

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BROADVIEW REALTY, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an RA-X zone, for the following reasons: 1. Since the adoption of the zoning map for the Ninth Election District of Baltimore County, the character and conditions of the area have so changed that a reclassification of Petitioner's premises to an RA zone is justified, appropriate and in fact required under proper zoning standards and principles. 2. There was error in adoption of the Zoning Map for the Ninth Election District of Baltimore County by virtue of its failure to make adequate provisions thereon for apartment uses in the neighborhood of the subject premises and reclassification of Petitioner's property will remedy such error and serve to provide housing demanded and required by the public generally, with no adverse affect on neighboring properties.

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 elevator apartment buildings.

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

I, or we, agree to pay expenses of above reclassification 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.

County: Baltimore
Address: Broadview Realty, Inc.
Contract purchaser: Mary Ruff Brush Legal Owner
President
Address: 116 W. University Parkway
Baltimore, Maryland 21210
Petitioner's Attorney: Protestant's Attorney
Address: 1035 Maryland National Bank Bldg
Baltimore, Maryland 21202
PL 2-66

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of October, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of November, 1970 at 1:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

ATTACHED TO AND MADE A PART OF
PETITION FOR ZONING RECLASSIFICATION
BY BROADVIEW REALTY, INC.

REASONS FOR REQUEST FOR RECLASSIFICATION

1. Since the adoption of the Zoning Map for the Ninth Election District of Baltimore County the character and conditions of the area have so changed that a reclassification of Petitioner's premises to an RA zone with special exception as requested is justified, appropriate and in fact required under proper zoning standards and principles.
2. That there was an error in adoption of the Zoning Map for the Ninth Election District of Baltimore County by virtue of its failure to make adequate provisions thereon for apartment uses in the neighborhood of the subject premises and reclassification of Petitioner's property herein with its other property already zoned will remedy such error and serve to provide housing demanded and required by the public generally, with no adverse effect on neighboring properties.
3. That the property to the Northwest and Southwest thereof is now zoned RA with special exceptions for elevator apartments.
4. That this property on the North is bounded by the Baltimore County Beltway and a ramp off of said Beltway leading to Dulany Valley Road and is enclosed along said Beltway ramp by a high wire fence with no access to roads.
5. That all homes bounding on this property back up to the property covered by this zoning application.
6. Under Petition 70-107RX there was granted a reclassification from R6 and R10 to RA with special exception for offices and office buildings.
7. Under Petition 70-106RX there was granted a reclassification from R6 to RA with a special exception for offices.
8. Under Petition 69-277RX there was granted a reclassification from R6 to RA with a special exception for offices.
9. Under Petition 69-176X there was granted a special exception for offices and office buildings.
10. Under Petition 69-86X there was granted a special exception for wireless transmitting and receiving structure at the Investment Building.
11. Under Petition 68-255RX there was granted a reclassification from R6 to RA with a special exception for offices and office buildings and variance.
12. Under Petition 68-242R there was granted a reclassification from R6 and R10 to RA.
13. Under Petition 68-163XA there was granted a variance and special exception for outdoor motor sales.

14. Under Petition 68-162RX there was granted a reclassification from R6 to RA with special exception for offices and office building.
15. Under Petition 68-104R there was granted a reclassification from MR to RM.
16. Under Petition 68-60X there was granted a special exception for offices and office building.
17. Under Petition 67-252XA there was granted a variance and special exception for offices and office buildings.
18. Under Petition 67-748XA there was granted a reclassification from R6 to RA with a special exception for offices and variance.
19. Under Petition 66-263Y there was granted a reclassification for service station on the east side of Dulany Valley Road in the Towson Plaza Shopping Center.
20. Under Petition 66-110R there was granted a reclassification from RA to RM at the northwest corner of Joppa Road and Fairmount Avenue being the present location for a new high rise apartment and office building.
21. Under Petition 66-63X there was granted a special exception for filling station on the east side of York Road 255 feet south of Fairmount Avenue.
22. Under Petition 66-173X there was granted a special exception for office building at the northeast corner of Joppa Road and Fairmount Avenue.
23. Under Petition 63-118X there was granted a special exception for offices on the south side of Joppa Road.
24. Under Petition 5868X there was granted a special exception for medical office building on the west side of Fairmount Avenue, being the present location of the new high rise building for offices and apartments.
25. Under Petition 5655XV there was granted a special exception for offices and variance on the north side of Joppa Road west of Fairmount Avenue opposite Hampton House Apartments.
26. Under Petition 5580XV there was granted a special exception in variance for elevator apartments, being the present Hampton House.
27. Under Petition 5272X there was granted a special exception for office building at 305 East Joppa Road.
28. Under Petition 4993X there was granted a special exception for offices on the north side of Joppa Road 90 feet east of Fairmount Avenue.
29. Under Petition 4705XA there was granted a special exception for service station on the east side of York Road 350 feet north of Fairmount Avenue, which site is close to the subject property.

30. Under Petition 4522X there was granted a special exception for service station on the west side of Dulany Valley Road 500 feet south of Towson Inner Beltway (Fairmount Avenue).
31. The Petitions cited in Paragraphs 6 through 30 hereof are indicative of the change in the neighborhood of the subject property and indicate error on the original zoning map which would justify the requested reclassification of the subject property.
32. There will be noted that in many of the changes cited many special exceptions were granted for office buildings in RA zones and it is the opinion of the Petitioner that the increase in offices generates an increase in the necessity for apartment facilities for those employed in the offices which would justify the request for reclassification of the subject property.
33. And for such other reasons as will be presented at the time of the Hearing on this Petition.

ORDER NO. 12-3-70-114



BROADVIEW REALTY, INC.
1350 N. of
Baltimore Rd.
Baltimore, Md. 21204

71-179-RX
#69-257R
#9
SEC. 3-C
NE-11-A
RA

ROBERT A. WHITEFORD, P.E.
JAMES H. HARRIS, L.L.R.

JEROME L. FALK
VALLEY 1-1913

WHITEFORD, FALK, AND MARK
Consulting Engineers - Land Surveyors
Land Planners
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

Description to Accompany Petition
for Reclassification of Zoning
from R-10 Zone to R-A Zone with
Special Exception for Elevator
Apartments

Beginning for the same at a point on the northwesternmost side of Locustvale Road as laid out 50 feet wide at a distance of 751.79 feet measured along Locustvale Road from Dulany Valley Road as shown on Plat No. 1 of Dulany Manor and recorded among the Land Records of Baltimore County in Plat Book G.L.R. 17, folio 16; thence still binding on the northwesternmost side of Locustvale Road the two following courses: (1) South 50° 38' 26" West, 43.03 feet; and (2) South 57° 40' 07" West, 289.89 feet to intersect the northeasternmost side of a storm drain reservation of irregular width; thence binding on the east side of said storm drain reservation the two following courses: (1) North 34° 02' 33" West, 280.41 feet; and (2) North 41° 27' 29" West, 79.50 feet; thence leaving said storm drain reservation and binding on the outline of that portion of Broadview Realty Property previously zoned R-A with special exception for elevator apartments the three following courses: (1) North 55° 40' 44" East, 253.77 feet; (2) South 34° 19' 16" East, 285.61 feet; and (3) by a curve to the left

with a radius of 80.27 feet a distance of 133.11 feet, said arc being subtended by a chord bearing South 81° 50' 25" East, 118.40 feet to the place of beginning.
Containing 2.0072 acres of land, more or less.

#69-257R
#9
SEC. 3-C
NE-11-A
RA

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavett, Director of Planning
SUBJECT: Petition 71-179-RX, North side of Swarthmore Road 135 feet west of Dulany Valley Road
Petition for Reclassification from R-10 to R-A.
Petition for Special Exception for Elevator Apartment Buildings
Broadview Realty, Inc. - Petitioners

5th District

HEARING: Monday, November 30, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-A zoning, together with special exception for elevator apartment buildings.

Based on the action of the Planning Board in recommending comprehensive zoning maps for this area to the County Council, the planning staff values its objections to this petition. After reviewing this request, the Planning Board chose to recommend that all of this tract remain in its present R-10 category. The Board made this recommendation feeling that sufficient opportunities for higher density development existed or were recommended for other portions of the total property and that the property which is the subject of this petition should be indicated on the map as D.R. 3.5. The Board was concerned with the problems of access to the total tract and the magnitude of crossover movements on Dulany Valley Road or both Locustvale and Swarthmore Roads. It felt that retention of the present zoning here would better provide for a more reasonable magnitude of traffic and, at the same time, result in land usage which were more compatible with the single family dwellings abutting this property on Dulany Valley and Locustvale Roads.

GEG:mbh

TELEPHONE 494-2413	INVOICE BALTIMORE COUNTY, "AR" LAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 75383 DATE NOV. 5, 1970
TO: Messrs. Thomas & Deitz 712 Washington Ave. Baltimore, Md. 21201		BILLED BY: Zoning Dept. of Baltimore County
DEPOSIT TO ACCOUNT NO. 61-622		TOTAL AMOUNT \$59.00
QUANTITY: 1		COST
71-179-RX		50.00
RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO: COURTHOUSE, TOWSON, MARYLAND 21204		

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

4/Sign
District: 9th
Date of Posting: Nov. 12, 1970
Posted for: Hearing Monday Nov. 30, 1970 @ 1:00 P.M.
Petitioner: Broadview Realty, Co.
Location of property: N.E. of Swarthmore Rd. 135' W. of Dulany Valley Rd.
Location of Sign: On Road 200 ft. E. North and South of Swarthmore Rd. 200 feet East of Dulany Valley Rd.
Remarks: N.Y. Rd.
Posted by: Mark H. Hesse
Date of return: Nov. 19, 1970

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of...

The above Reclassification should be had; and it further appearing that by reason of...

A Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 196... that the herein described property or area should be and the same is hereby reclassified; from a... zone to a... zone, and/or a Special Exception for a... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition, and it appearing that by reason of failure to show error in the original zoning map or substantial changes in the character of the neighborhood, and failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations...

The above reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 196... that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a... zone, and the Special Exception for Elevator Apartment Buildings... be and the same is hereby DENIED.

RECEIVED FOR PROCESSING
DATE 4-7-70
OFFICE OF PLANNING & ZONING

Edward D. Handberg
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

CHIEF OF OFFICE BLDG
111 S. Center Street
Baltimore, Maryland 21202

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

M. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Maryland 21202

RE: Type of Hearing: Reclassification from an R-10 zone to an RA zone, and for Special Exception for Elevator Apartment Buildings. Location: 111 S. Dulany Valley Rd., Int. with Swarthmore Road. Petitioner: Broadview Realty Committee Meeting of April 21, 1970. 9th District. Item 243.

Dear Sir:

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

The subject property is presently unimproved. The property to the north bounded by the Baltimore County Beltway. The property to the west consists of additional land zoned RA and is owned by the same petitioner. The additional westerly tract of land is existing 10 dwellings. The property to the east is improved with several dwellings. These dwellings are in the 5 to 15 year bracket, in excellent repair. Dulany Valley Road in this location is not curbed with concrete curb and gutter.

BUREAU OF ENGINEERING:

Highways:

Swarthmore Road is a 50-foot right-of-way established on the recorded plat #1 of Dulany Manor, G.L.S. 17, Folio 16 and not dedicated to Baltimore County.

The present ownership of this right-of-way is unknown at this time; however, since this is the only means of access to the subject site, the petitioner will be required to acquire

M. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Maryland 21202
Item 243

June 11, 1970

Highways: (Continued)

The necessary rights-of-way and provide the necessary improvements for adequate access. Since there is not need for Swarthmore Road to be constructed as a public road, the petitioner should investigate the ownership of the 50-foot right-of-way and the right of access of the adjacent property owners.

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

Storm Drains:

The Baltimore County Beltway is a State road. Therefore, drainage requirements as they affect the road or existing drainage appurtenances come under the jurisdiction of the Maryland State Roads Commission.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings westward of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

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

Water:

Public water is available to serve this site by the construction of a service connection to the existing 10-inch water main in Dulany Valley Road.

Dulany Valley Road is a State road; therefore, any construction within the State road right-of-way will be subject to the standards, regulations, and approval of the State Roads Commission of Maryland, in addition to those of Baltimore County.

M. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Maryland 21202
Item 243

June 11, 1970

Sanitary Sewer:

Due to insufficient information, it cannot be determined if the proposed building can be served by a service connection through the private drive to the existing 8-inch sanitary sewer in Dulany Valley Road.

Public sanitary sewerage can be made available by the construction of a private service connection from the existing 8-inch public sewer in Locustville Road through the adjacent property of the same ownership.

PROJECT PLANNING DIVISION:

The Office of Planning has reviewed the subject site Plan and offers the following comment:

We are withholding comment pending the submission of an overall plan for the entire property.

Prior to revising the plans it is requested that the petitioner's engineer contact Mr. Williams or Mr. Quinn for details concerning this matter.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R10 to RA of 5.5 acres. This proposal, if granted, would increase the trip density from 200 trips to 560 trips per day. Some sight distance problem exists at the intersection of Swarthmore Road and Dulany Valley Road. (These are April 22nd, 1970 comments).

On April 22, 1970, we commented briefly concerning the above proposed reclassification. It has now been brought to my attention that an adjacent tract of land has previously been rezoned for apartment use, and that still another small tract is pending before the Zoning Commission. Since all three of these properties are contiguous and since they are all of the same ownership, I believe that this department and other members of the Zoning Advisory Committee should be provided with the owner's proposed development plans for the entire area. I am certain that an overall plan would provide us with a better understanding of what is being proposed. This would also allow more adequate comment to be made.

BUILDING ENGINEER'S OFFICE:

Petitioner to see all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted. Also, see Section 409.10H on parking lots.

M. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Maryland 21202
Item 243

June 11, 1970

BOARD OF EDUCATION:

The Towson Elementary School with a capacity of 775 and an enrollment of 560 services this area. If the area were rezoned to apartments the student increase would only be 9 or 10 pupils.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 191 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 must be in accordance with Baltimore County Standards.

A second means of access is required for the site.

DEPT. OF HEALTH:

Public water and sewers are available.

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:

The subject plan indicates access to Dulany Valley Road by way of a public street, "Swarthmore Road." An inspection of the site revealed no existing street but private entrances at the street location. At such time as a street is constructed the intersection with Dulany Valley Road must be paved and curbed with the curbs returning into the State Highway on a 30' radius.

There is poor stopping sight distance at the proposed intersection due to trees, utility poles and mail boxes along Dulany Valley Road to the North. At such time as the proposed road might be constructed it will be the developer's and/or County's responsibility to remove or relocate the obstructions. This action could be extremely difficult to accomplish.

The plan must be revised to indicate proposed curbing of the intersection prior to a hearing date being assigned.

Access to Dulany Valley Road will be subject to State Roads Commission approval and permit.

M. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Maryland 21202
Item 243

June 11, 1970

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the comments by the State Roads Commission, Project Planning Division, and Fire Prevention are complied with and revised plans submitted to this office accordingly.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JJD
Enc.

THE TOWSON TIMES

724 YORK ROAD
TOWSON, MD. 21204

November 16, 1970

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 16th day of Nov., 1970; that is to say, the same was inserted in the issues of Nov. 12, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 12, 1970

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of one time before the 12th day of November, 1970, the first publication appearing on the 12th day of November 1970.

THE JEFFERSONIAN
R. L. Smith, Manager

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
ZONING FROM R-10 TO R.A. Zone
Petitioner: Broadview Realty Committee
LOCATION: 111 S. Dulany Valley Rd., Int. with Swarthmore Road
DATE OF HEARING: November 18, 1970
OFFICE: Planning & Zoning
The Board of Commissioners of Baltimore County, by resolution, has ordered that the petition for reclassification and special exception be referred to the Planning & Zoning Department for their consideration and report to the Board of Commissioners at its next meeting.

NOTICE FOR RECLASSIFICATION AND SPECIAL EXCEPTION
ZONING FROM R-10 TO R.A. Zone
Petitioner: Broadview Realty Committee
LOCATION: 111 S. Dulany Valley Rd., Int. with Swarthmore Road
DATE OF HEARING: November 18, 1970
OFFICE: Planning & Zoning
The Board of Commissioners of Baltimore County, by resolution, has ordered that the petition for reclassification and special exception be referred to the Planning & Zoning Department for their consideration and report to the Board of Commissioners at its next meeting.

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75425

DATE Nov. 30, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

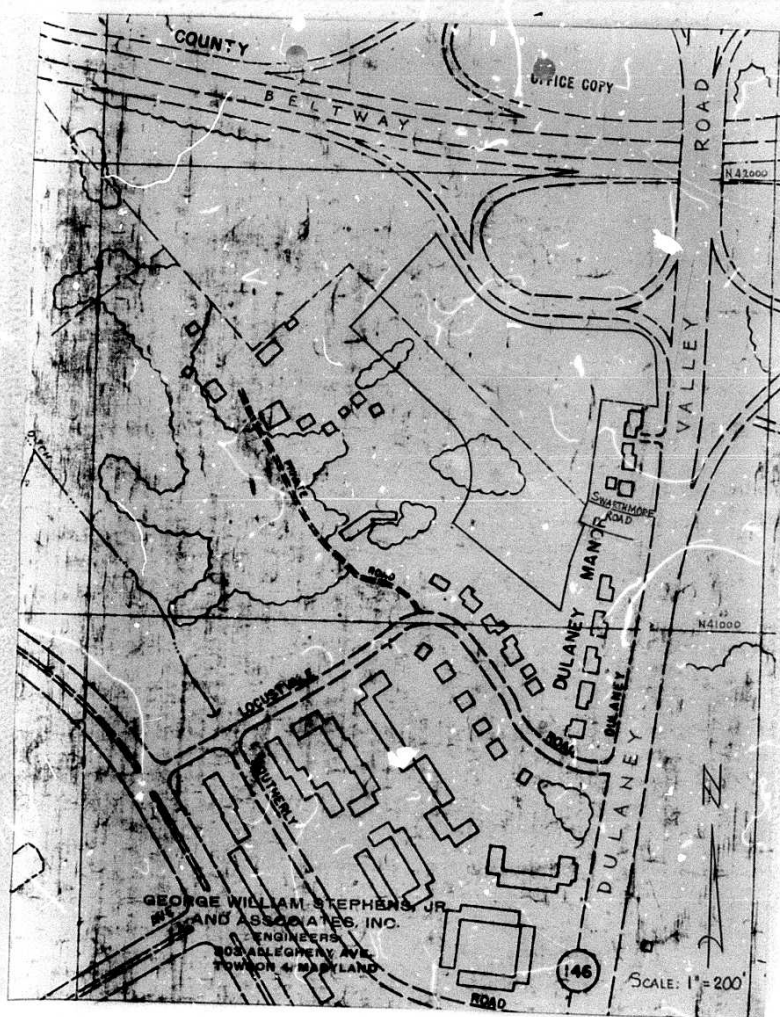
To: Messrs. Downes & Dritz
712 Washington A.ve.
Towson, Md. 21204

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
4	Advertising and posting of property for Broadview Realty #71-175-24	96.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204



A. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Md. 21205

Item 243

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

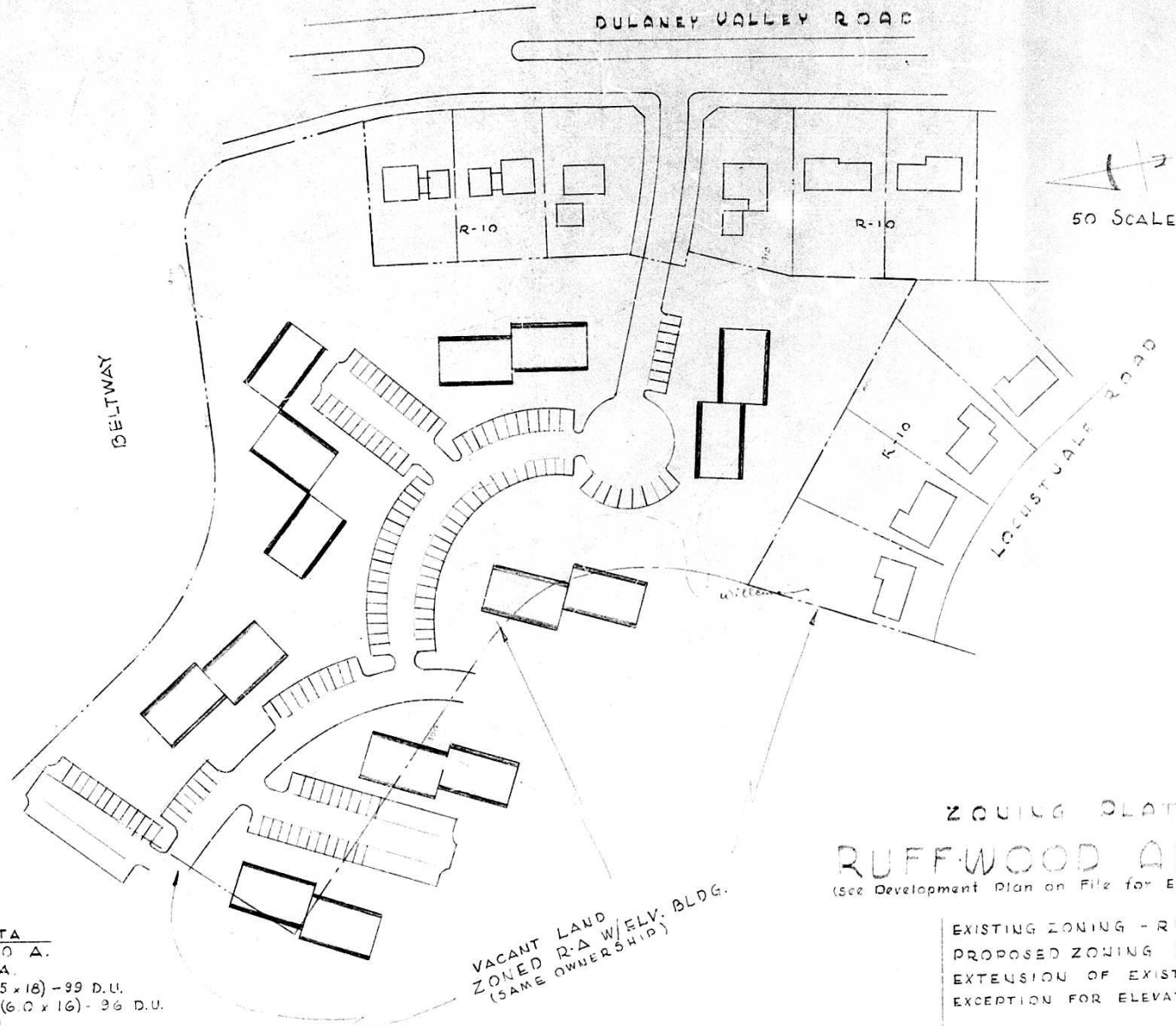
28th day of October, 1970.

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner Broadview Realty

Petitioner's Attorney A. William Adelson

Reviewed by Oliver S. Myers
Chairman of the
Advisory Committee



DENSITY DATA

Gross area - 6.0 A.
 Net area - 5.5 A.
 Net density - (5.5 x 18) - 99 D.U.
 Gross density - (6.0 x 16) - 96 D.U.
 Design - 96 D.U.
 Parking - 143 (96 Req.)

9th Election District

Nov. 15, 1970

ZONING PLAT
RUFFWOOD APTS.
 (See Development Plan on File for Entire Property)

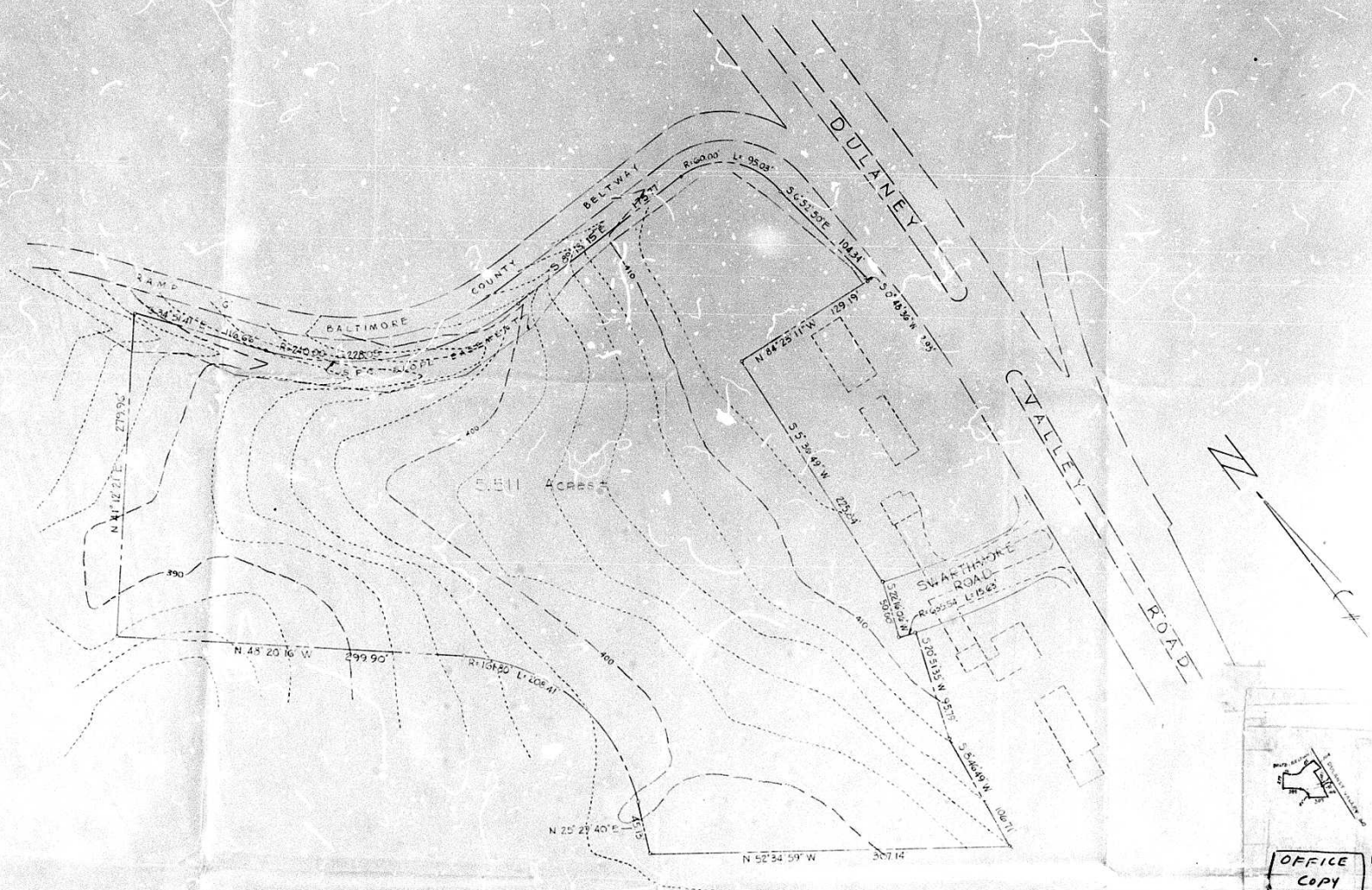
EXISTING ZONING - R10
 PROPOSED ZONING RA WITH
 EXTENSION OF EXISTING SPECIAL
 EXCEPTION FOR ELEVATOR BUILDINGS

PLANNER: WILLEMAIN & ASSOC.

ENGINEER - STEPHENS & ASSOC.

OWNER - BROADVIEW REALTY CO.





OFFICE
COPY

#71-179 RX
MAP
#9
SER. S-C
NE-11-A
RA-7

TOPOGRAPHY AND OUTLINE PLAT
PART OF
STONERIDGE

BALTIMORE COUNTY, MD
SCALE: 1" = 50'

ELECT. DIST. No 9
T.M. 21-19-3

George William Stephens, Jr.
and Associates, Inc.
Engineers
Tucson 4, Maryland



BALTIMORE



DEVELOPMENT PLAN
"RUFFWOOD APARTMENTS"
ELECT. DIST. NO. 2
SCALE 1" = 50'
BALTOCO, M.D.
NOVEMBER 15, 1970

OWNER
BROADVIEW REALTY COMPANY
12 West University Parkway
Baltimore, Maryland

ENGINEER
GEORGE WATKINS ASSOCIATES
1222 Alameda Avenue
Baltimore, Maryland 21201

PLANNER
BENJAMIN WILHELM ASSOC
2000 Valley Road
Baltimore, Maryland 21201



