

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Thistle Road Joint Venture, Contractor's 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, #1
herby petition (1) that the zoning status of the herein described property be re-classified, pursuant
to the Zoning Law of Baltimore County, from R-6, R-10, R-20, and R-40
R-6, and RA... to the following reasons:
The property is physically not adaptable to the presently zoned use and there has
been a change in the character of the neighborhood.

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 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
Address... 1515 Reisterstown Road
Baltimore, Maryland 21208
Petitioner's Attorney

Legal owner
Address... 1515 Reisterstown Road
Baltimore, Maryland 21208
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... day
of... that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County, Room 106, County Office Building in Towson, Baltimore
County, on the... day of... 1970, at... o'clock

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 1110' S. of
Frederick Road, 1st District
Edrol Limited Partnership,
Petitioner - No. 71-177-R

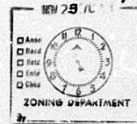
ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn
its petition and the matter is DISMISSED without prejudice.

Edward D. Hardesty
Zoning Commissioner of
Baltimore County

Date: Jan 29, 1971

Melvyn Goldman, Inc. Realtors



1515 REISTERSTOWN ROAD
Pikesville, Maryland 21208
NOV 23 1970

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

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

Dear Mr. Hardesty:

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.

Very truly yours,

Melvyn Goldman

MG:bw



MEMORANDUM

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
attached petition be granted.

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's failure 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.



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

11.3 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-6" zoning
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 (Patapsco
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 1020 feet, more or less, to a point on the northeast side of
Metropolitan 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



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

- 2 -

by the State of Maryland, on the center line of said Hilltop 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, (5) N 13° 06' E 67 feet, (6) N 03° 12' E 243 feet,
(7) N 18° 59' E 239 feet, (8) 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:mp

J.O. #58196

October 23, 1970



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

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 1110 feet, more or less, as
measured southerly along said center line of Thistle Road from its inter-
section 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,

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more or less, thence binding on a part of the last line of the aforementioned
land of Cumberland Dugan and wife, (4) S76°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 line of the land of
Cumberland Dugan and wife, (7) S49°23'W 190 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

70.8 ACRE PARCEL, PART OF PROPERTY 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 Hilltop Road and in the west outline of the land owned 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 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 northeast side of Metropolitan Boulevard there proposed to be laid out, running thence binding on the center line of said Hilltop 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 northwesterly and northerly 1330 foot line of the Baltimore County Zoning Description

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1-R-10-13 eleven courses: (1) S 40° 22' W 79 feet, more or less, (2) S 65° 23' W 122 feet, more or less, (3) S 83° 12' E 103 feet, (4) S 74° 38' W 123 feet, (5) S 41° 19' W 74 feet, (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) S 55° 36' W 10 feet more or less, thence still binding reversely on the lines of said Zoning Description three courses: (12) northeasterly 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 land 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 Dugan and wife, dated August 14, 1961, and recorded among the Land Records in Liber W.J.R. 3850, Page 624, thence 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 Dugan and wife, and reversely on a

HGW:mpl

J.O. #58136

10/23/70



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.

This Description is for "R-A" Zoning.

PARCEL "D"

Beginning for the same at a point in the center line of Thistle Road, at the distance of 1120 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 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 binding on said center line of Thistle Road nine courses: (1) 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°32'W 88 feet, (5) S12°56'W 144 feet, more or less, (6) S02°25'W 245 feet, (7) S13°22'E 123 feet, more or less, (8) S30°43'E 424 feet, more or less, and (9) S09°20'E 271 feet, more or less, thence binding on a part of the 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 825 foot line of the Baltimore County Zoning Description 1-R-40-1, reversely on the third line and reversely on a part of the second line thereof three courses: (11) northwesterly 780 feet, more or less, (12) northeasterly 1000 feet, more or less and (13) 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: (14) S49°23'W 60 feet, more or less, and (15) N74°53'W 166 feet, more or less, to the place of beginning.

Containing 8.4 acres of land, more or less.

HGW:gd

J.O. 58196

April 27, 1970



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: (1) northeasterly 750 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 first line thereof two courses: (3) S49°29'W 840 feet, more or less, and

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(4) S40°41'E 300 feet, more or less, to the place of beginning.

Containing 3.1 acres of land, more or less.

HGW:gd

J.O. 58196

April 27, 1970





MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

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 (Patapasco 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 Woodwind 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 126, 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 courses: (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 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 said Land Records in Liber

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July 31, 1970

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

Re: Type of Housing Reclassification
from R6, R10, R20 and R40 zones to
R6 and R8
Location: E/S Thistle Road, 1000' S.
of Frederick Road
Petitioner: Thistle Road Joint Venture
Committee Meeting of May 12, 1970
1st District
Item 327

Dear Sirs:

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

The subject property is presently an unimproved tract of land, with the surrounding area developed with dwellings. None of the existing roads - Thistle Road and Hilltop Road are improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

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

Highways:

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

Thistle Road and Hilltop 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 overall



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#71-177R

W.J.R. 3524, page 442, (4) S40°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 Baltimore 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.

Containing 1.8 acres of land, more or less.

HGW:gd

J.O. 58196

April 27, 1970



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

2.6 ACRE PARCEL, PART OF PROPERTY OF
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 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 in the nineteenth or northwesterly 860 foot line of the Baltimore County Zoning Description 1-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,

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Thistle Road Joint Venture
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July 31, 1970

Water: (Continued)

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 demands, including fire protection requirements, is not indicated on the subject plan. The petitioner's engineer should also further investigate this matter.

Sanitary Sewer:

Public sanitary sewerage will be available to serve this property when the proposed Thistle Branch Interceptor Sewer is constructed. The interceptor is currently under design with capacity 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 serve this property by extensions of public and/or private sewers from the proposed interceptor. However, a sanitary sewerage study will be required in conjunction with the proposed development of this property to ascertain if reinforcements and/or supplementation of the proposed sewerage facilities may be required to provide adequate service for the proposed development.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a change from R6, R10, R20 and R40 to R6 and R40 of 130 acres. The plan as shown appears to be premature, since the only access to the subject property for some time to come, will be Thistle Road 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 County Building Code and Regulations when plans are submitted. Also, see parking lots "Section 409.101".

BOARD OF EDUCATION:

The Westchester Elementary School with a capacity of 610 and an enrollment of 555 services this area. A new school is proposed for 1976-77 which will afford some relief to Westchester Elementary.

The area as currently zoned could ultimately yield 20 units while if the proposed rezoning was granted it could yield (approximately) from 287 to 501 students, depending upon the type of apartments constructed.



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#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 beginning of said line and to a point in the southeasterly extension of the southwest outline of said Section One, "Woodwind", thence binding a southeasterly extension, (4) S13°09'E 85 feet, more or less, thence (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) northeasterly, at right angles to said Hilltop Road, 95 feet, more or less, thence by a line parallel with said Hilltop Road, (7) southwesterly, 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:gd

J.O. 58196

April 27, 1970



Thistle Road Joint Venture
Item 327
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July 31, 1970

FIRE DEPARTMENT:

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 plans are submitted for approval.

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

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

A. Upon pull-in parking is designed for both sides of a roadway, the minimum distance from curb to curb of the parking area shall be 64 feet.

B. Pull-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.

Submitter's Comments: Prior to approval of a public pool on this site two complete sets of plans and specifications of the pool and bathroom must be submitted to the Baltimore County Department of Health for review and approval.

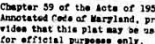
Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

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 proposed relocation of Hilltop Road intersecting Metropolitan Blvd. Metropolitan Blvd. will be a controlled access highway with intersecting street spacing every 2500 ft.



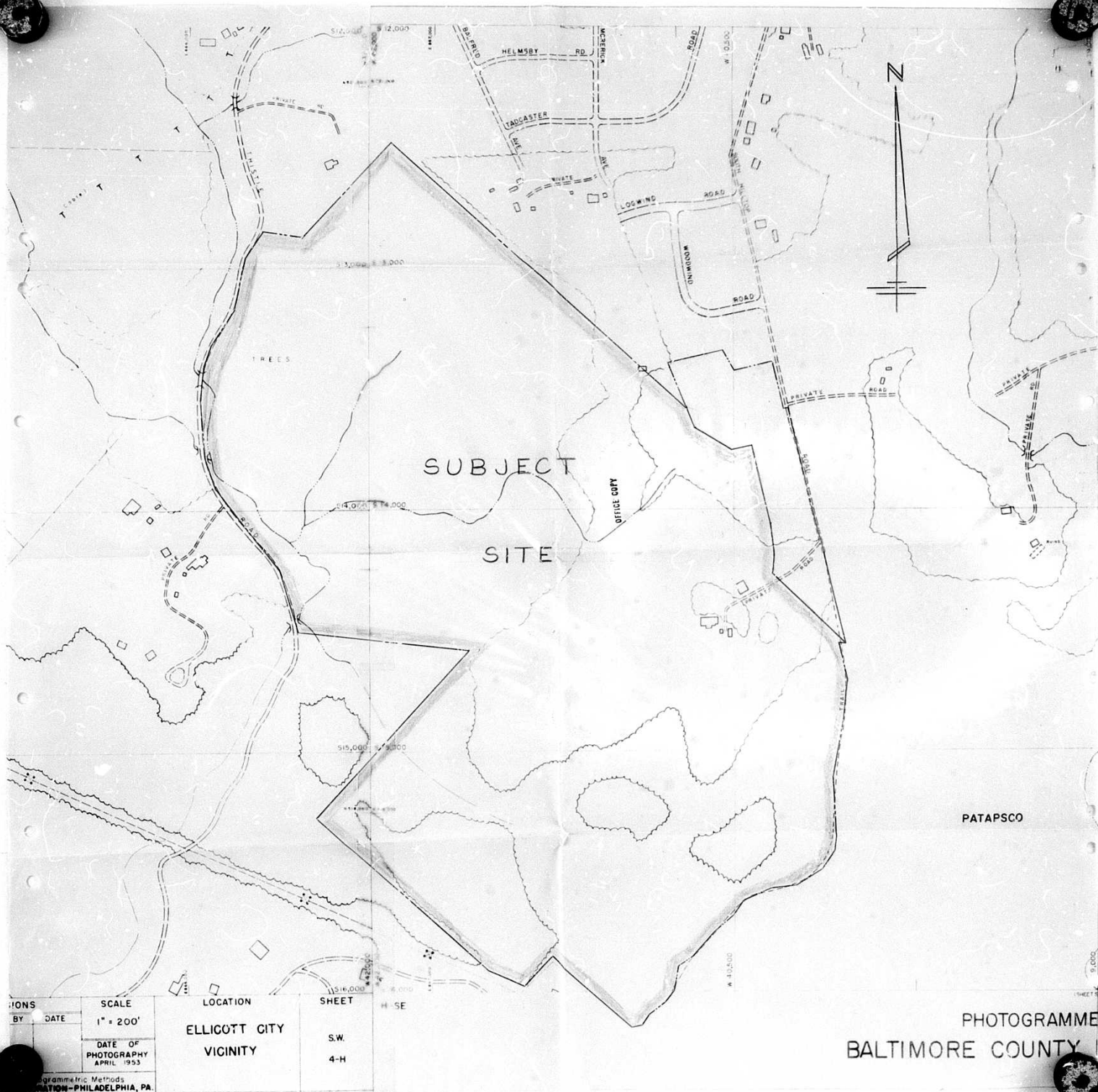
GENERAL NOTES		
1.	Total area of tract =	112.5 Acres
2.	Area of tract proposed for industrialization = 80±	112.5 Acres
3.	Area of tract proposed for residentialization = 10±	112.5 Acres
4.	Existing zoning of tract = "M-1, 2, 3, 4"	
5.	Proposed zoning of tract = "M-1, 2, 3, 4"	
6.	Proposed zoning of tract = "M-1, 2, 3, 4"	
7.	Locality containing tract =	112 Acres
8.	Area of tract =	27 Acres
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68.	Area of tract =	27 Acres
69.	Area of tract =	27 Acres
70.	Area of tract =	27 Acres
71.	Area of tract =	27 Acres
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83.	Area of tract =	27 Acres
84.	Area of tract =	27 Acres
85.	Area of tract =	27 Acres
86.	Area of tract =	27 Acres
87.	Area of tract =	27 Acres
88.	Area of tract =	27 Acres
89.	Area of tract =	27 Acres
90.	Area of tract =	27 Acres
91.	Area of tract =	27 Acres
92.	Area of tract =	27 Acres
93.	Area of tract =	27 Acres
94.	Area of tract =	27 Acres
95.	Area of tract =	27 Acres
96.	Area of tract =	27 Acres
97.	Area of tract =	27 Acres
98.	Area of tract =	27 Acres
99.	Area of tract =	27 Acres
100.	Area of tract =	27 Acres

 - Easement

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
HILLTOP ROAD & WOODBINE ROAD
ELECTION DISTRICT 1
DEALS 1400
BALTIMORE, CO. M.
April 26, 1971

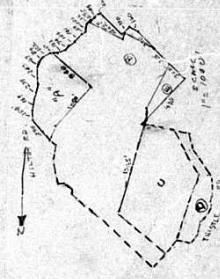
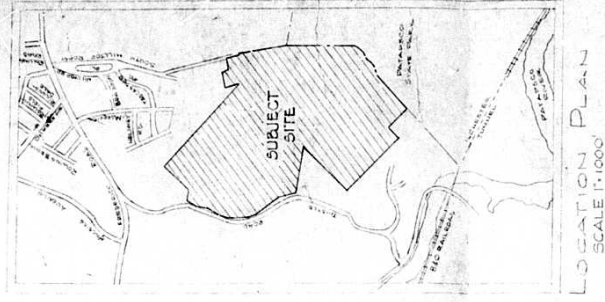
•IMPORTANT SCALE NOTE
THIS PRINT IS A 50% REDUCTION OF THE ORIGINAL. DRAWING
COMPENSATE FOR REDUCTION WHEN SCALING





IONS	SCALE	LOCATION	SHEET
BY	1" = 200'	ELICOTT CITY	S.W.
DATE	DATE OF PHOTOGRAPHY	VICINITY	4-H
	APRIL 1953		
Photogrammetric Methods Baltimore - PHILADELPHIA, PA.			





11-127R

GENERAL NOTES

- Total area of tract = 150.5 Acres
- Area of tract requesting reclassification to R-6 = 11.3 Acres
- Area of tract requesting reclassification to R-A = 119.2 Acres
- Existing zoning of tract "R-6", "R-A", "R-20", & "R-40"
- Existing use of tract "No Use"
- Proposed zoning of tract "R-6" & "R-A"
- Density calculations for R-6 area
 - Gross area = 11.5 Acres
 - Area in R/W's = 2.0 Acres
 - Net area = 9.5 Acres
 - No. of lots = 95
 - Gross density = 21
 - Net density = 37
- Local Open Area for "R-6"
 - Local Open Area for "R-6" = 0.97 Acres
 - Required (5% of 11.5 Ac) = 1.0 Acres
 - Proposed = 1.0 Acres
- Density calculations for apartment area
 - Gross area = 11.3 Acres
 - Area in R/W's = 1.1 Acres
 - Net area = 10.2 Acres
 - No. of units allowed = 197
 - No. of units proposed = 197
 - Gross density = 17.5
 - Net density = 12.7
- Off-street parking for apartments
 - Required = 1975 (100%)
 - Proposed = 2990 (151%)
- Ex. Sewer at Potomac River - Balto. Co. is beginning engineering studies for Thistle & Branch Interceptor, into which this site drains.
- Water to be extended from Frederick Rd. in Thistle Rd. to the site, & from Hilltop Road.

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
HILLTOP ROAD & WOODWIND ROAD
BALTIMORE CO. MD.
APRIL 26 1970
RECEIVED OCT. 23, 1970



OFFICE COPY

