS
Regional Professional Engineers & Land Surveyors
702 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

March 24, 1970

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh and Fourteenth Election Districts of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point where the south side of the Baltimore City Water Conduit right of way, 60 feet wide, is intersected by the centerline of proposed Radecke Boulevard, said point being distant South 85 degrees 17 minutes 16 seconds West 3160 feet from the intersection of the centerline of White Marsh Boulevard with the centerline of John F. Kennedy Highway and running thence and binding on the centerline of proposed Radecke Boulevard the two following lines viz: South 2 degrees 00 minutes West 361.94 feet and southerly by a line curving toward the right having a radius of 2503.13 feet for a distance of 362.06 feet (the chord of said arc bearing South 8 degrees 08 minutes 40 seconds West 361.76 feet), thence leaving said boulevard and running the three following courses and distances viz: South 73 degrees 59 minutes 30 seconds East 750 feet, North 7 degrees 06 minutes East 570 feet and North 1 degree 49 minutes 20 seconds East 407.04 feet to intersect the southernmost side of the Baltimore City Water Conduit Right of Way and thence binding on the southernmost side of said water conduit right of way the two following lines viz: Southwesterly by a line curving toward the right having a radius of 520 feet for a distance of 54.61 feet (the chord of said arc bearing South 85 degrees 59 minutes 20 seconds West 54.59 feet) and South 88 degrees 59 minutes 53 seconds East 995.12 feet to the place of beginning.

Containing 21.20 Acres of land more or less.

Being a part of the land of the petitioners herein as shown on a plat filed in the office of the zoning department.



PETITION FOR RECLASSIFICATION
FROM RC TO BR, RA AND RA WITH
A SPECIAL EXCEPTION FOR OFFICE
BUILDINGS AND FOR REDISTRICTING
TO A C.S.A. DISTRICT BY
NOTTINGHAM VILLAGE, INC., A
MARYLAND CORPORATION
(Properties Located on the
North and South Sides of
Proposed Extension of White
Marsh Boulevard near the Inter-
section of White Marsh Boulevard
with Interstate I-95 in Baltimore
County, Maryland, the 11th and
14th Election Districts)

FOR THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

MEMORANDUM

The following changes have occurred in the area sought to be reclassified and subject to Special Exception since adoption of the existing zoning map on August 1, 1966:

1. An extensive building program at Essex Community College south of the subject tract was undertaken in 1968 and subsequently completed.
2. The new Franklin Square Hospital south of the subject tract was opened in 1969.
3. Construction is presently underway for the new YMCA at Radecke Boulevard north of the Beltway. (South of the subject tract)
4. The White Marsh sanitary sewer lateral west to U.S. Route 1 is planned and easements, therefore, are presently being acquired.
5. A Baltimore County pressure reducing station for domestic water has been programmed and funds, therefore, have been allocated with construction schedule for 1970. Baltimore County is planning a domestic water line along Route 7 north of White Marsh Boulevard.
6. The extension of White Marsh Boulevard from Route I-95 westerly to Belair Road has been placed in the Maryland State Roads Commission 5-year program as of 1970. Design criteria for such extension are now being prepared.

7. Baltimore County obtained an alignment study for Perry Hall Boulevard north of Silver Spring Road in the year 1967. The point of intersection of Perry Hall Boulevard with Silver Spring Road was established by this Baltimore County study, and road construction is scheduled for 1974.

8. The alignment of Radecke Boulevard south of the subject tract has been fixed by Baltimore County, and the Baltimore County Department of Public Works has requested engineering funds for the year 1970-1971 and construction funds for the extension of Radecke Boulevard through the subject tract for the year 1972-1973.

9. In 1969, mineral leases as to large portions of the tract with Harry T. Campbell Sons' Company were released so that, from that date, comprehensive development of the tract became possible.

10. The outstanding access to the tract, the availability of all necessary utilities, and the release of the land from the aforesaid mineral leases are all justification for the requested Reclassifications.

11. The population pressure in this northeastern corridor as evidenced by the newly constructed hospital, YMCA, and the expansion of the Community College present further justification for planned utilization of what has heretofore been a large unimproved tract of land. Population projections for this sector are an additional 100,000 persons by 1980.

12. The zoning reclassification requests, special exceptions, and districting requests are all in conformity with recommendations made by the Baltimore County Planning Board with the cooperation and assistance of the Baltimore County Planning Department, as evidenced by the proposed reclassification maps forwarded in February, 1970 by the Baltimore County Planning Board for public hearings and consideration by the Baltimore County Council pursuant to public local law.

ROYSTON, MUELLER,
THOMAS & MCLEAN
SUITE 800
100 W. PENNA. AVE.
TOWSON, MD. 21204
823-1800

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TOWSON, MD. 21204
823-1800

Respectfully submitted,

Lee Thomas
Attorney for Petitioner



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, Date: April 21, 1970
Attn: Mr. Myers
FROM: Inspector Thomas E. Kelly
Fire Department
SUBJECT: Property Owner, Nottingham Village, Inc.

Mr. Edward A. Hardesty
Zoning Commissioner
County Office 3109
Towson, Maryland 21204

ITEM 212

Re: Zoning Advisory Committee
Meeting April 14, 1970
Property Owner: Nottingham Village, Inc.
Location: Int. N/S White Marsh Blvd.
Radecke Blvd.
Present Zoning: R-5 Undistricted area
Reclassification Parcel 1 - RA, Parcel
2 - RR and C.S.A. District, Parcel 3 -
RA and SE for office building
11th District

Dear Sirs:

The subject plan indicates proposed streets intersecting with
Whitemarsh Blvd. The location and type of connection of the streets with the
State highway have not yet been determined by the State Roads Commission.

The storm drain structures that were constructed in conjunction
with the State highways were designed in accordance with the existing zoning
of the adjacent land.

Development as proposed could render some structures inadequate
to accommodate the increased storm water runoff.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section

By: John E. Meyers
Asst. Development Engineer

CLJEH:dk

Locations: Int. N/S White Marsh Blvd. Radecke Blvd. &
S.S. Baltimore City Water Conduit right-of-way, C/L
Radecke Blvd.

Item #212 & 214

The owner shall be required to comply to all applicable requirements of the
1961 Life Safety Code, 1967 edition, and the "Fire Prevention Code" when construction
plans are submitted for approval.

The fire hydrants for the proposed site are required and be in accordance with
the Baltimore County Standard.

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

Inspector T. E. Kelly

cc: Mr. M. J. Hanna III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
Zoning Commissioner
Date: May 4, 1970
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda #212-214

April 14, 1970
Nottingham Village, Inc.
N/S White Marsh Blvd.,
Radecke Boulevard

This project will be commented in detail at a later date as it follows the normal
subdivision process.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward Hardesty
Zoning Commissioner
Date: April 16, 1970
FROM: Mr. Everett Reed, Plans Review
SUBJECT: Item #212 Nottingham Village, Inc.
N/S White Marsh Blvd.
Radecke Blvd.
District 11

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

Everett Reed
Plans Review

Branch

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
Zoning Commissioner
Date: May 19, 1970
FROM: Richard B. Williams, P.E.

SUBJECT: Item 212 (1969-1970)

Property Owner: Nottingham Village, Inc.
N/S White Marsh Blvd., Radecke Blvd.
Present Zoning: R-5, undistricted area
Proposed Zoning: Reclassification Parcel 1 - RA, Parcel 2 - RR
and C.S.A. District, Parcel 3 - RA and SE for office building
District: 11th
No. Acres: 1 - 73.50 ac.
2 - 21.20 ac.
3 - 60.23 ac.

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:

The John F. Kennedy Expressway, White Marsh Boulevard and (Relocated)
Silver Spring Road are State roads; therefore, all development adjacent to
these roads will be subject to the requirements and regulations of the
Maryland State Roads Commission.

Silver Spring Road (Old), Bucks Schoolhouse Road and Shirley Avenue are
existing roads maintained by the Bureau of Highways. Proposed Perry Hall
Boulevard, Radecke Avenue and Nottingham Road are planned to be constructed
as major highways and we are in accord with the general alignment proposed
on the subject plan.

Due to the magnitude of the subject property, and since sufficient
information or detail in regard to the overall development of this property
is not indicated on the plan; the need and requirements for public and/or
private roads, including right-of-way and pavement widths, horizontal and
vertical alignment, etc. will be determined at such time that the proposed
development of this site is reviewed by the Joint Subdivision Planning
Committee. Highway right-of-way dedication and improvements will be re-
quired in connection with the proposed development of this property.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated
on the subject plan; however, storm drainage studies, facilities and easements
or flood plain reservations will be required in connection with the proposed
development of this property.

Item 212 (1969-1970)
Property Owner: Nottingham Village, Inc.
Page 2
May 18, 1970

Storm Drains (Cont'd)

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.

The John F. Kennedy Expressway, White Marsh Boulevard and Relocated
Silver Spring Road are State roads. Therefore, drainage requirements as
they affect these roads come under the jurisdiction of the Maryland State
Roads Commission.

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 recording of any record plat or the
issuance of any grading or building permits.

Water:

The subject property is generally situated within the limits of the
present Eastern 2nd Zone of Water Supply. A 12-inch water main exists in
Babkow Run at the intersection of Shirley Avenue and an 8-inch water main
exists in Shirley Avenue. A 15-inch water main exists in Philadelphia Road
at Nottingham Road and would be required to be extended to serve the
proposed development. The existing 12-inch water main located in Silver
Spring Road, Belair Road easterly, is served from the present Eastern 2nd Zone
of Water Supply and is not considered to be available to serve this property.

Although public water supply is available to serve the development of
this property by extension of the aforementioned existing water mains, the
supply is limited. Therefore, a study of the water supply system to determine
the extent of reinforcements and/or supplementation that may be required to
provide adequate water supply for the proposed development must be conducted
in conjunction with the proposed development prior to execution of a Public
Works Agreement.

After the petitioner, or his engineer, furnishes the Water Design Group
of the Bureau of Engineering with the onsite water requirements, including
fire flows, that Group, jointly with the Baltimore City Bureau of Water
Supply, will determine the extent of improvements needed to reinforce the
offsite water supply system. Since reinforcements to the offsite water mains
will have to be constructed to serve the total ultimate development of the
subject property, the development of this property may have to be staged or
coordinated with the construction of adequate water supply facilities.

Item 212 (1969-1970)
Property Owner: Nottingham Village, Inc.
Page 3
May 18, 1970

Sanitary Sewer:

The North Branch of the White Marsh Interceptor sewer exists through
this property as shown on the subject plan. An extension of the South Branch
of the White Marsh Interceptor sewer will be required to serve to the
southern extremity of the subject property; therefore, it is assumed that
public sanitary sewerage can be made available to serve this property by
extension of the public sewers available. However, a sanitary sewerage study
will be required in conjunction with the proposed development of this property,
prior to execution of a Public Works Agreement, to ascertain the extent of
reinforcements and/or supplementation that may be required to provide adequate
sewerage disposal facilities for the proposed development.

If ultimate sewer flows from the total ultimate development of this
property exceed those considered in the previous design of the various
Interceptor sewers involved, the development of this property may have to
be staged or coordinated with the construction of adequate sewerage facilities.

General:

The subject property is traversed by rights-of-way and utilities of
agencies other than Baltimore County and the Maryland State Roads Commission.
Therefore, the proposed development of this property is also subject to the
review and approval of those agencies concerned.

Richard B. Williams
RICHARD B. WILLIAMS, P.E.
Chief, Bureau of Engineering

END:RAM:RWD:es

cc: J. Lee
S. Bellistri30 Key Sheets
ME 7, 8 & 9 & H 2001 Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
Date: April 17, 1970
FROM: Leo J. Foxrest

SUBJECT: Item 212 - Zoning Advisory Committee Meeting, April 14, 1970

Health Department Comments:

212. Property Owner: Nottingham Village, Inc.
Location: Int. N/S White Marsh Blvd., Radecke Blvd.
Present Zoning: R-5, undistricted area
Proposed Zoning: Reclassification Parcel 1 - RA,
Parcel 2 - RR and C.S.A. District,
Parcel 3 - RA and SE for office building
District: 11th
No. Acres: 1 - 73.50 ac.
2 - 21.20 ac.
3 - 60.23 ac.

Public water and sewers are proposed.

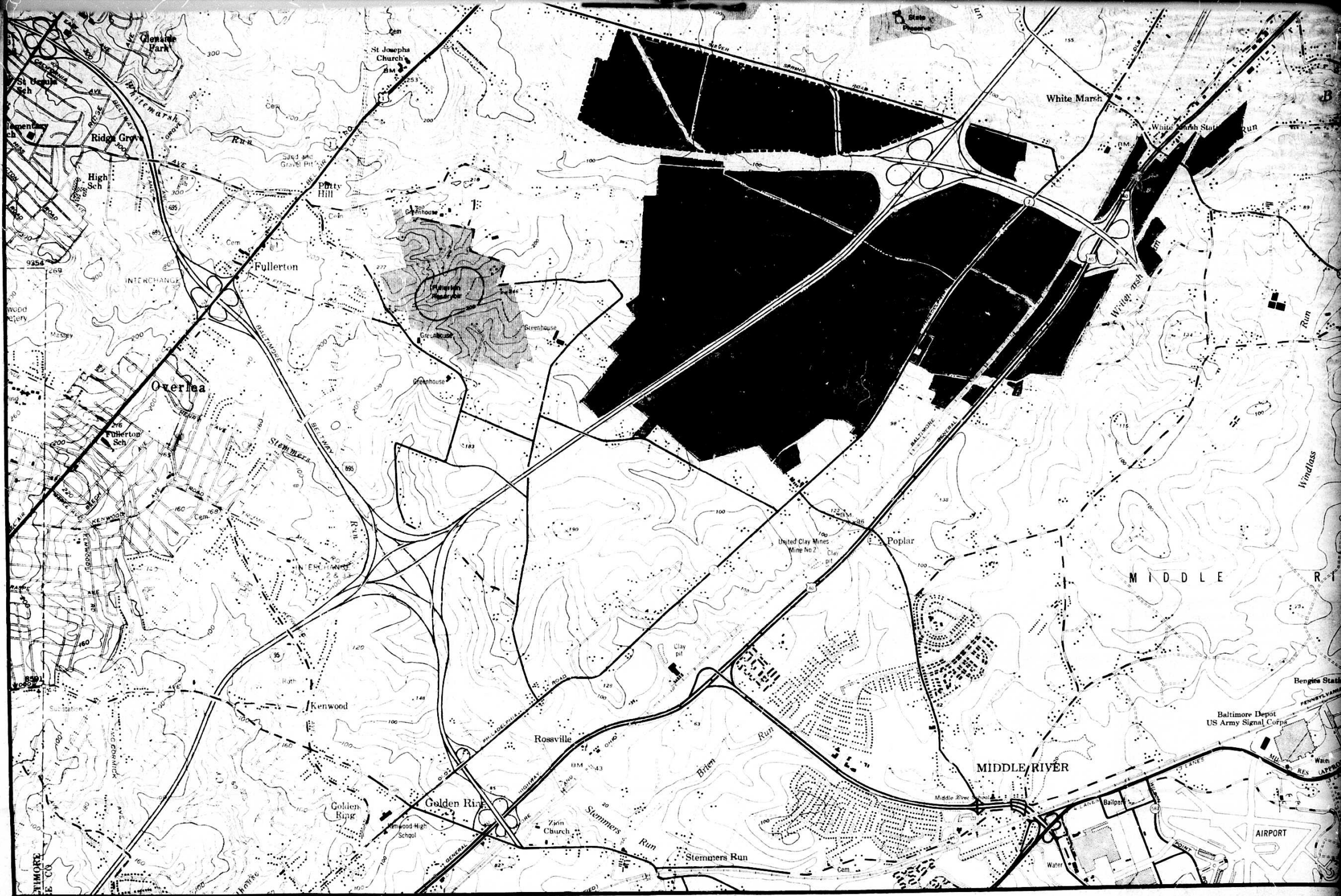
Food Service Comments: Prior to construction, renovation and/or
installation of equipment for this food service facility, complete plans
and specifications must be submitted to the Division of Food Control,
Baltimore County Department of Health, for review and approval.

Swimming Pool Comments: If a swimming pool is proposed, two
complete sets of plans and specifications for 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.

Leo J. Foxrest
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

1/P/ea



White Marsh Property Development Plan
 WHITE MARSH, MARYLAND
 NOTTINGHAM PROPERTIES, INC

PROPERTY OWNERSHIP MAP

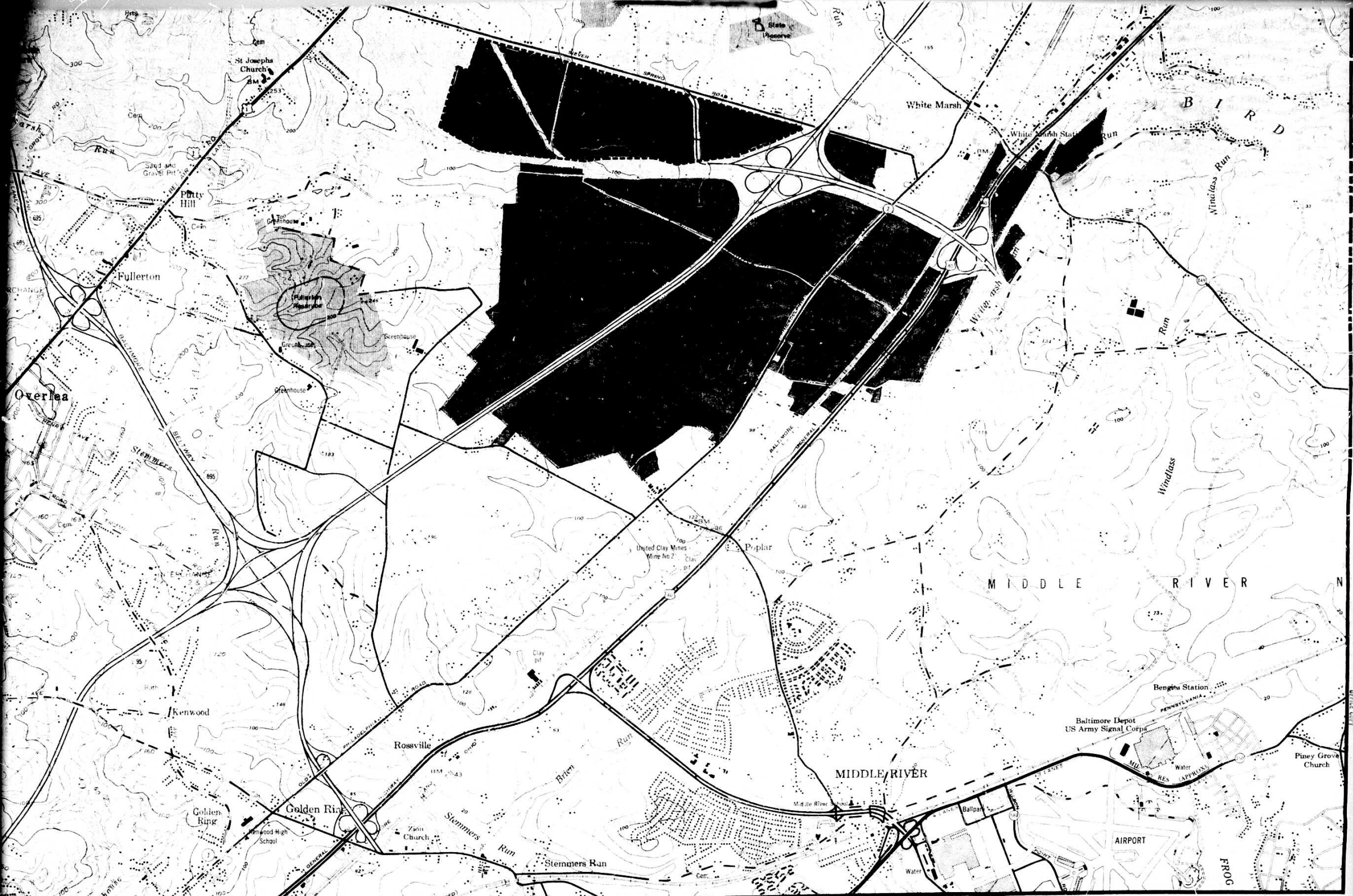
 UNDER CONTROL OF DEVELOPER

OFFICE COPY  Scale in feet
 0 500 1000 2000 3000

GRUEN ASSOCIATES
 ARCHITECTURE · PLANNING · ENGINEERING



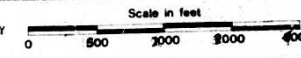




Property Development Plan
MARYLAND
PROPERTIES, INC

PROPERTY OWNERSHIP MAP

 UNDER CONTROL OF DEVELOPER

OFFICE COPY  OFFICE COPY
 1" = 1000'

GRUEN ASSOCIATES
 ARCHITECTURE PLANNING ENGINEERING

JUNE 1969

FILE #71-174-R





PARKING DATA

APARTMENTS
1120 DWELLING UNITS @ 1 SPACE PER UNIT = 1120 SPACES REQUIRED
2050 SPACES PROVIDED

OFFICES
1ST FLOOR 225,000' ± 300 = 750 SPACES REQUIRED
2ND FLOOR 225,000' ± 300 = 450 SPACES REQUIRED
TOTAL = 1200 SPACES REQUIRED
1800 SPACES PROVIDED

MOTEL
300 ROOMS @ 1 SPACE PER ROOM = 300 SPACES REQUIRED
350 SPACES PROVIDED

RESTAURANT
15,000' ± 150 = 300 SPACES REQUIRED
350 SPACES PROVIDED

NOTE:

PARKING SPACES WILL BE PROVIDED AS REQUIRED BY
BALTIMORE COUNTY ZONING REGULATIONS (SECT 407.2)

APARTMENT DENSITY

GROSS AREA = 73.5 ACRES ±
NET AREA = 43.5 "

PERMITTED DENSITY

GROSS 16 UNITS PER ACRE ± 1176
NET 18 UNITS PER ACRE ± 1143

TOTAL UNITS PERMITTED 1143

DESIGN DENSITY

GROSS 15.25 UNITS PER ACRE
NET 17.6 UNITS PER ACRE

TOTAL UNITS = 1120

ZONING PLAT PROPERTY OF NOTTINGHAM VILLAGE, INC.

LOCATED IN

11TH & 14TH DISTRICTS

BALTIMORE CO. MD.

TOTAL AREA = 929.081 ACRES ±

- I AREA TO BE ZONED RA = 73.50 ACRES ±
- II AREA TO BE ZONED B.R. = 21.20 ACRES ±
- III AREA TO BE ZONED RA WITH SPECIAL EXCEPTION = 60.23 ACRES ±
- AREA IN CSA DISTRICT = 14.30 ACRES ±

EXISTING ZONING R6

PROPOSED ZONING RA, BR, AND ZA WITH SPECIAL EXCEPTION FOR OFFICE BUILDINGS AND
A CSA DISTRICT FOR THE BR ZONE

NO EXISTING BUILDINGS

ALL PROPOSED BUILDINGS WILL CONFORM

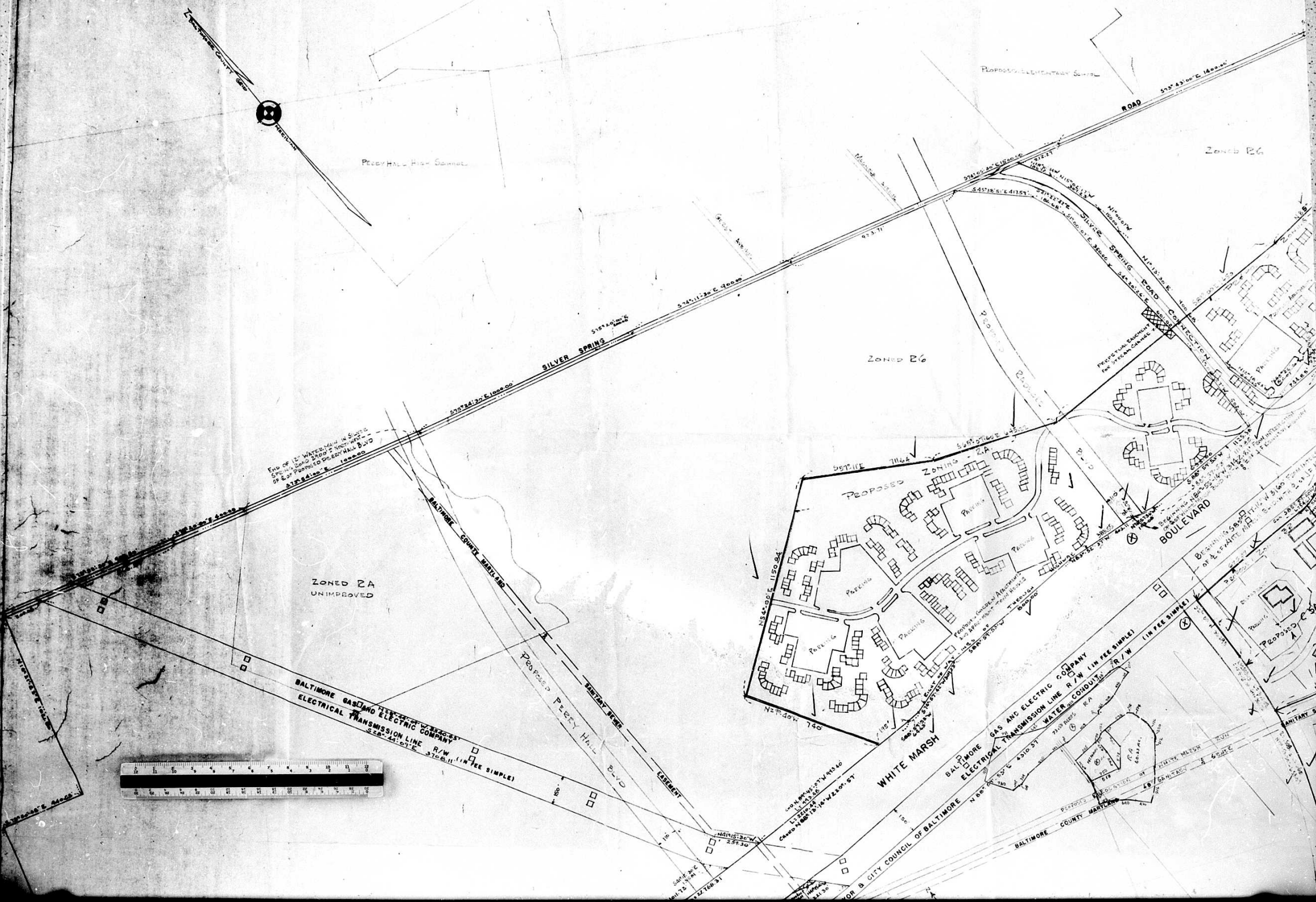
WITH HEIGHT AND AREA REGULATIONS PER BALTIMORE

COUNTY ZONING REGULATIONS (SECTS. 216, 217, 237 AND 238)

NOTE: THE TYPE GEOMETRIC DESIGN AND
DETAILS OF THE PAVING OF EADGEMO
AND PERRY HALL BOULEVARDS AND
THEIR INTERSECTIONS WITH WHITE MASH
BOULEVARD SHALL BE DEVELOPED
AS FINAL TRAFFIC STUDIES ARE COMPLETED
AND FINAL STATE AND COUNTY DESIGN OF
THESE ROAD BEGINS

#71-174RX





PER UNIT = 1170 SPACES REQUIRED
2050 SPACES PROVIDED

100 = 750 SPACES REQUIRED
100 = 450 SPACES REQUIRED
TOTAL = 1300 SPACES REQUIRED
1800 SPACES PROVIDED

PER UNIT = 300 SPACES REQUIRED
350 SPACES PROVIDED

PER UNIT = 300 SPACES REQUIRED
350 SPACES PROVIDED

PROVIDED AS REQUIRED BY
ZONING REGULATIONS (SECT 407.2)

APARTMENT DENSITY

GROSS AREA = 73.5 ACRES
NET AREA = 43.5 "

PERMITTED DENSITY

GROSS 16 UNITS PER ACRE = 1176
NET 18 UNITS PER ACRE = 1143
TOTAL UNITS PERMITTED 1143

DESIGN DENSITY

GROSS 15.25 UNITS PER ACRE
NET 17.6 UNITS PER ACRE
TOTAL UNITS = 1120

ZONING PLAT

PROPERTY OF
NOTTINGHAM VILLAGE, INC.

LOCATED IN

14TH DISTRICTS BALTIMORE CO. MD.

TOTAL AREA = 929.081 ACRES:

I AREA TO BE ZONED RA = 73.50 ACRES
II AREA TO BE ZONED B.R. = 21.20 ACRES
III AREA TO BE ZONED RA WITH SPECIAL EXCEPTION = 60.23 ACRES
IV AREA IN CSA DISTRICT = 14.30 ACRES

EXISTING ZONING R6

PROPOSED ZONING RA, BR, AND ZA WITH SPECIAL EXCEPTION FOR OFFICE BUILDINGS AND
A CSA DISTRICT FOR THE B2 ZONE

NO EXISTING BUILDINGS

ALL PROPOSED BUILDINGS WILL CONFORM

WITH HEIGHT AND AREA REGULATIONS FOR BALTIMORE

COUNTY ZONING REGULATIONS (SECTS. 216, 217, 227 AND 235)

NOTE: THE TYPE GEOMETRIC DESIGN AND
DETAILS OF THE PAVING OF RADGOLD
AND PERRY HALL BOULEVARDS AND
THEIR INTERSECTIONS WITH WHITE MARSH
BOULEVARD SHALL BE DEVELOPED
AS FINAL TRAFFIC STUDIES ARE COMPLETED
AND FINAL STATE AND COUNTY DESIGN OF
THESE ROAD BEGINS

OFFICE
COPY

#71-174 RX

MAP
4-C
NE AREA
NE-7-H
NE-8-H
NE-7-G
NE-8-G
RA
BR-
CSA

Proposed Jr High School



SCALE - 1" = 200' JANUARY 15, 1970
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVENUE
TOWSON, MARYLAND

ZONED RA
UNIMPROVED

BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRICAL TRANSMISSION LINE
R/W (IN FEE SIMPLE)
SEE 44-015-100-11

WHITE MARSH

MAYOR & CITY COUNCIL OF BALTIMORE

BALTIMORE COUNTY MARSH

Proposed B.M. 2

R10

R10

R10

APARTMENT DENSITY

GROSS AREA = 73.5 ACRES
NET AREA = 63.5 "
PERMITTED DENSITY
GROSS 16 UNITS PER ACRE = 1176
NET 18 UNITS PER ACRE = 1143
TOTAL UNITS PERMITTED = 1143
DESIGN DENSITY
GROSS 15.25 UNITS PER ACRE



JOHN F. KENNEDY

ROUTE 1-95

HIGHWAY

RADEGEE BOULEVARD

Proposed

Proposed

Proposed

Proposed

R10

R10

R10

R10

R10

R10

R10

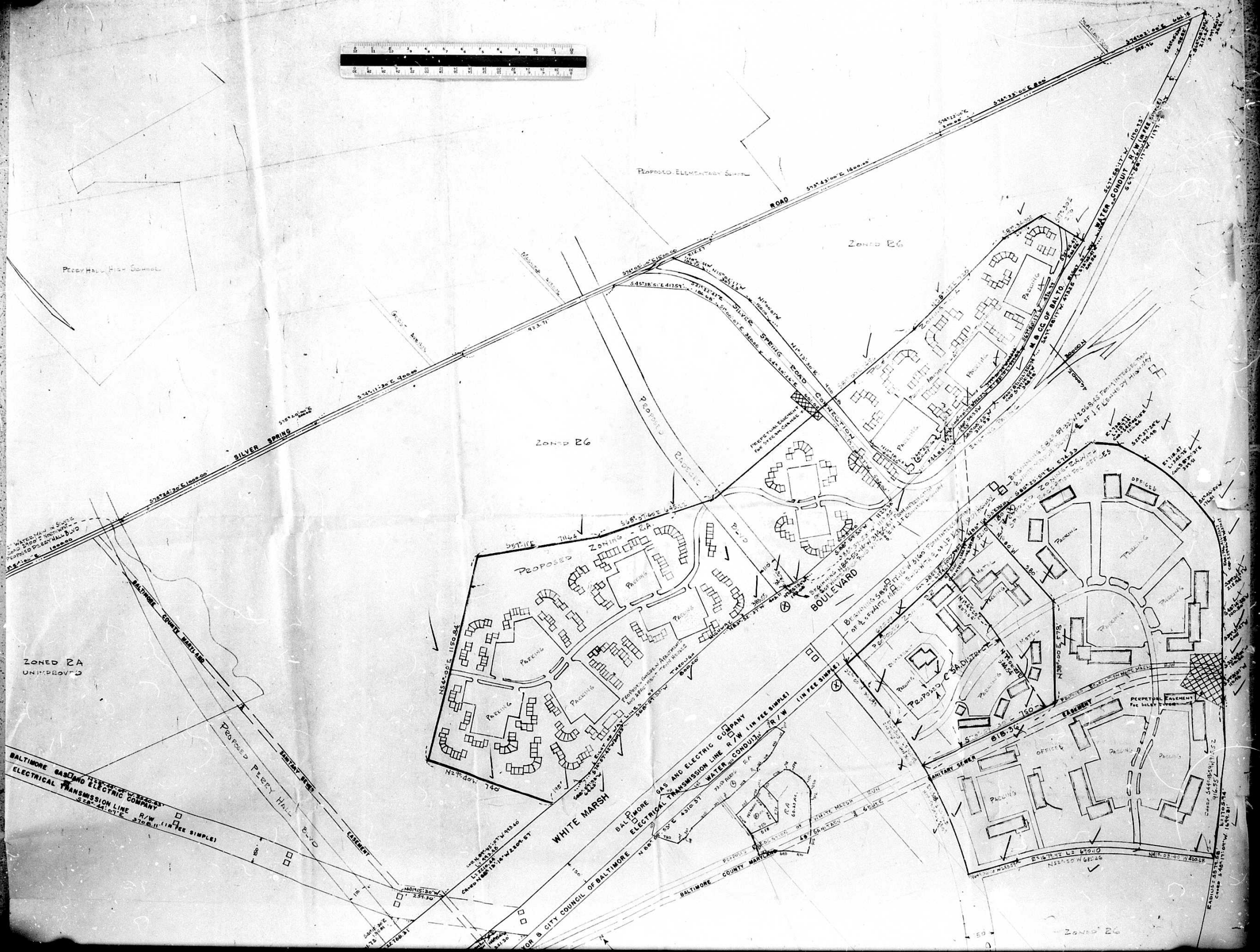
R10

R10

R10

R10

R10



PARKING DATA

APARTMENTS
1120 DWELLING UNITS @ 1 SPACE PER UNIT = 1120 SPACES REQUIRED
2050 SPACES PROVIDED

OFFICES
1ST FLOOR 216,000' ± 300 = 750 SPACES REQUIRED
2ND FLOOR 225,000' ± 500 = 450 SPACES REQUIRED
TOTAL = 1300 SPACES REQUIRED
1800 SPACES PROVIDED

MOTEL
300 ROOMS @ 1 SPACE PER ROOM = 300 SPACES REQUIRED
350 SPACES PROVIDED

RESTAURANT
15,000' ± 50 = 300 SPACES REQUIRED
350 SPACES PROVIDED

NOTE:
PARKING SPACES WILL BE PROVIDED AS REQUIRED BY
BALTIMORE COUNTY ZONING REGULATIONS (SECT 409.2)

APARTMENT DENSITY

GROSS AREA = 73.5 ACRES ±
NET AREA = 43.5 "
PERMITTED DENSITY
GROSS 16 UNITS PER ACRE = 1176
NET 18 UNITS PER ACRE = 1143
TOTAL UNITS PERMITTED 1143
DESIGN DENSITY
GROSS 15.33 UNITS PER ACRE
NET 17.6 UNITS PER ACRE
TOTAL UNITS = 1120

OFFICE COPY

ZONING PLAT PROPERTY OF NOTTINGHAM VILLAGE, INC.

LOCATED IN

11TH & 14TH DISTRICTS BALTIMORE CO. MD.

TOTAL AREA = 929.081 ACRES ±

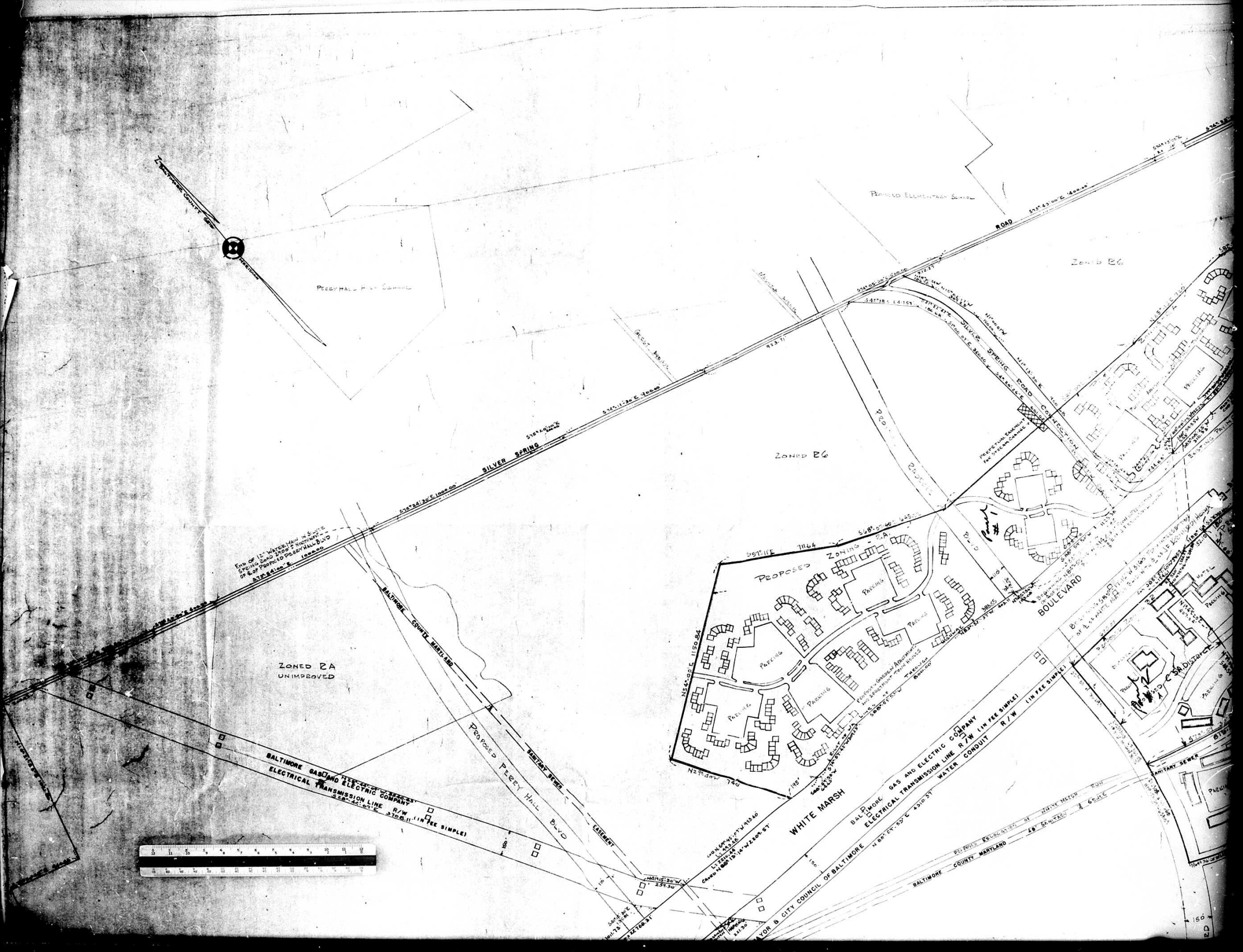
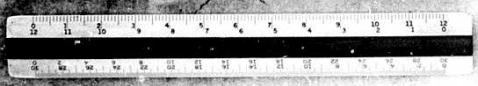
I. AREA TO BE ZONED RA = 73.50 ACRES ±
II. AREA TO BE ZONED B.R. = 21.20 ACRES ±
III. AREA TO BE ZONED RA WITH SPECIAL EXCEPTION = 60.23 ACRES ±
AREA IN CSA DISTRICT = 14.30 ACRES ±

EXISTING ZONING R6
PROPOSED ZONING RA, BR, AND RA WITH SPECIAL EXCEPTION FOR OFFICE BUILDINGS AND
A CSA DISTRICT FOR THE BR ZONE
NO EXISTING BUILDINGS
ALL PROPOSED BUILDINGS WILL CONFORM
WITH HEIGHT AND AREA REGULATIONS PER BALTIMORE
COUNTY ZONING REGULATIONS (SECTS. 216, 217, 237 AND 238)



NOTE: THE TYPE GEOMETRIC DESIGN AND
DETAILS OF THE TRAVING OF EADECKE
AND PERRY HALL BOULEVARDS AND
THEIR INTERSECTIONS WITH WHITE MARSH
BOULEVARD SHALL BE DEVELOPED
AS FINAL TRAFFIC STUDIES ARE COMPLETED
AND FINAL STATE AND COUNTY DESIGN OF
THESE ROAD BEGINS

360000
360000



DATA

SPACE PER UNIT = 1120 SPACES REQUIRED
2050 SPACES PROVIDED

+ 300 = 750 SPACES REQUIRED
+ 500 = 450 SPACES REQUIRED

TOTAL = 1300 SPACES REQUIRED
1800 SPACES PROVIDED

UNITAL UNIT = 300 SPACES REQUIRED
350 SPACES PROVIDED

= 300 SPACES REQUIRED
= 350 SPACES PROVIDED

AS PROVIDED AS REQUIRED BY
ZONING REGULATIONS (SECT 409.2)

OFFICE COST

ZONING PLAT
PROPERTY OF
NOTTINGHAM VILLAGE, INC.
LOCATED IN

14TH DISTRICTS BALTIMORE CO. MD.

TOTAL AREA = 929.081 ACRES:

I AREA TO BE ZONED RA = 73.50 ACRES ±
II AREA TO BE ZONED B.R. = 21.20 ACRES ±
AREA TO BE ZONED RA WITH SPECIAL EXCEPTION = 60.23 ACRES ±
AREA IN CSA DISTRICT = 14.30 ACRES ±

EXISTING ZONING R6

PROPOSED ZONING RA, BR, AND RA WITH SPECIAL EXCEPTION FOR OFFICE BUILDINGS AND
A CSA DISTRICT FOR THE BR ZONE

NO EXISTING BUILDINGS

ALL PROPOSED BUILDINGS WILL CONFORM

WITH HEIGHT AND AREA REGULATIONS PER BALTIMORE

COUNTY ZONING REGULATIONS (SECTS 216, 217, 227 AND 235)

APARTMENT DENSITY

GROSS AREA = 73.5 ACRES ±
NET AREA = 43.5 "

PERMITTED DENSITY

GROSS 16 UNITS PER ACRE = 1176
NET 18 UNITS PER ACRE = 1143

TOTAL UNITS PERMITTED 1143

DESIGN DENS.

GROSS 15.25 UNITS PER ACRE
NET 17.6 UNITS PER ACRE

TOTAL UNITS = 1120

R6



NOTE: THE TYPE GEOMETRIC DESIGN AND
DETAILS OF THE PAVING OF EADWELL
AND PERRY HALL BOULEVARDS AND
THEIR INTERSECTIONS WITH WHITE MARSH
BOULEVARD SHALL BE DEVELOPED
AS FINAL TRAFFIC STUDIES ARE COMPLETED
AND FINAL STATE AND COUNTY DESIGN OF
THESE ROAD BEGINS



SCALE - 1" = 200' JANUARY 15, 1970
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVENUE
OWSON, MARYLAND

ZONED 2A
UNIMPROVED

BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRICAL TRANSMISSION LINE
350' R/W (IN FEE SIMPLE)

PROPOSED PERRY HALL BLVD
EASEMENT

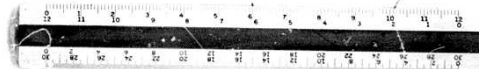
WHITE MARSH

BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRICAL TRANSMISSION LINE R/W (IN FEE SIMPLE)
WATER CONDUIT R/W (IN FEE SIMPLE)

BALTIMORE COUNTY MARYLAND

ZONED 2C

PROPOSED B.M. 2000



BOULEVARD
RADECKE

HIGHWAY

ROUTE 1-95

KENNEDY

JOHN F.

APARTMENT DENSITY

GROSS AREA = 73.5 ACRES
NET AREA = 43.5 "
PERMITTED DENSITY
GROSS 16 UNITS PER ACRE = 1176
NET 18 UNITS PER ACRE = 1143
TOTAL UNITS PERMITTED 1143
DESIGN DENSITY
GROSS 15.25 UNITS PER ACRE
NET 17.6 UNITS PER ACRE

DATA

SPACE PER UNIT = 1120 SPACES REQUIRED
2050 SPACES PROVIDED
+ 300 = 750 SPACES REQUIRED
+ 500 = 450 SPACES REQUIRED
TOTAL = 1200 SPACES REQUIRED
1800 SPACES PROVIDED
= 200 SPACES REQUIRED

2C

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PERRY HALL HIGH SCHOOL

PROPOSED ELEMENTARY SCHOOL

Zoned E6

Zoned E6

Zoned 2A
UNIMPROVED

