# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION 471-171

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

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 gree to and are to be bound by the smiling
pregulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Like Contract purchaser

Address 1515 Rejisteratown Road

Lega Owner
Address 1515 Boisterstown Road

Baltimore, Maryland 21208

Reltimore. Maryland 21208

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Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this. 16th

of . October . 190.279 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, it we newspapers of general circulation throughyay Primarce County, that properly be posted, and that the public hearing be had before the Zoning Commissioner's Baltimore County Office Balting in Towara, Baltimore 25th . 1900 clock the County Office Balting in Towara, Baltimore 25th . 1900 clock the County Office Balting in Towara, Baltimore in the County Office Baltimore in 1900 clock the 1900 c

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(over)

Re: Petition for Reclassification
from R-6, R-10, R-20 and R-40
Zones to R-6 and R-A Zones
E/S Thistle Road Illo S, of
Frederick Road, ist District
Edro! Limited Partn.-rahip,
Petitioner - No. 71-177-K

#32

RA

## ORDER OF DISMISSAL

The petitioner in the aforegoing case has withdrawn

its petition and the matter is DISMISSED without prejudice.

Educal D. Hardes

Date: 104. 28,19

MCA DODGE MATE, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

Lester Vas. P. E. L. S.
John C. Childs, P. E. L. S.
Associates
George W. Bushby, L. S.
George W. Bushby, L. S.
Robert W. Cashan, P. E.
Leonard M. Gless, P. E.
Paul Lee, P. E.
Paul S. Smeton

#### DESCRIPTION

11.3 AGRE PARCEL, PART OF PROPERTY OF EDROL CORP., WEST SIDE
OF HILLTOP ROAD, SOUTH OF FREDERICK ROAD, FIRST ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND.

## This Description is for "R-6" \_oning PARCEL "A"

Beginning for the same at a point in the center line of Hilltop Road, at the distance of 1450 feet, as measured southeasterly along said center line of Hilltop Road from its intersection with the center line of Woodwind Road, as shown on the plat of Section One, "Woodwind", recorded among the Land Records of Baltimore County in Plat Book W. J. R. 26, Page 126, said beginning point being at the northwest corner of the land owned by the State of Maryland (Patapaco State Park) and at the beginning of the nineteenth or northwesterly 860 foot line of the Baltimore County Zoning Description 1 R-10-13, running thence binding on a part of said line, (1) northwesterly 390 feet, more or less, thence (2) southerly and southwesterly 1920 feet, more or less, to a point on the northeast side of Metropolican Boulevard there proposed to be laid out, thence binding thereon, (3) southeasterly by a curve to the left the distance of 840 feet, more or less, thence binding on a part of the western outline of the aforementioned land owned

Water Supply & Severage & Drainage > Highways & Structures & Developments > Hanning & Reports

MCA DOD

by the State of Maryland, on the center line of said Hilliop Road and on a part of the eighteenth line of said Zoning Description six courses: (4) N 40°,32′ E 10 feet, more or less., 45) N 13° 06′ E 67 feet, (6) N 03° 12′ E 243 feet, (7) N 18° 59′ E 239 feet, (b) N 13° 28′ E 169 feet, and (9) N 04° 07′ W 154 feet to the place of beginning.

Containing 11.3 acres of land, more or less.

HGW:mpl

I.O. #58196

October 23, 1970





MCA DOD

Normar Paul G.

DESCRIPTION

Melvyn Goldman, Inc.

Mr. Edward D. Hardesty, Zoning Commission Baltimore County Office of Planning & Zoning 111 W. Chesapeake Ave. Baltimore, Maryland

On behalf of Edrol Ltd. Partnership and the Thistle Road Joint Venture, I hereby request that application for rezoning of above captioned property be withdrawn without prejudice to the applicants.

Re: Petition for Reclassification #71-177-R - Hiltop & Thistle Roads

Dear Mr. Hardesty:

Jehren Holden

32.5 ACRE PARCEL, PART OF PROPERTY OF CUMBERLAND DUGAN AND WIFE, EAST OF THISTLE ROAD,

SOUTH OF FREDERICK ROAD, FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

This Description is for "R-A" Zoning.

PARCEL "C"

Beginning for the same at a point distant 250 feet, more or less, as measured southeasterly, at right angles to Thistle Road, from a point in the center line thereof, said point being distant ill0 feet, more or less, as measured southerly along said center line of Thistle Road from its intersection with the south side of Frederick Road, said beginning point being in the first line of the Baltimore County Zoning Description 1-R-20-4 and at its intersection with the third line of the land described in the deed from Guarantee Title Holding Corporation to Cumberland Dugan and wife, dated August 14, 1961, and recorded among the Land Records of Baltimore County in Liber W.J. R. 3880, Page 624, running thence, binding on a part of the first line of said Zoning Description, on the second line and on a part of the third line thereof three Courses: (1) southerly 65 feet, more or less, (2) southwesterly 1000 feet, more or less, and (3) southeasterly 780 feet,

Water Supply 

Sewerage 

Drainage 

Highways 

Structures 

Developments 

Flanning 

Report



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Realtors

- NW 23 70 A4 -

#71-171R

1915 RENTERSTOWN ROAD-PIKESVILLE, MARYLAND 21208 HU 46900 November 23, 1970 We, Thistle Road Joint Venture, contract purchaser and Edrol Ltd. Partnership 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 enumerate the reasons why the zoning reclassification requested in the

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- A. Due to the severe topography of the site, the major portion of the property is not physically adaptable for the construction of detached dwellings as would be required under the existing zoning and it is thus an error to retain such zoning.
- B. The installation of sanitary sewer serving the property is imminent and constitutes a change in the character of the neighborhood.
- C. Error in zoning at the time of the adoption of the current zoning map stems from the Planning Commission Islatiure to project or provide for sufficient residential zoning to meet the social and economic needs of the community in this particular neighborhood.
- D. The character of the general community has changed to such an extent that there is a need in the neighborhood for a well-planned coordinated apartment development.
- E. The present zoning is in error as the subject site is uniquely desirable for the requested development as it is bounded on three sides by public park land and undeveloped areas.
- F. The character of the neighborhood continues to change as the proposed right-of-way for Metropolitan Boulevard passes through and severs the property, as shown on the attached plat, and as pointed out by the State Roads Commission to engineers employed by the property owners.
- G. The requested zoning would not adversely affect the health safety or welfare of the community.

MCA DOD

more or less, thence binding on a part of the last line of the aforementioned land of Cumberland Dugan and wife. (4) \$76\*28'E 450 feet, more or less, thence along a part of the seventh or northeasterly 1550 foot line of said Zoning Description and along a part of the eighth line thereof two courses: (5) northeasterly 1345 feet, more or less, and (6) northwesterly 550 feet, more or less, thence binding on a part of the third fine of the land of Cumberland Dugan and wife. (7) \$49\*23'W !90 feet, more or less, to the place of beginning.

Containing 32.5 acres of land, more or less.

HGW:gd

J.O. 58196

April 27, 1970



03-17-71





DESCRIPTION

10.8 ACRE PARCEL, PART OF PROFERTY OF EDROL CORP., AND PART
OF PROPERTY OF CUMBERLAND DUGAN AND WIFE, WEST SIDE OF
HILLTOP ROAD, SOUTH OF FREDERICK ROAD, FIRST 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 Hilliop Road and in the vest outline of the land owner by the State of Maryland (Patapsco State Park). At the distance of 2300 feet, more or less, as measured southerly and southwesterly along the center line of said Hilliop Road from its intersection with the center line of Woodwind Road, as shown on the plat of Section One, "Woodwind", recorded among the Land Records of Baltimore County in Plat Book W.J.R. 26, Page 126, said beginning point being at the northeast side of Metropolitan Boulevard there proposed to be laid out, running thence binding on the center line of said Hilliop Road and said west outline of the land owned by the State of Maryland and binding also reversely on a part of the eighteenth or northeasterly and northerly 1330 foot line of the Baltimore County Zoning Description



1-R-10-13 eleven courses: (1) S 40° 22' W 79 feyt, more or less (2) S 65° 23' W 122 feet, more or less,(3) S 89\* 12. E 103 feet, (4) S 74\* 38' W 123 feet, (5) S 41' 19' W 74 1set, (6) S 55° 16' W 104 feet, (7) S 48° 27' W 141 feet, (8) S 61° 44' W 69 feet. (9) S 16° 13' E 101 feet. (10) S 42° 58' W 62 feet, and (11) \$ 55° 36' W 10 feet more or less, thence still binding reversely on the lines of said Zoning Description three courses: (12) northwesterly, 520 feet, more or less, (13) southwesterly 80 feet, and (14) northwesterly 500 feet, more or less, thence binding on part of the first line of the land described in the deed from George Franck and wife to Edrol Corp., dated May 6, 1959, and recorded among the aforementioned Land Records in Liber W. J. R. 3524, Page 442, (15) N 40° 41' W 325 feet, more or less, thence binding on a part of the sixth or northeasterly 850 foot line of the Baltimore County Zoning Description 1-R-20-4, and on a part of the seventh line thereof, (16) northeasterly 750 feet, more or less, and (17) northeasterly 145 feet, more or less, thence along a part of the second line of the and owned by the Edrol Corporation, as aforesaid, (18) N 49° 29' E 70 feet, more or less, to the beginning of the land described in the deed from Guarantee Title Holding Corporation to Cumberland Bugan and wife, dated August 14, 1961, and recorded among the Land Records in Liber W.J.R. 3850, Page 624, thency binding reversely on a part of the last line of said land, (19) N 76\* 28' W 40 feet, more or less, thence again binding on a part of the seventh line of said last mentioned Zoning Description and on a part of the eighth line thereof two courses: (20) northeasterly 1345 feet, more or less, and (21) northwesterly 980 feet. more or less, thence binding reversely on a part of the third line of the land of Cumberland Dug n and wife. and reversely on a



part of the second line thereof two courses: (22) N 49\* 23' E 200 feet, more or less, and (23) S 41\* 03' E 1560 feet, more or less, thence reversely along a part of the twentieth or northwesterly 1120 foot line of the Zoning Description first herein mectioned and reversely along a part of the nineteenth line thereof two courses: (24/ southeasterly 420 feet, more or less, and (25) southeasterly 470 feet, more or less, thence (26) southerly and southwesterly 1020 feet, more or less, thence binding or the aforementioned northeast side of Metropolitian Boulevard, (27) southeasterly, by a turve to the left the distance of 840 feet.

Containing 70.8 acres of land, more or less.

HGW:mpl

J. O. #58196

10/23/70





Luster Matz P. 1. L. 5.
John C. Cordon S. F. L. L. 5.
Associates
Ronald W. Browley, L. 5.
Robert W. Crathan, P. E.
Leonard M. Glass P. E.
Norman F. Herrmann, L. 5.
Paul Leo, P. E.
Paul S. Smeton

DESCRIPTION

8.4 ACRE PARCEL, PART OF PROPERTY OF CUMBERLAND DUGAN AND
WIFE, EAST SIDE OF THISTLE ROAD, SOUTH OF FREDERICK ROAD, FIRST
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

"R-A" Zoning.

PARCEL "D"

Beginning for the same at a point in the center line of Thistic Road. at the distance of 1120 feet, more or less, as measured southerly along said center line of Thistic Road from its intersection with the south side of Frederick Road, said beginning point being at the beginning of the fifth line of the land described in the deed from Guarantee Title Holding Corporation to Cumberland Dugan and wife, dated August 14, 1961 and recorded among the Land Records of Baltimore County in Liber W. J. R. 3880, page 624, running thence binning on said center line of Thistic Moad nine courses: (I) S39\*53'W 134 feet, more or less, (2) S17\*41'W 221 feet, more or less, (3) S40\*11'W 182 feet, (4) S26\*12'W 185 feet, (5) S12\*56'W 144 feet, more or less, (6) S02\*25'W 245 feet, (7) S13\*22'E 121 feet, more or less, thence binding on a part of Me fourteenth or last line of the land herein referred to (10) S76\*28'E 220 feet, more or less, thence

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binding reversely on a part of the fourth or southeasterly \$25 foot line of the Baltimore County Zoning Description I-R-40-I, reversely on the third line and reversely on a part of the second line thereof three courses; (II) northwesterly 780 feet, more or less, (I2) northeasterly 1000 feet, more or less and (I3) northerly 65 feet, more or less, thence binding on a part of the third line of said land owned by Cumberland Dugan and wife, and on the fourth line thereof two courses: (I4) \$49^23'W 60 feet, more or less, and (I5) N74\*53'W 166 feet, more or less, to the place of beginning.

Containing 8.4 acres of land, more or less

HGW:ge

1 0 5810

April 27, 1970





Lester Matz, P. F. L. S.
John C. Childs, P. E., L. S.
Associates
Ronald W. Broyles, L. N.
George W. Bushby, L. S.
Robert W. Craban, P. E.
Leonard M. Grass, P. E.
Norman F. Hermann, L. S.
Paul Lee, P. E.
Paul S. Breson

DESCRIPTION

3.1 ACRE PARCEL, PART OF PROPERTY OF EDROL CORP., EAST OF
THISTLE ROAD, SOUTH OF FREDERICK ROAD, FIRST ELECTION DISTRICT.
BALTIMORE COUNTY, MARYLAND.

This Description is for "R-A" Zoning.

PARCEL "E"

Beginning for the same at a point distant 550 feet, more or less, as measured southeasterly, at right angles to Thistle Road, from a point in the center line thereof, said point being distant 3600 feet, more or less, as measured southerly along said center line of Thistle Road from its intersection with the south side of Frederick Road, said beginning point being in the sixth or northeasterly 850 foot line of the Baltimore County Zoning Description 1-R-20-4, and at its intersection with the first line of the land described in the deed from George Franck and wife, to Edrol Corp., dated May 6, 1959 and recorded among the Land Records of Baltimore County in Liber W.J. R. 3524, page 442, running thence binding on a part of the sixth line of said Zoning Description and on a part of the seventh line thereof two courses: (I) northeasterly 150 feet, more or less, and (2) northeasterly 145 feet, more or less, thence reversely along a part of the second line of said land of the Edrol Corp. and reversely along a part of the second line of said land of the Edrol Corp. and reversely along a part of the first line thereof two courses: (3) \$49°29'W 840 feet, more or less, and



(4) S40°41'E 300 (eet, more or less, to the place of beginning Containing 3.1 acres of land, more or less.

J. O. 58196

April 27, 1970





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Jeta C. Childs P. E. L. S. \*71-171

DESCRIPTION

1.8 ACRE PARCEL, PART OF PROPERTY OF EDROL CORP., WEST SIDE OF HILLTOP ROAD, SOUTH OF FREDERICK ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

#### This Description is for "R-A" Zoning

#### PARCEL "F"

Beginning for the same at a point in the center line of Hilltop Road and in the west outline of the land owned by the State of Maryland (Patapsco State Park) at the distance of 3300 feet, more or less, as measured southerly and southwesterly along the center line of said Hilltop Road from its intersection with the center line of Woodw nd Road, as shown in the plat of Section One. "Woodwind" recorded among the Land Records of Baltimore County in Plat Book W.J. R. 26, page 124, said beginning point being at the end of the seventeenth or southeasterly 520 foot line of the Baltimore County Zoning Description 1-R-10-13, running thence binding reversely on the lines of said Zoning Description three pearses (1) northwesterly, 520 feet, more or less, (2) southwesterly, 80 feet, and (3) northwesterly, 500 feet, more or less, thence binding reversely on a part or the first line of the land described in the deed from George Franck and wife to Edrol Corp., dated May 6, 1959 and recorded among said Land Records in Liber

ter Supply & Sewerage & Drainage > Highways & Structures & Developments > Fianning & Reports

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#71-177R W. J. R. 3524, page 442, (4) \$40\*41 E 330 feet, more or less, thence binding on the northeast side of the right-of-way of the Baltimore Gas and Electric Company and reversely on a part of the Bal.imore County Zoning Description 1-R-40-1, (5) southeasterly, 160 feet, more or less, thence again reversely along the outlines of the land of the Edrol Corp. three courses; (6) N49\*25'E 170 feet, more or less, (7) S40°27'E 452 feet, and (8) N84°38'E 46 feet, thence along the center line of Hilltop Road and reversely along a part of the ninth line, of said last mentioned Zoning Description two courses: (9) N42°39'E 49 feet, and (10) N55\*36'E 75 feet, more or less, to the place of beginning

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J. O. 58196

Containing 1.8 acres of land, more or less

April 27, 1970



Lester Matz. P. E. L. S. John C. Childs P. E. L. S. 171-177R

DESCRIPTION

2.6 ACRE PARCEL, PART OF PROPERTY OF

nore, Md. 21204, Tel. 301/823-0900

EDROL CORP., WEST OF HILLTOP ROAD

SOUTH OF FREDERICK ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

PARCEL "G"

This Description is for "R-A" Zoning.

Beginning for the same at a point distant 190 feet, more or less as measured southwesterly, at right angles to Hilltop Road, from a point in the center line thereof, said point being distant 1100 feet, more or less, as measured southeasterly along said center line of Hilltop Road from its inter section with the center line of Woodwind Road, as shown on the plat of Section One, "Woodwind", recorded among the Land Records of Baltimore County in Plat Book W. J. R. 26, Page 126, said beginning point being in the nineteenth or northwesterly 860 foot line of the Baltimore County Zoning Description I R 10-13, at the distance of 390 feet, more or less, from the beginning of said line, running thence binding on a part of said line and on a part of the twentieth line of said description. (1) northwesterly 470 feet, more or less, and (2) northwesterly 420 feet, more or less, thence reversely along a part of the second line of the land described in the deed from Guarantee Title Holding Corporation to Cumberland Dugan and wife, dated August 14,1961, Water Supply ■ Sewcrage ● Drainage ▶ Highways ■ Structures ● Developments ▶ Planning ■ Repor

\*71-177R and recorded among the Land Records of Baltimore County in Liber W. J. R. 3880. Page 624. (3) S41\*03'E 100 feet, more or less, to the boginning of said line and to a point in the southeasteriy extension of the southwest outline of said Section One. "Woodwind", thence bindin a d southeasterly extension (4) S13\*09'E 85 feet, more or less, thew (5) southeasterly 170 feet, more or less, to a point 235 feet, more or less, southwest of the center line of Hilltop Road herein referred to, thence (6) northcasterly, at right angles to said Hilltop Road, 85 feet more or less, thence by a line parallel with said Hilltop Road, (7) souther sterly, 330 feet, more or less, thence (8) southerly 215 feet, more or less, to the place of beginning

Containing 2.6 acres of land, more or less.

HGW:ed

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J. O. 58196

April 27, 1970



BALTIMORE COUNTY ZORING ADVISORY COMMITTEE

July 31, 1970

Thistle Road Joint Venture and Edrol Ltd. Partnership 1515 Reisterstown Road Baltimore, Maryland 21208

RE: Type of Hearing: Reclassification from R6, R10,R20 and R40 zones to R6 and RA Location: E/S Thistle Road, 1900'; Sc. of Frederick Road Petitioner: Thistle Road Joint Venture Committee Meeting of May 12, 1970 ist District Item 327

ACRES OF STREET

DEPARTMENT OF TRAFFIC ENCINERS

STATE ROADS COMM

BUREAU OF ...

HEALTH DEFARTHEN

PROTECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRAT

DEVELOPMENT

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced polition and has made an on site field imspection of the property. The following community are a result of this review and inspection.

The subject property is presently an unimproved tract of land, with the surrounding areas developed with deellings. Bone of the existing reads - Thistle Road and Hilltop Road are inproved as far as concrete curb and gutbr are

#### BUREAU OF ENGINEERING:

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

#### Hi ghways:

The proposed Metropolitan Boulevard through this area is a State Roads Commission project; therefore, the horizontal and vertical alignments as hell as all future improvements, intersections and entrances on this read will be subject to the approval and requirements of the State Roads Commission.

Thistle Road and Hillton Road are existing roads maintained by the Bureau of Highways.

Due to the magnitude of the subject property, and since sufficient information or detail in regard to the overell

Thistle Road Joint Venture

July 31, 1970

Mighweys: (Continued)

development of this area is not presently known; the need and requirements for small; and/or private reads. Including right-of-keys and pavement width, horizontal and verifice informers, one, will be determined at such time horizontal and verificate beament of cnils site is reviewed by the Joint Suddiscription Committee. Highway right-of-way decision and improve a property and the required in connection with the proposed development of this proposition.

#### Storm Drainst

No provisions for accommodating storm water or drainage have been indicated on the redpect plant however, a storm drainage study and drainage facilities and/or essentia will be required in connection with the proposed development of this property.

The politioner must provide necessary dreimage facilities (temporary preparent) to prevent creating any nuisances or damages to adjacent properties, aspecially by the concentration of surrice micro of any problem which may result, due to improper any increase installation of drainage facilities, mould be the full responsibility of installation and drainage facilities, mould be the full responsibility of the patitioner.

#### Sediment Control:

Development of this property through stripming, greding and stabilization could result in a sediment pollution problem, damaging nrivate and public boldings domatrace 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 sed and approved prior to the recording of any record plat or the reviewed and approved prior to the recording issuance of any grading or building permits.

Public water supply can be made available to serve this property by construction of a public water main excession from the existing 12-inch main in freeze data cateration of approximately 2000 feet along materials of whiste Boad is required to reach this property. An execution from the existing Bairch main in Hillton Road will also be required through this property with any subsequent development of the site.

This property is located in the Catonsville Fourth Zone of water service and below clevation 285; pressures will exceed the maximum allowed in public water mains by the Boltimore City Bureau of Water Supply. Since all

Thist!e Road Joint Venture

July 31, 1970

public water main extension must be approved by the Bureau of Water Supply, the petitioner's engineer should study the pressure problems as they relate to this property.

Sufficient information in regard to water faminds, including fire protection requirements, is not indicated on the subject plan. The petitioner's engineer should also further investigate this matter.

#### Sanitary Sewert

Public sanitary sewerage will be available to serve this property when the proposed Thistle Brench Interceptor Sewer is constructed. The interceptor is currently under design with cenedity based on present Zoning which does not include apartment density in the area of this property.

It is assumed that public sanitary sewerage can be made available to It is assumed that public sententy sections.

serve this property by extensions of public ind/or private severa from the proposed intercentor. However, a sanitary severage study will be a secretal in fire indirecement and/or superiormentation of the proposed severage facilities may be required to provide adequate service for the proposed

#### DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a charge from R6, 91a, R2O and R0 to R6 and R4 of 130 acres. The plan as shown appears to be premature, since the only acres to the subject property for some time to came, will be Thistle Rad and Hilltop Road, which cannot be expected to handle this type of trip density.

### BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore tounty Building Code and Regulations when plans are submitted. Also, see parking lots "Section 409.10N".

#### BOARD OF EDUCATION:

The Mistchester Elementary School with a canacity of 610 and an enrollment of 835 services this area. A new school is proposed for 1976-77 which will afford some relief to Mestchester Elementary.

The area as currently zoned could ultimately yield 78 publis while if the proposed rezening was granted it could yield (approximately) from 287 to 581 students, depending upon the type of apartments constructed

Thistle Road Joint Venture Item 327 Page 4

July 31, 1970

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

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

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

- A. When pull-in parking is designed for both sides of a readway, the minimum distance from curb to curb of the parking area shall be 64 feet.
- PvII-in parking on one side only, the distance from curb to curb shall be 44 feet.

#### DEPARTMENT OF TRAFFIC ENGINEERING:

#### Public water and sewers are proposed.

Swimming Pool Comments: Prior to upproval of a public bool on this site two complete sets of plans and specifications of the pool and bathbouse must be submitted to the Baltimore County Degratment of Rollth for revised and approval.

Air Pollution Commonts: The building or buildings on this site cay be subject to registration and covariance 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.

#### STATE ROADS COMMISSION:

Comments of June 8th, 1970

As a result of more intensive study, recent changes have been made to the alignment of Metropolitan Blvd, as it affects the subject site. Attached are two copies of the zoning plat on which have been marked the changes.

The plat indicates a preposed relocation of Hillton Road intersecting Hetropolitan Blvd. Petropolitan Blvd. Will be a controlled access highway with intersecting street spacing every 2500 ft.

Thistle Road Joint Venture 1515 Reisterstown Road Item 327 Page 5

July 1, 1970

STATE ROADS COMMISSION: (Continued)

No definite points of access have been established as of this date and any street connection would have to be coordinated with the Baltimore County Natter Plan for Highways and the State Roads Commission pricy on crossover specim;

The matter should be resolved and the plan revised accordingly prior to a hearing date being assigned.

Comments of July 10, 1970

We are in receipt of a revise, plan of the subject property, the plan does not indicate revisions requested in our letter to you dated June 8, 1970, nor has the natter of interactions with proposed Actropolitan Boulevard been resolved. It is our opinion that the plan be \_\_vision prior to a hearing site being assigned:

#### ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time is revised plans are submitted indicating the proposed alig . At of the Netropoliton slivid, and all other comments forthwith. Enclosed is a copy of the plat done by the State Roads Commission indicating the proposed alignment of metropolitan big.

OLM: JD Enc.

BALTIMORE COUNTY, MARYLAND No. 75374 DATE Nov. 4, 1970 OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 2170 UI IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120b four Petition has been received and accepted for filing this Petitioner Thistle Read Joint Venture Petitioner's Attorney

	OFFICE OF PROVIDE	75497
To:	Briatic Reed Joint, Nanture 1515 Relatoration Reed Jailes 200 Baltimers, Nd. 21208 0-2000 ndl-522	
QUANTITY D	DETACH ALONG PERE ATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$301.00
90 100	Advertising and posting of property	301.00
30100	4	
SC255	PORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND	

3316HS 71-177-R
CERTIFICATE OF POSTING ZONING DEPAR/MENT OF BALTIMORE COUNTY
Townson, Maryland
District 55
Posted for: PAPIASSIFICATION FOOT Date of Posting 100 7-1970
Posted for Attaches Local Dear Read Revenue Local Research Researc
Location of property. 445 at 1 11 11 11 11 11 11 11 11 11 11 11 11
Location of Signa: (A. E. J. A. A. M. S. L. E. E. E. S. O. F. T. T. S. L. E. L. R. L.
Romarks Maffe Mile 1650 16 Oct. 18 Dec 18 Dec 18 Dec 18 Oct 18 Oct 18 Dec 18 Oct 18 Oct 18 Dec 18 Oct 18 Dec 18 De
Remarks: 215/14 144 1650+ - SOF FREdox AV
Posted by June 1960 Date of return: 11001331976

DUPLIC ATE OFFICE OF

CATONSVILLE I IM IES CATONSVILLE, MD. 21228 November 11, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Mardesty, Zoning Commissioner for Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

lished in Baltimore County, Maryland, once a week for One week/before the 11 day of Nov., 1970, that is to say,

the same was inserted in the issue of Nov. 5, 1970.

STROMBERG PUBLICATIONS, Inc.

By Buth morgan

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RECLASSIFF ATION 1st PISTRICT	
ZONING: From R.E., R.10, R.20 and E.40 to R.4 and R.A zeess. LOCATION: East Side of Thistle Road, 1110 feet, more or less	
Road, 1110 feet, more or less south of Frederica Road.	
ber 21, 1970 at 1:00 P.M. PUBLIC HEARING: Room 105, Coun-	
ty Office Building, 111 W. Chest- peaks Avenue, Towson, Maryland	
The Zoning Commissioner of pallimere County, by authority of	
Hallmore County, -ill hold a public nearing	
and R-10 Proposed Zoning: R-0 and R.A.	
First District of Baltimore Cos., ty., This Description is for "R-6"	
newish Present Zoolng: R-6, C-10, R-70 and R-40 Proposed Zoolng: R-6 and R-A. All that parcel of lead in the Trist Description is fee R-6. PARCEL - A. Beginning for the same at a point in it e enter line a. Hillion Read,	
at the distance of 1100 feet, as mea- sured southeasierly along 'and cen-	
itter are of Hilliop Road from the litter extion with the center line of Woodwind Road, as shown on the	
recorded among the Land Records of Baltimore County in Plat Book	
point being at the northwest cor- ner of the land owned by the State	
and at the beginning of the nine- teenth or nurthwesterly him foot	
ing Description 1-8-10-13, relating these binding on a part of sand	
Live or less, thence (1) southerly and anothwesterly 1820 Lest, Ente	
side of Metropolitan Busievard there proposed to be laid out, thence bin-	
a curve to the left the distance of his feet, more or less, thence bind-	
line of the afarementioned land owned by the State of Maryland, on	
and on a part of the eighteenth line of said Zoning Description six	
de La Contract (1) N 13, 86, E 6, 667 (1) K 21, 15, E 12, Leaf Leaf (1)	1
& 100 feet, and (9) N 04' 07' W	1
more or les.  This Description is for "R-A"	
PARCEL "B" Beginning for the same at a point	1
and in the west outline of the land	
tance of 2200 feet, more or less, as no assured smatherly and southwest	
Hilliap Boad from its intersection with the center line of Woodwind	
tion One, "Woodwind", recorded among the Land Records of Balli-	
16. Page 116, said beginning point being at the northeast side of Met-	
to be laid out, running thence bind-	
the land exted by the State of startand and hinding also reverse	
-theasteriy and northerly 181-	
ourses (1) S to 22° W 79 feet	
11 feet, (1) N 11 be W 123 feet, 15 N 12 W 123 feet, 15 N 12 W 14 feet, 15 N 12 W 14 feet, 15 N 12 W 14 feet, 15 N 15 W 15 N 15 N 15 N 15 N 15 N 15 N	
111 feet, 12 - S 41" 14" W 43 feet, 12: S 14" 1." E 101 feet, (10) 5	
10 W 10 feet more or less, thence	
courses: (12) porthwesterly \$2; feet, more or less, (13) southwest	1
binding on part of Lie first line	
frum George Franck and wife to Edrol Corp., dated May 6, 1859, and	ů.
Land Perords in Liber W.J.R. 3524 Free 442, (15) N 4st 1: W 321	
on a part of the sixth or northeast city also fact line of the Baltimore	
and on a part of the seventh live thereof, (1h) northeasterly live feet more or less, and (17) northeasterly	L
a part of the second line of the land	ġ.
aforesaid, (18) N 49° 29° E 79 feet more or less, to the beginning of the land described in the deed from	f
Guaractee Title Helding Corpora- tion to Cumberland Dugan and wife	ł
ed among the Land Records in Liber W.J.K. Page 421, thence hind ing reversely on a part of the las	
W so feet, more or less, throse again bonding on a part of the set	Ł
Eming Description and on a par of the eighth line thereof two cour	P
mary or less, and northwester 19 half feet, more or less, these	
third line of the land of the land long thought and the land line of the land of the land line there	
of two coarses (12) N 15 17 E 21 fort, more or less, and (12) S 15	ij
received along a part of the twe-	
terein mentioned and reversely in a part of the nineteenth in	
one the to the to be and the set and the continuation of the set and the continuation of the set and t	1
most mentally lend feet, more to	
parties from the true left the di	Н
the plant of beginning	a ji
The Para regular to the "B-A"  ZARINE PARCEL "E"	1
dirtant the fact, more or has, marked and multiple and the state of th	
gles to Therite Read, from a per in the centre line thereof, said per	at at
commerced southerly along said or for line of Thistle Road from the line of thistle Road from	n h
Fronterick Road, said became pour being in the first line of the	4
tion (CCO-4, and at its interse- tion with the third line of the la- described in the deed from Gu-	14
octee Title Holding Corporation Comberland Dugan and wife, date August 14, 1961, and recorded	ed a
more County in Liber W.J.R. 245 Page 474, running thence, binds	14
Zoning Description, on the seco- line and on a part of the third is	nd ne
thereof three course or less, (2) soul westerly 1000 feet, more or less, at westerly 1000 feet, more or less, at	h- id
less, thence binding on a part the last line of the eforemention	of e3 e4
or less, thence along a part of the	ne he of
line of and Zonor bee ription at	
of two courses. (3) ments and (	ss. be
thence months of the land of Cumb	er the
W 190 feet, more of peace place of beginning 32.5 acres of in the containing 32.5 acres of in	nd
This Description is for "R-A Zoning	
Beginning for the same at a p- in the center line of Thistle B- at the distance of 1170 feet, n	pont sed. sure sed puth
at the distance of 1720 feet, m or less, as measured souther) leng said senter line of Thietie B from its intersection with the si- side of Frederick Road, and he said to the contract of the contract of the con-	load
side of Frederick Road, said be ning point being at the begin of the fifth line of the land	nint de ale
reriard in the deed from Guara- Title Holding Corporation to the land Dugan and wife, dated	Ate
the Land Records of Balts County in Liber W.J.R. 3330,	page
center line of Thistie Road courses: (1) \$ 25° 22' W 134	nine feet.
feet, more of less, (2) S 40° 182 feet, (4) S 26° 32° W 44 (5) S 32° 26° W 144 feet, mo	feet re of
2016, (6) S 02* 21* W 215 feet 8 12* 22* E 171 feet, more of (8) S 20* 42* E 624 feet, not	less re o
hess, and (9) S 09' 20' E 71'	tre!

### CERTIFICATE OF PUBLICATION

TOXSON MD. Rovember 5. 19.70.
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly reespaper printed
and published in Towson, Baltimore County, Md. once in each
of . CO. 2017 . Zanocessitz-urooks before the . 25th
day of ... Sciences ... 19.70, the first publication
appearing on the ... 55h ... day of ... Novoshere

19.70.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

MICROFILMED

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or less, thence along a part of the eventual or northeasters 1300 filter of said Zoning Description. As the control of two controls (2) methasize 131 feet, more or less, and rotheasters (2) methasize 131 feet, more or less, and rotheasters (2) methasize 131 feet, more or less, and rotheasters (3) feet, and wife, (1 S iv.) for the line of the land of Cum in the line of the lin

at the distance of 11% force, and at the distance of 11% force has been as a second of the control of the contr

The intermediate is for "A. S. T. S.

is the order on the last of hardorder to the Salat of Barris's Patigness Mile Parl's it be exceeded to the Parl's at the property of the Parl's at the second of the Parl's at the property orth to control of the Parl's with the centre line of Vocation with the centre line of Vocation with the centre line of Vocation tion for, "Woodwind" reso-wise most the Land Records of a 1-2, page 115, and beginning to less that the property of the worker haltinate Count Joseph Develoption I, H. (1), promote those we Lawry Description three court I sufficiently, 22 feet, a

Service Meanwhite the New York of the Service Service

Continued () have deather the Continued of the continued

or less, to the place of ber's off-mer-Captaining T.8 series of Links, m: or less the property of Edrot Limticed Partnership, as shown on piat plan filed with the Zoning Depart ment.

Hearing Date: Wedrawday. Nonember 23, 1970 at 1900 P.M.
Public Hearings Room 16s. County

By order of EDWARD D. HARDESTY Zueing Commissioner of Baltimore County









