

70-532 70-532 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, RALPH W. SIMMERS & SON, INC., of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an D.R. 16 zone, for the following reasons:

1. To fill a need in the area
2. To bring the zoning status of this property into conformity with surrounding area.
3. Error

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: Ralph W. Simmers & Son, Inc.
Address: 1700 Loch Raven Blvd.
Baltimore, Md. 21212
Petitioner's Attorney: John K. Dickey
Address: 1700 Loch Raven Blvd.
Baltimore, Md. 21212
Plaintiff's Attorney: John K. Dickey
Address: 1700 Loch Raven Blvd.
Baltimore, Md. 21212

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of July, 1972, 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 9th day of September, 1972, at 11:00 o'clock.

John K. Dickey
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION
E/S of Collinsdale Road opposite
Sayward Avenue - 9th District
Ralph W. Simmers & Son, Inc.
Petitioners
NO. 72-52-R (Item No. 1)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of October, 1972, that the Order dated October 3, 1972, passed in this matter should be and the same is hereby AMENDED on Page 3, Paragraph 3, Line 2, to describe Parcel B as follows:

"Beginning for the same at the end of the two following lines viz: beginning for the first at the centerline intersection of Collinsdale Road and Sayward Avenue, thence South 10° 31' 52" West 270.52 feet and South 40° 41' 12" East 156.89 feet to said place of beginning; thence from said place of beginning northeasterly running parallel with and 125 feet distant, measured radially and at right angles from the easternmost side of Collinsdale Road the five following lines viz: North 12° 08' 02" East 251.28 feet, northeasterly by a curve to the right having a radius of 222.50 feet for the distance of 153.81 feet, said arc being subtended by a chord bearing North 31° 56' 15" E at 150.77 feet, North 51° 44' 30" East 108.27 feet, northeasterly by a curve to the right having a radius of 212.00 feet for the distance of 73.02 feet said arc being subtended by a chord bearing North 61° 36' 32" East 72.66 feet, and northeasterly by a curve to the left having a radius of 368.16 feet for the distance of 97.47 feet said arc being subtended by a chord bearing North 63° 53' 30.5" East 97.18 feet, thence South 49° 1' 31" East 126.84 feet, thence South 14° 06' 26" West 112.54 feet, thence North 81° 58' 45" West 78.12 feet, thence South 8° 01' 15" W. 121.00 feet, thence South 81° 58' 45" East 72.00 feet, thence South 8° 01' 15" West 72.00 feet, thence South 81° 58' 45" East 100.00 feet, thence North 8° 32' 20" East 226.00 feet, thence North 49° 24' 16" East 25.92 feet, thence South 49° 11' 31" East 54.08 feet, thence South 12° 04' 16" West 146.51 feet, thence South 8° 01' 15" West 111.09 feet, thence running and binding on an area previously Zoned D.R. 16, the four following lines viz: South 51° 50' 34" West 106.83 feet, South 55° 57' 15" West 44.65 feet, South 43° 12' 36" West 42.85 feet and South 78° 39' 40" West 292.34 feet, thence leaving said zoned area and running North 40° 41' 12" West 138.07 feet to the place of beginning.

Containing 4.746 Acres of land more or less.

Said described property indicated on the Zoning Commissioner's Exhibit No. 1 and identified thereon as Parcel B and the same is hereby reclassified from a D.R. 5.5 Zone to a D.R. 16 Zone from and after the date of this Order, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Further IT IS ORDERED that the remainder of the subject tract containing 1.917 acres, more or less, and as indicated on the Zoning Commissioner's Exhibit No. 1 as Parcel A, is hereby DENIED and the same is hereby continued as and to remain a D.R. 5.5 Zone."

John K. Dickey
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING

OF APRIL 27, 1972 (CYCLO ZONING)

Petitioner: Timmons & Son, Inc.

Location: 1100 E. Collinsdale & Deaneville Rd.

District: 9

Present Zoning: D.R. 5.5 & 4.5

Proposed Zoning: D.R. 16

No. of Acres: 6.651

Comments: FROM THE CURRENT ZONING WAS COULD EXPECT APPROX. 10 ELEMENTARY SCHOOLS WHILE A CHANGED TO 1975 COULD YIELD APPROX. 16 ELEM. SCHOOLS; 4 JR. HI. SCHOOLS, 2 SR. HI. SCHOOLS

SCHOOLS SERVING THIS AREA: (COUNT FROM 1970, 1975, 1980, 1985, 1990)

	CAPACITY	ENROLL.	%
HILLENDALE ELEM.	705	579	+104
DUNBAR JR. HI.	1210	1487	-3
PIKEVILLE SR. HI.	1975	2375	+393

FUTURE CONSTRUCTION:	STATUS	CAPACITY	EST. TO
LEON RAVEN SR. HI.	UNDERWAY	1,420	9/72
HILLENDALE ELEM. NEW ADD.	BUDGETED	150	7-72

* TO GIVE PARTIAL RELIEF TO TOLSON SR., DUNBAR SR., & PIKEVILLE SR.

RE: PETITION FOR RECLASSIFICATION
E/S of Collinsdale Road opposite
Sayward Avenue - 9th District
Ralph W. Simmers & Son, Inc.
Petitioners
NO. 72-52-R (Item No. 1)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners request a Re-classification from a D.R. 5.5 Zone to a D.R. 16 Zone for a parcel of property located on the east side of Collinsdale Road opposite Sayward Avenue in the Ninth District, consisting of 6.663 acres of land, more or less.

Evidence on behalf of the Petitioners indicated that the property is bordered on the west by Collinsdale Road and individual homes, to the south by Deaneville Road and an apartment development, to the east by another apartment development, and to the north by individual homes. In essence, the subject property is bordered on two (2) sides by apartment developments.

An engineer, testifying on behalf of the Petitioners, indicated that the property has rough terrain on the eastern portion, namely an eight (8) percent grade from Collinsdale Road. Water and sewer facilities are available to the property. It is the intention of the developer to construct one hundred and twenty-five (125) one (1) and two (2) bedroom apartment units.

From an engineering standpoint, it was stated that it would be economically unfeasible to be able to develop the property in its present classification, and furthermore, it could not be developed in a D.R. 10 classification because of the stringent setback requirements set forth in the regulations with reference to transial areas. It was admitted that individual homes could be built on the steep grade, but it would be of an economy hardship.

Mr. Ormes Moore, a qualified real estate broker appraiser, testified that he has been familiar with the subject tract for many years. He indicated a need for apartments in the area, citing his own experience and that of other apartment developers in the general vicinity. He felt that the Comprehensive Zoning Map, as adopted by the Baltimore County Council on March 24, 1971,

was in error in classifying the subject property D.R. 5.5. Supporting his claim, he cited the immediate vicinity, the property being bounded on several sides by present apartment developments, and his opinion that it would be difficult to sell individual homes in this general vicinity. The granting of this Petition, and the development of apartments on the subject property, would not devalue the adjoining properties, namely along Collinsdale Road. This would not have an adverse effect on the neighborhood in general. He also cited that due to the grade of the property, the economy feasibility of development into single family dwellings would be difficult.

Residents of the area, in protest of the subject Petition, stated that they felt enough apartments have been developed in the area, and there is no need for more. They also objected to the possible generation of traffic from Collinsdale Road into Sayward Avenue ultimately into Loch Raven Boulevard which is west of the subject property. There was testimony as to the overcrowding of schools in the area, and it was generally felt that the granting of the Petition would be detrimental to the health, safety and general welfare of the community.

Mr. George E. Cavrelis, Director of the Office of Planning and Zoning, testified as to the Planning Board's recommendation to the Zoning Commissioner. Forty-three (43) units of apartments can be placed on the property under the present zoning. It was established that there would be a very strict transial zone of a minimum of two hundred and fifty (250) feet if apartments are built under the present classification.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the opinion of the Zoning Commissioner, the Comprehensive Zoning Map, as adopted by the Baltimore County Council on March 24, 1971, is partially in error in classifying the subject property D.R. 5.5. It has been the intention of the new Regulations, namely Bill No. 100 which created density zoning, that land be developed in several ways and

apartment development.

It is true that apartments can be developed in any D.R. Zone but as the regulations require. If they are constructed in a D.R. Zone other than a D.R. 16 Zone, there is a transial zone created by the establishment of a minimum of two hundred and fifty (250) foot setback to an adjoining unimproved property, and a three hundred (300) foot setback to the dwelling of an adjoining property which is developed. This property, in its present classification, could not be developed into apartments because it would not be economically feasible. Also, a well planned constructed design could be created which would be conducive to the neighborhood.

The subject property, bounded by apartment developments to the east and south, does not make it a reasonable buffer for the individual residences to the north and northwest. It goes without saying, that a buffer is necessary for the residences along Collinsdale Road. Accordingly, the Zoning Commissioner, after a study of the evidence and after much soul searching, has divided the property into two (2) parcels. Namely, Parcel A which is a strip of property along Collinsdale Road and Parcel B the remainder of the subject tract as indicated on the attached plat which is herein made Zoning Commissioner's Exhibit No. 1 and made a part hereof.

Therefore, IT IS ORDERED this 3rd day of October, 1972, that Parcel B, consisting of 5.58 acres of land, more or less, and as indicated on the Zoning Commissioner's Exhibit No. 1, and the same is hereby reclassified from a D.R. 5.5 Zone to a D.R. 16 Zone from and after the date of this Order, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Further IT IS ORDERED that Parcel A consisting of 2.25 acres, more or less, measuring one hundred and twenty-five (125) feet parallel and perpendicular to Sayward Avenue is hereby DENIED and the same is hereby continued as and to remain a D.R. 5.5 Zone.

John K. Dickey
Zoning Commissioner of
Baltimore County

NOV 30 1972

MEMORANDUM OF ZONING REQUEST

Your Petitioners, Ralph W. Simmers and Sons, Inc., are the owners of two parcels of land containing 4.757 acres and 1.906 acres of land, contiguous with each other and in total 6.663 acres more or less located in the Ninth Election District of Baltimore County at Collins Avenue and Deamwood Avenue, in particular, easterly of Collins and northerly of Deamwood, formerly being known as the Hillendale Country Club and the Gridiron Club.

The tract of land is unimproved, except for a building, a garage, and existing swimming pools. The tract is surrounded by apartments to the east, to the south, and is located in an area which is replete with apartment units.

The need for apartments has been apparent to BALTIMORE COUNTY for quite some time, and beginning with Ortel Realty, Inc. 36 acres were reclassified from R-6 to RA (Zoning Case 5673) on October 29, 1962. This tract is immediately south of the instant tract, and fronts on Loch Raven Boulevard and Hillen Road.

Again, Ortel Realty, in Zoning Case 5673 RX petitioned for a change in classification from R-6 to RA for an elevator apartment building located on the west side of the proposed Goucher Boulevard north of Knightswood and Abbot Roads, east of the Country Club of Maryland, which went to the Court of Appeals for the State of Maryland and was granted.

In Zoning Case 63168 R, granted on December 18, 1963, the Severn River Construction Company petitioned for a reclassification from R-6 to RA a tract of land located at Hillway and Perring Parkway, north of the Baltimore City line, and northwest of Perring Parkway. These apartments are presently known as the Northbrook Apartments.

In Zoning Case 64338, granted February 5, 1964, the Severn River Construction Company petitioned for reclassification from RG to RA a tract of land located on the east side of Falkirk Road and the north side of Linnt Avenue. These apartments

are known as the Loch Glen Apartments. Again, the Severn River Construction Company petitioned for a change in classification from RG to RA a tract of land at Perring Parkway and Hillway, said Petition having come on before the Zoning Board on December 24, 1962, and heard by the Board of Appeals on March 26, 1964.

In Zoning Case 6477 the Mark Hall Corp. petitioned for an apartment classification a tract of land on the northwest side of Deamwood Road 435 feet west of Lakeside Drive, said tract of land being immediately to the west of the instant tract.

Zoning Case 65377, heard and granted on June 23, 1965, St. Andrews Evangelical Lutheran Church petitioned for a reclassification from R-6 to RA and a Special Exception for offices and a variance to permit the parking of 310 cars instead of parking for 376 cars, a tract of land located on the southwest corner of Hillway at Taylor Avenue. In view of the foregoing it is obvious that the Planning Board did not take into consideration when maintaining zoning classification of DR 5.5 the fall of the land, the surrounding area, the need for apartment zoning and accordingly, committed gross error with respect to the best and highest use for the subject tract.

It is in keeping with the neighborhood and particularly with the fall of the land that apartment units are the highest and best use for the land in question.

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FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description of area to be
Zoned D.R. 16
Containing 4.746 Acres ±

October 11, 1972

Beginning for the same at the end of the two following lines viz:

beginning for the first at the centerline intersection of Collinsdale Road and Sayward Avenue, thence South 10° 31' 52" West 270.52 feet and South 40° 41' 12" East 156.89 feet to said place of beginning; thence from said place of beginning northeasterly running parallel with and 125 feet distant, measured radially and at right angles from the easternmost side of Collinsdale Road the five following lines viz: North 12° 08' 02" East 251.28 feet, northeasterly by a curve to the right having a radius of 222.50 feet for the distance of 153.81 feet, said arc being subtended by a chord bearing North 31° 56' 15" East 150.77 feet, North 51° 44' 30" East 108.27 feet, northeasterly by a curve to the right having a radius of 212.00 feet for the distance of 73.02 feet said arc being subtended by a chord bearing North 61° 36' 32" East 72.66 feet, and northeasterly by a curve to the left having a radius of 369.16 feet for the distance of 97.47 feet said arc being subtended by a chord bearing North 63° 53' 30.5" East 97.18 feet, thence South 49° 11' 31" East 126.84 feet, thence South 14° 06' 56" West 112.54 feet, thence North 81° 58' 45" West 78.12 feet, thence South 8° 01' 15" West 121.00 feet, thence South 81° 58' 45" East 72.00 feet, thence South 8° 01' 15" West 72.00 feet, thence South 81° 58' 45" East 100.00 feet, thence North 8° 32' 20" East 226.00 feet, thence North 4° 24' 16" East 25.92 feet, thence South 49° 11' 31" East 54.08 feet, thence South 12° 04' 16" West 146.51 feet, thence South 8° 01' 15" West 111.09 feet, thence running and binding on an area previously zoned D.R. 16, the four following lines viz: South 51° 50' 34" West 106.83 feet, South 55° 57' 15"

Description of area to be
Zoned D.R. 16
Containing 4.746 Acres ±

October 11, 1972
Page 2

West 44.65 feet, South 43° 12' 36" West 52.85 feet and South 78° 39' 40" West 292.34 feet, thence leaving said zoned area and running North 40° 41' 12" West 138.07 feet to the place of beginning.

Containing 4.746 Acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description of area to be
Zoned D.R. 5.5
Containing 1.917 Acres ±

October 11, 1972

Beginning for the same on the east side of Collinsdale Road at a point measured South 10° 31' 52" West 270.52 feet from the centerline intersection of said Collinsdale Road and Sayward Avenue, thence from said place of beginning binding on the east and southeast side of Collinsdale Road the five following lines viz: North 12° 08' 02" East 156.48 feet, northerly by a curve to the right having a radius of 147.50 feet for the distance of 240.22 feet, said arc being subtended by a chord bearing North 31° 56' 15" East 235.47 feet, North 51° 44' 30" East 108.27 feet, northeasterly by a curve to the right having a radius of 337.00 feet for the distance of 116.07 feet, said arc being subtended by a chord bearing North 61° 36' 32" East 115.50 feet, and northeasterly by a curve to the left having a radius of 243.16 feet for the distance of 28.87 feet, said arc being subtended by a chord bearing North 68° 04' 29" East 28.85 feet, thence leaving said road and running South 49° 11' 31" East 132.40 feet, thence southwesterly running parallel with and 125 feet distant, measured radially and at right angles from the easternmost side of Collinsdale Road, the five following lines viz: southwesterly by a line curving to the right having a radius of 369.16 feet for the distance of 97.47 feet, said arc being subtended by a chord bearing South 63° 53' 30.5" West 97.18 feet, southwesterly by a line curving to the left having a radius of 212.00 feet for the distance of 73.02 feet, said arc being subtended by a chord bearing South 61° 36' 32" West 72.66 feet, South 51° 44' 30" West 108.27 feet, southerly by a curve to the left having a radius of 222.50 feet for the distance of 153.81

Description of area to be
Zoned D.R. 5.5
Containing 1.917 Acres ±

October 11, 1972
Page 2

feet, said arc being subtended by a chord bearing South 31° 56' 15" West 150.77 feet and South 12° 08' 02" West 251.28 feet and North 40° 41' 12" West 156.89 feet to the place of beginning.

Containing 1.917 Acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Reclassification from R-10 (DR 5.5) to R-A (DR 16)
Hillendale
4.757 Acres more or less

April 15, 1971

Beginning for the same at a point which is South 10° 31' 52" West 255.24 feet from the intersection formed by the center of Collinsdale Road 50 feet wide, and Sayward Avenue, 50 feet wide, said point being also on the second line of zoning description 9-R-10-5 at a point distant 624.71 feet from the end thereof, running thence (1) South 84° 28' 48" East binding on part of said second line of said description 624.71 feet to intersect the tenth or North 51° 50' 34" East 106.83 foot line of zoning description #64-77 R at a point distant 92.88 feet from the beginning thereof, running thence binding on part of the tenth, all of the eleventh and twelfth and part of the thirteenth lines of said last mentioned description the four following courses, viz: (2) North 51° 50' 34" East 13.95 feet, (3) North 08° 01' 15" East 111.09 feet, (4) North 12° 04' 16" East 146.51 feet, and (5) North 49° 11' 31" West 54.08 feet, thence the eight following courses, viz: (6) South 04° 24' 16" West 25.92 feet, (7) South 08° 32' 20" West 226.00 feet, (8) North 81° 58' 45" West 100.00 feet, (9) North 08° 01' 15" East 72.00 feet, (10) North 81° 58' 45" West 72.00 feet, (11) North 08° 01' 15" East 121.00 feet, (12) South 81° 58' 45" East 78.12 feet, and (13) North 14° 06' 26" East 112.54 feet to intersect the above mentioned thirteenth line of zoning description #64-77 R, running thence binding on part of said line (14) North 49° 11' 31" West 259.24 feet to the east side of Collinsdale Road, running thence binding on the east side of said road the five following courses, viz: (15) along a curve to the right having a radius of 243.16 feet for a distance of 28.87 feet, said curve being subtended by a chord bearing South 68° 04' 29" West 28.85 feet, (16) along a curve to the left having a radius of 337.00 feet for a distance of 116.07 feet, said curve being subtended by a chord bearing South 61° 36' 32" West 115.50 feet, (17) South 51° 44' 30" West 108.27 feet, (18) along a curve to the left having a radius of 367.50 feet for a distance of

Description to accompany Zoning Petition
Reclassification from R-10 (DR 5.5) to R-A (DR 16)
Hillendale
4.757 Acres more or less

April 15, 1971

240.22 feet, said curve being subtended by a chord bearing South 31° 56' 15" West 235.47 feet, and (19) South 12° 08' 02" West 141.20 feet to the place of beginning. Containing 4.757 Acres of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1971

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

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Mr. George E. Cavallis
Director
Office of Planning and Zoning
301 Jefferson Building
Towson, Maryland 21204

RE: Item 1 (April - October Cycle 1971)
Property Owners: Ralph M. Samuels and
Son, Inc.
Location: N/W corner of Collinsdale
and Deamwood Roads
Present Zoning: D.R. 3.5 and D.R. 5.5
Proposed Zoning: Reclassification to
D.R. 16
District: 9th Sector: Central
No. Acres: 6.68

Dear Mr. Cavallis:

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 which at one time was the Hillendale Country Club. The property to the north and a portion of the property to the west is presently improved with dwellings which front on Collinsdale Road and Seward Avenue. The property to the east, south and southwest are improved with garden type apartments known as the Hillendale Apartments and the Pelham Woods Apartments. A large storm drain reservoir separates the proposed property from the existing Pelham Woods project. Collinsdale Road and Deamwood Road are improved as far as concrete curb and gutter are concerned, and according to the Department of Traffic Engineer adequate for the proposed zoning. However, a ten (10) foot widening strip will be required along Collinsdale Road for the entire frontage of the site.

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:

Collinsdale Road has been previously improved as a 30-foot closed roadway section within an existing 50-foot right-of-way and Deamwood Road has been previously improved as a 36-foot closed roadway section within an existing 50-foot (minimum) right-of-way along the frontages of the

Item 1

subject property. The existing roadways are in good condition and no further highway improvements are required at this time except for the construction of public sidewalks and standard entrances where required.

Since Collinsdale Road was originally designed and constructed to serve a R-10 residential zone, it may have to be further improved in the future with a wider pavement width to accommodate the increased traffic generated by the greater population density of D.R. 16 zoning. Therefore, an additional 10-foot highway right-of-way widening will be required along the frontage of this property in connection with any subsequent grading or building permits.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County standards.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a drainage study and storm drainage facilities will be required in connection with any subsequent grading or building permits.

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

Sediment Control:

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

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

Water and Sanitary Sewers:

Public water supply and public sewerage is available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition was reviewed by this office as Zoning Petition 71-40. The following comment remains valid.

As presently zoned the subject site could generate 330 trips. As D.R. 16 the subject site could have a trip density of 840 trips. The existing traffic volume is as follows:

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description of Accompanying Zoning Petition April 15, 1971
Reclassification from R6 (DR 5.5) to RA (DR 16)
Hillendale
1,906 Acres more or less

Beginning for the same at a point which is South 14° 26' 07" West 257.38 feet from the intersection formed by the center of Collinsdale Road, 50 feet wide, and the center of Seward Avenue, 50 feet wide, said point being on the second line of zoning description 9-R-10-5 at a point distant 642.30 feet from the end thereof, said point being also at the end of the third line of zoning description 9-R-A-2, running thence (1) South 40° 41' 12" East binding reversely on part of said third line of the last mentioned description 316.72 feet to the beginning of the seventh or North 78° 39' 40" East 292.34 foot line of zoning description #64-77R, running thence binding on all of the seventh thru ninth and part of the tenth lines of said last mentioned description the four following courses, viz: (2) North 78° 39' 40" East 292.34 feet, (3) North 4° 12' 36" East 52.85 feet, (4) North 55° 57' 15" East 44.65 feet, and (5) North 51° 50' 34" East 92.88 feet to the end of the previously mentioned second line of zoning description 9-R-10-5, running thence (6) North 84° 28' 48" West binding reversely on part of said second line 642.30 feet to the place of beginning.

Containing 1,906 Acres of land more or less.



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Item 1

Deamwood Road west of Hillway - 2300 A.D.T.
Deamwood Road east of Collinsdale - 1300 A.D.T.
Deamwood Road west of Collinsdale - 1400 A.D.T.
Collinsdale south of Taylor - 1570 A.D.T.

There is sufficient capacity on the two roads to handle the increased trip density.

DEPARTMENT OF HEALTH:

Public water and sewer are available to the site.

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.

FIRE PREVENTION BUREAU:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be spaced at 500'.

A second means of access is required for the site.

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

- When 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.
- Pull-in parking on one side only, the distance from curb to curb shall be 44 feet.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

- The density must be revised as R.R.-16 does not allow for increased density for four story buildings.
- Suitable access to the swimming club must be provided prior to any building permits being issued.

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Item 1

BOARD OF EDUCATION:

From the current zoning we could expect approximately ten (10) Elementary pupils while a change to apartments could yield approximately sixteen (16) Elementary pupils, four (4) Junior High pupils, and two (2) Senior High pupils.

Schools servicing this area: (Information from September 22, 1970 enrollment)

	Capacity	Enrollment	+/-
Hillendale Elementary	795	899	+ 104
Dumbarton Junior High	1210	1207	- 3
Parkville Senior High	1985	2178	+ 193

Future Construction:

	Status	Capacity	Estimated to Open
Loch Raven Senior High	Underway	1120	9/72
Hillendale Elementary Kindergarten Addition	Budgeted	150	71-72
To give partial relief to Towson Senior High, Dulaney Senior High, and Parkville Senior High.			

ZONING ADMINISTRATION DIVISION:

Access appears to be adequate as per the Petitioner's site plan. However, the overall development of the site does not meet the criteria for development set-up by the new Baltimore County Zoning Regulations known as Bill #100. All buildings that abut a D.R. Zone other than D.R.16 must be setback from that zone line seventy-five (75) feet. This was not reflected by the Petitioner's site plan, so if the proposed property is zoned D.R.16, extensive redesign must be accomplished prior to any building permit being issued. The density computed by the Petitioner's engineer does not reflect the permitted density per Bill #100. Sixteen (16) density units per acre is the maximum allowed based on gross acreage. No bonus will be granted for a four (4) story building. It appears from the field investigation that extensive grading must be accomplished in order to provide proper access to the site per the Petitioner's site plan. The topography along Deamwood Road is a rather steep bank where the access is proposed, and proper site design must be provided to allow the traffic to flow smoothly at this intersection. The access road must be of sufficient width to allow the access to the sales club and adequate parking.

Very truly yours,

Oliver L. Myers
Oliver L. Myers
Chairman

- 5 -

Item 1

OLM:mc

cc: Mr. Edward D. Hargreaves
Zoning Commissioner

Joseph E. Pokorny, Esquire
106 Jefferson Building
Towson, Maryland 21204

OLD HILLENDALE IMPROVEMENT ASSOCIATION, INC.
6817 COLLINSDALE ROAD
BALTIMORE, MARYLAND 21234

WILLIAM F. DOMBROWSKI, President
HENRY L. MYERS, Vice President

MRS. M. GILBERT MARSHALL, Secretary
HOWARD H. BOHNE, Treasurer

March 9, 1971

Baltimore County Council
Baltimore County, Maryland

Re: Issue #1239
(P.E. 234)

Gentlemen:

We, the members of the Old Hillendale Improvement Association, are writing with reference to that parcel of land located on the east side of the 6700 block Collinsdale Road, and north of Deamwood Road, known as the "Gridiron Club Property" or the "Simmons Property". We wish to go on record that we are very greatly opposed to any change in zoning for that parcel of land which would permit a greater population density than that for which it has been zoned since the development of our community in 1956-1957; in particular, we are protesting a change in zoning from D.R. 5.5 to D.R. 16 - Issue #1239 (P.E. 234).

The subject parcel of land, comprising approximately 7.2 acres, is the last remaining lot in our neighborhood which has not been developed. Over the years, we have seen other land adjacent to our development rezoned for higher density use, and we have watched the apartment buildings slowly engulf our community, in particular to the south and east of us. At the present time, there are in excess of 1000 apartment units within two to three blocks of the site in question! Is it any wonder then that we ask "why do we need more?"

Concerning these existing apartment projects (Hillendale Gate, Pelham Wood, and Tall Oaks), we have carefully noted that the individual apartment buildings are constructed so as to face each other, or to face the Mount Pleasant Golf Course, or to face Hillendale Elementary School, or to face Loch Raven Boulevard. None of these existing buildings face individual homes, such as those in our community. If rezoning for the subject parcel of land is granted, then apartments would be constructed directly across the street from, and directly facing, a group of individual homes whose present market values range generally from \$25,000 to \$35,000 and up. In some cases, the apartments would be scarcely more than 100 feet from our properties! And then we would be helpless as we sat by and watched the inevitable decline of our property values.

Baltimore County Council
Page 2

March 9, 1971

It has been stated by the proponents for the zoning change that the proposed apartment buildings would be constructed into the hillside so as to obscure them from the view of the neighboring homes. However, it is obvious that no more than one story can be built into the ground; thus two or perhaps even three stories would be above ground just across Collinsdale Road, and just over a scant 100 feet from many of our properties. If these proposed apartments were permitted to be built, many of our neighborhood residents may never again have the pleasure of watching, from their homes, the rising of the morning sun.

In conclusion, please consider the facts. Our community was developed in 1956 and 1957 under R10 zoning. We have maintained a neat and attractive, well-kept community, which we consider to be a real credit and asset to Baltimore County. We have done this in spite of the apartments which have almost encircled us, and in spite of the additional traffic which these apartments have channeled into our streets. Many of us have invested our life's savings in our homes and properties. Apartments on the site in question, virtually on top of some of our community's most outstanding homes, would be discouraging to the point of heartbreak. A visual aid poster containing color photographs of eleven typical of these homes is submitted with this letter. Even the Baltimore County Planning Commission has recommended no change in zoning for this property. We are submitting with this letter approximately 600 names of residents of the Old Hillendale Improvement Association and our neighboring associations - Hillendale and Pelham Wood Improvement Associations, who are opposed to this change in zoning. To rezone that property for higher density use, in our opinion, would be disastrous. It would be a real insult to all the taxpayers and voters of our great county who are protesting this action.

Very truly yours,

OLD HILLENDALE IMPROVEMENT ASSOCIATION, INC.

William F. Dombrowski
William F. Dombrowski
President

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 6, 1970

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204TO: Mr. Oliver L. Myers
ChairmanMEMBERS:
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS CONSTRUCTION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENTJoseph K. Pokorny, Esq.,
406 Jefferson Building
Towson, Maryland 21204RE: Type of Hearings: Reclassification
from an R-8, R-10 zone to an RA zone
Location: N/W Deanswood, 125' NE of
Collingsdale Rd.
Petitioners: Ralph W. Simmers & Son, Inc.
Committee Meeting of March 31, 1970
9th District
Item 198

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, with the properties to the north and west improved with dwellings. The property to the southeast, south, east, and southwest are improved with garden type apartments, known as Hillendale Gate Apts. and Pelham Wood Apartments. The property between the subject property and the existing Pelham Wood Apartments is improved with the Loch Raven Kiwanis Club swimming pool. The access to the swimming pool is provided through the apartment project by the entrance off of Deanswood Road. Collingsdale Road and Deanswood Road are improved as far as concrete curb and gutter are concerned.

DEPARTMENT OF TRAFFIC ENGINEERING:

Review of the subject petition indicates a "Y" type intersection internally. This type of design is undesirable and one of the drives should be terminated at 90 degrees with the other drive. The 8 parking spaces at the intersection of Sayward Avenue and Collingsdale Road are undesirable and may create some problems for the developer.

As presently zoned, the subject site could generate 330 trips. As RA the subject site could have a trip density of 660 trips.

Joseph K. Pokorny, Esq.,
406 Jefferson Building
Towson, Maryland 21204

- 2 -

April 6, 1970

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all requirements of Baltimore County Building Code, Rules and Regulations when plans are submitted. Also, see Section 409.104.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the Baltimore County Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval. Petitioner will be required to provide 30 ft. wide interior roads.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office prior to the hearing.

1. 30' wide internal roadways.
2. Adequate access to Loch Raven Kiwanis Club swimming pool.

The petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing and time will be forwarded to you in the near future.

Very truly yours,


OLIVER L. MYERS, Chairman
OLM:JD
Enc.

TO: Mr. Edward D. Hardesty, Zoning Commission DATE: 5/5/71

Attn: Mr. Myers

FROM: Planning Division
Fire Prevention BureauSUBJECT: Property Owner:
Ralph W. Simmers & Son, Inc.

Location: N/W corner of Collingsdale & Deanswood Road

Item #1

Zoning Item #1

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be spaced at 500'.

A second means of access is required for the site.

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

a. When 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.

Respectfully submitted,


OLIVER L. MYERS, Chairman

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty

TO: Zoning Commission

Date: May 10, 1971

FROM: Project Planning Division

SUBJECT: Zoning Advisory Agenda Item #1

April 27, 1971

Ralph W. Simmers & Son, Inc.
N/W cor. of Collingsdale &
Deanswood Rd.

This office has reviewed the subject site plan and offers the following comments:

- 1) The density must be revised as R.R.-16 does not allow for increased density for four story buildings.
- 2) Suitable access to the swimming club must be provided prior to any building permits being issued.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: May 13, 1971

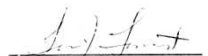
FROM: Ian J. Forrest

SUBJECT: Item 1 - Baltimore County Reclassification Cycle for the
Period of April to October

1. Property Owner: Ralph W. Simmers & Son, Inc.
Location: N/W Cor. of Collingsdale & Deanswood Rd.
Present Zoning: D.R. 3.5 & D.R. 5.5
Proposed Zoning: Reclass to D.R. 16
District: 9th Sector: Central
No. Acres: 6.683

Public water and sewer are available to the site.

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.


Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

LJF/ca

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Edward D. Hardesty

Attn: Oliver L. Myers

Date: May 11, 1971

FROM: C. Richard Moore

SUBJECT: Item 1 - Y-type Zoning
Property Owner: Ralph W. Simmers & Son, Inc.
N/W corner Collingsdale & Deanswood Roads
Reclassification to D.R. 16

The subject petition was reviewed by this office as Zoning Petition 71-40. The following comment remains valid.

As presently zoned the subject site could generate 330 trips. As D.R. 16 the subject site could have a trip density of 840 trips. The existing traffic volumes are as follows:

Deanswood Road west of Hillway - 2300 A.D.T.
Deanswood Road east of Collingsdale - 2300 A.D.T.
Deanswood Road west of Collingsdale - 1400 A.D.T.
Collingsdale south of Taylor - 1570 A.D.T.

There is sufficient capacity on the two roads to handle the increased trip density.


C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
Attn: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

Date: May 14, 1971

SUBJECT: Item #1 (April - October Cycle 1971)
Property Owner: Ralph W. Simmers & Son, Inc.
Location: N/W corner of Collingsdale and Deanswood Roads
Present Zoning: D.R. 3.5 and D.R. 5.5
Proposed Zoning: Reclass. to D.R. 16
District: 9th Sector: Central
No. Acres: 6.683

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

Highways:

Collingsdale Road has been previously improved as a 30-foot closed roadway section within an existing 50-foot right-of-way and Deanswood Road has been previously improved as a 36-foot closed roadway section within an existing 60-foot (minimum) right-of-way along the frontages of the subject property. The existing roadways are in good condition and no further highway improvements are required at this time except for the construction of public sidewalks and standard entrances where required.

Since Collingsdale Road was originally designed and constructed to serve a "B-10 residential zone, it may have to be further improved in the future with a wider pavement width to accommodate the increased traffic generated by the greater population density of D.R. 16 zoning. Therefore, an additional 10-foot highway right-of-way widening will be required along the frontage of this property in connection with any subsequent grading or building permits.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County standards.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plans; however, a drainage study and storm drainage facilities will be required in connection with any subsequent grading or building permits.

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.

Item #1 (April - October Cycle 1971)
Property Owner: Ralph W. Simmers & Son, Inc.
Page 2
May 11, 1971

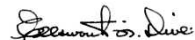
Sediment Control:

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

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

Water and Sanitary Sewer:

Public water supply and public sewerage is available to serve this property.


ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENMR:GDS

cc: File (3)

Key Sheet: 9th S.W.
Position Sheets: 30 and 31 N.E. 8
Topo: N.E. 8 B

Petitioner's Attorney Joseph E. Fehner Reviewed by Oliver L. Myers
Chairman of
Advisory Committee.

Ex #1

NOTE:
Offstreet parking facilities shall be screened by 4 foot high Arborvitae planting.
Parking surface shall be durable and durable, and shall be properly drained.

EXISTING ZONING	R6 (DR 5.5) R10 (DR 3.5) RA (DR 16)
PROPOSED ZONING	RA (DR 16)
GROSS AREA	7.55 ACRES
OPEN SPACE REQUIRED (65% of 7.55 ACRES)	1.46 ACRES
DESIGNED DENSITY	
GROSS DENSITY (1/7.55)	13.0 UNITS/ACRE
NET DENSITY (1/4.74)	19.6 UNITS/ACRE
TOTAL UNITS DESIGNED	141 UNITS
PERMITTED DENSITY	
GROSS DENSITY (1/7.55) Per 1960	11 UNITS
NET DENSITY (1/4.74) Per 1960	14 UNITS
TOTAL UNITS PERMITTED	154 UNITS
OFF STREET PARKING	
NUMBER SPACES REQUIRED	141 SPACES
NUMBER SPACES PROVIDED	154 SPACES

ALL APARTMENTS TO BE TWO BEDROOM UNITS
MAXIMUM BUILDING HEIGHT 3 FEET

PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM R6 (DR 5.5) AND R10 (DR 3.5) TO RA (DR 16)

APARTMENT LAYOUT
PART OF HILLENDALE

Baltimore County, Maryland, Election District No. 7
Scale: 1"=50'

Revised Feb. 12, 1970
Revised Mar. 6, 1970
Revised Mar. 11, 1970
Revised Apr. 17, 1970
Revised April 15, 1972

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON & EARTLAND



REVISED Oct. 11, 1972

PL 100

NOTE:
 Offstreet parking facilities shall be screened by 4 feet high Arborvitae planting.
 Parking surface shall be dustless and durable, and shall be properly drained.

EXISTING ZONING-RA(DR16)
 EXISTING USE-APARTMENTS

EXISTING ZONING	R-6 (DR 5.5), R-10 (DR 5.5) & RA (DR 16)
PROPOSED ZONING	RA (DR 16)
GROSS AREA	7.55 ACRES ±
OPEN SPACE REQUIRED (15% of 7.55 ACRES ±)	1.13 ACRES ±
DESIGNED DENSITY	
GROSS DENSITY (41+183)	18.0 UNITS/ACRE
NET DENSITY (41+112)	12.6 UNITS/ACRE
TOTAL UNITS DESIGNED	141 UNITS
PERMITTED DENSITY	
GROSS DENSITY (112+183) Four Story	141 UNITS
NET DENSITY (112+112) Four Story	141 UNITS
TOTAL UNITS PERMITTED	141 UNITS
OFF STREET PARKING	
NUMBER SPACES REQUIRED	141 SPACES
NUMBER SPACES PROVIDED	238 SPACES
	17 SPACES/UNIT
ALL APARTMENTS TO BE TWO BEDROOM UNITS	
MAXIMUM BUILDING HEIGHT	50 FEET

FLAT TO ACCOMPANY ZONING PETITION
 RECLASSIFICATION FROM R-6 (DR 5.5) AND R-10 (DR 5.5) TO RA (DR 16)
 APARTMENT LAYOUT
 PART OF HILLENDALE

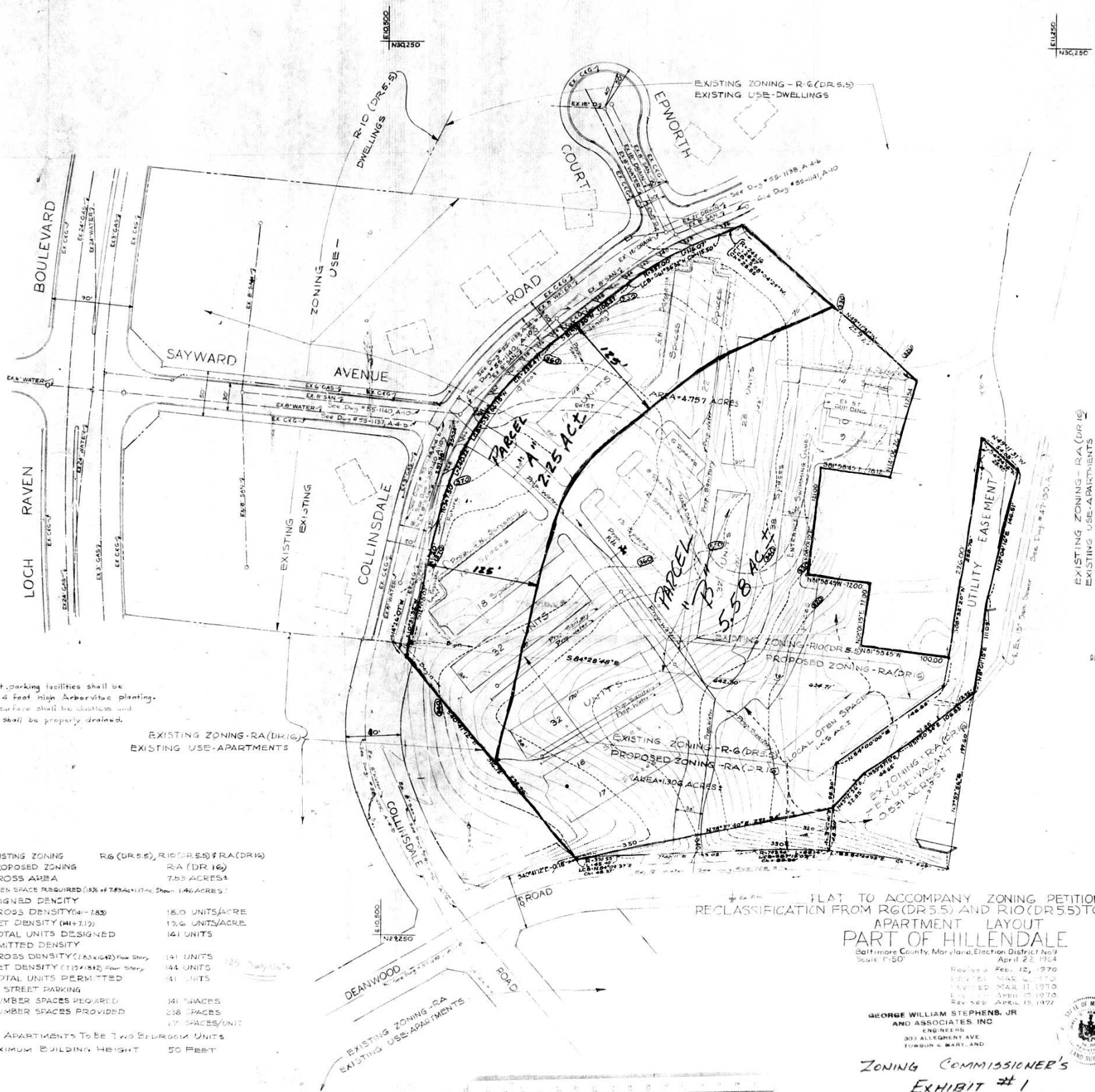
Baltimore County, Maryland, Election District No. 9
 Scale 1"=50'

Revised Feb. 12, 1970
 Revised MAR 11 1970
 Revised APR 17 1970
 Revised APR 15, 1971

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGRETT AVE.
 FORT MONROE, MARYLAND

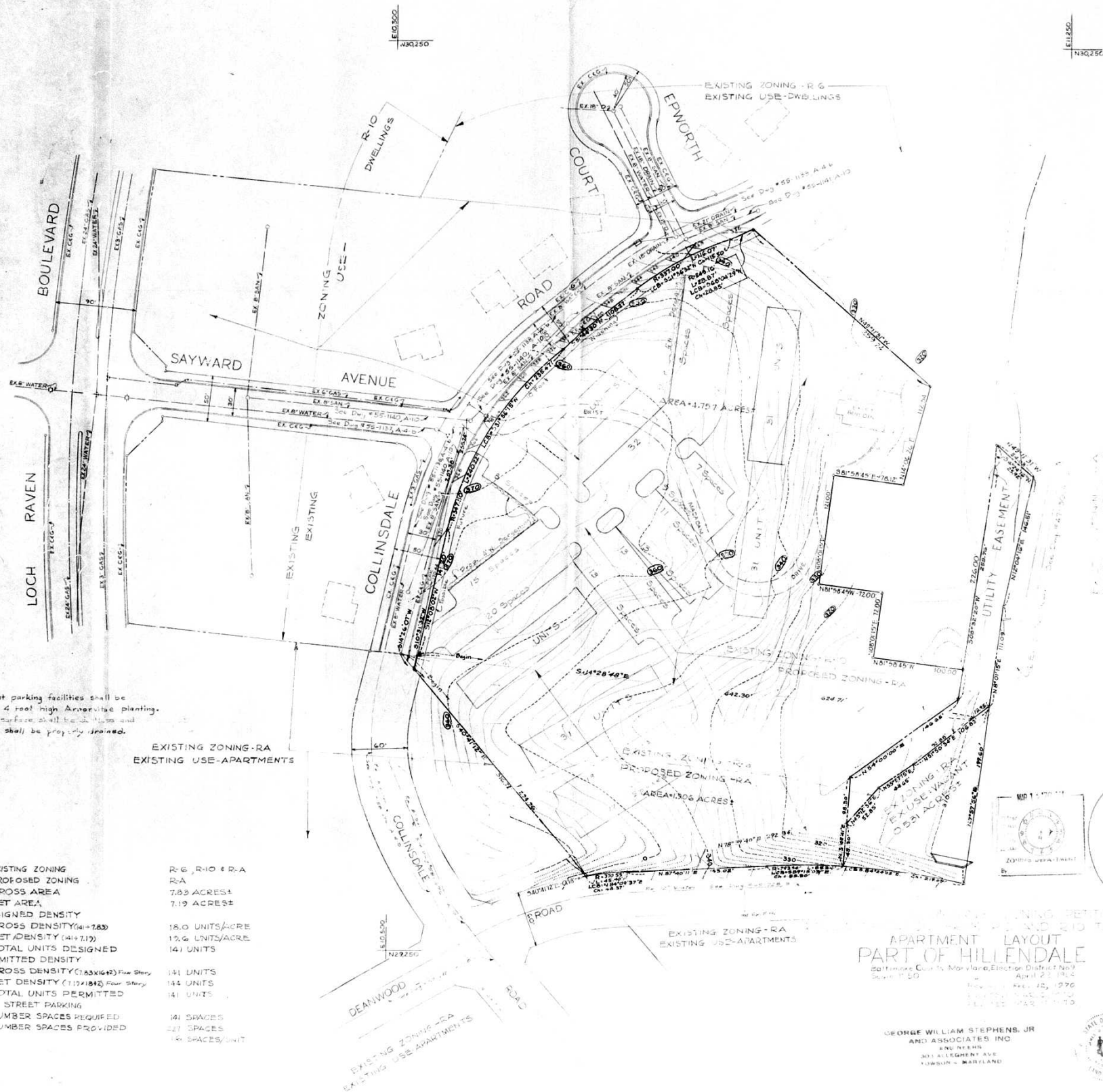


ZONING COMMISSIONER'S
 EXHIBIT #1



OFFICE COPY

EXISTING ZONING-RA (DR 16)
 EXISTING USE-APARTMENTS



NOTE:
Offstreet parking facilities shall be screened by 4 foot high Arborvitae planting.
Parking surface shall be 1/2 inch and durable, and shall be properly drained.

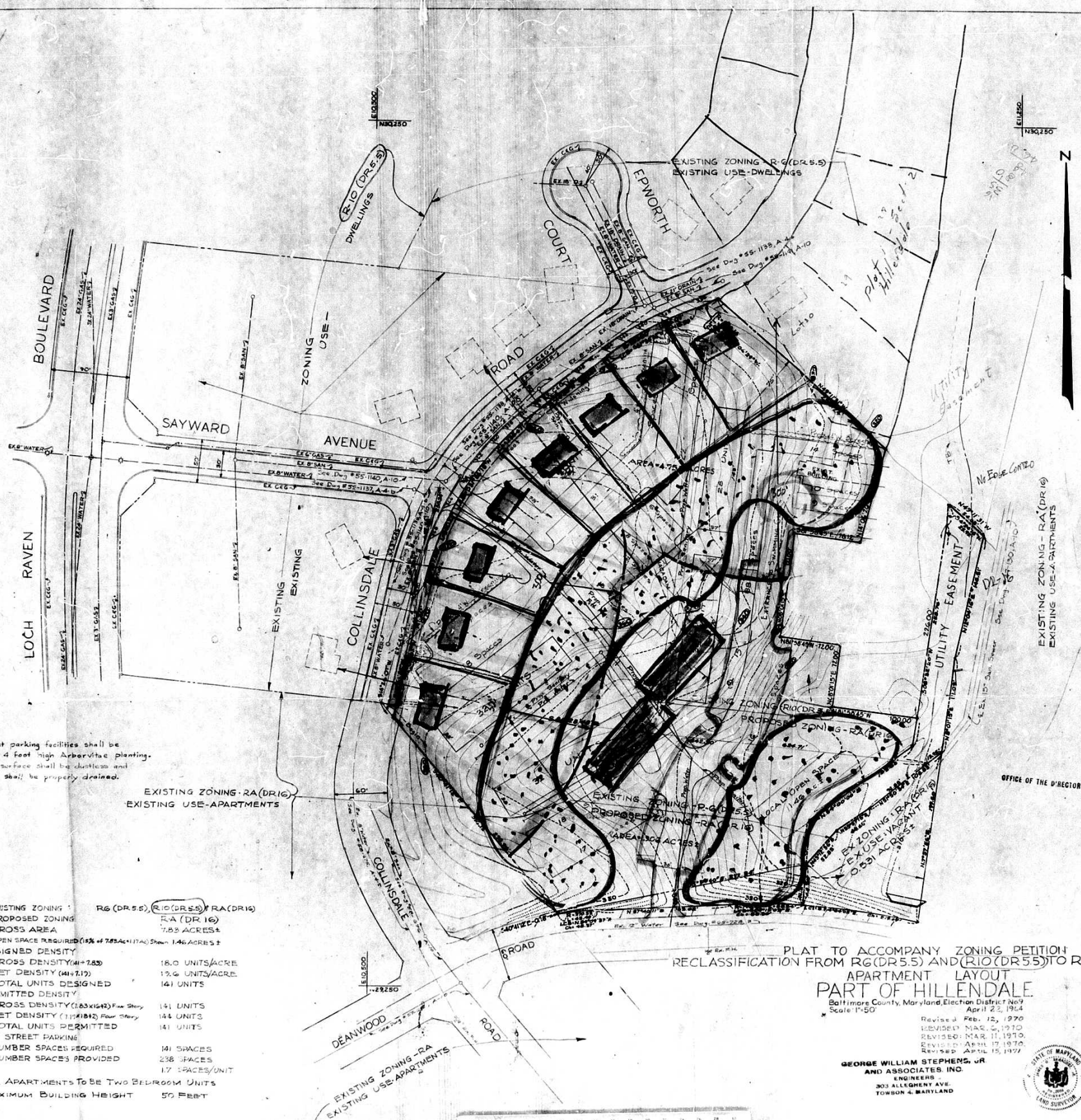
EXISTING ZONING - R-A
EXISTING USE - APARTMENTS

EXISTING ZONING	R-6, R-10 & R-A
PROPOSED ZONING	R-A
GROSS AREA	7.83 ACRES
NET AREA	7.19 ACRES
DESIGNED DENSITY	
GROSS DENSITY (141/7.83)	18.0 UNITS/ACRE
NET DENSITY (141/7.19)	19.6 UNITS/ACRE
TOTAL UNITS DESIGNED	141 UNITS
PERMITTED DENSITY	
GROSS DENSITY (141/7.83) Four Story	141 UNITS
NET DENSITY (141/7.19) Four Story	141 UNITS
TOTAL UNITS PERMITTED	141 UNITS
OFF STREET PARKING	
NUMBER SPACES REQUIRED	141 SPACES
NUMBER SPACES PROVIDED	221 SPACES
	1.6 SPACES/UNIT

APARTMENT LAYOUT
PART OF HILLENDALE
Baltimore County, Maryland, Election District No. 1
Scale 1" = 50'
April 22, 1964
George William Stephens, Jr.
and Associates, Inc.
301 ALLEGHENY AVE.
FORDSBURG, MARYLAND



#71-40R
MAP
#9
SEC-3-C
NE-B-B
RA



NOTE:

Offstreet parking facilities shall be screened by 4 foot high Arborvitae planting.
Parking surface shall be dustless and durable, and shall be properly drained.

EXISTING ZONING - RA(DR.16)
EXISTING USE - APARTMENTS

EXISTING ZONING	R-6 (DR.5.5), R-10 (DR.5.5), RA (DR.16)
PROPOSED ZONING	RA (DR.16)
GROSS AREA	7.83 ACRES ±
OPEN SPACE REQUIRED (15% of 7.83 Ac ± 1740 Sq. Ft. ±)	1.17 ACRES ±
DESIGNED DENSITY	
GROSS DENSITY (41 ± 7.83)	18.0 UNITS/ACRE
NET DENSITY (141 ± 7.17)	12.6 UNITS/ACRE
TOTAL UNITS DESIGNED	141 UNITS
PERMITTED DENSITY	
GROSS DENSITY (183 ± 1642) Four Story	141 UNITS
NET DENSITY (119 ± 1842) Four Story	141 UNITS
TOTAL UNITS PERMITTED	141 UNITS
OFF STREET PARKING	
NUMBER SPACES REQUIRED	141 SPACES
NUMBER SPACES PROVIDED	238 SPACES/UNIT
	17 SPACES/UNIT
ALL APARTMENTS TO BE TWO BEDROOM UNITS	
MAXIMUM BUILDING HEIGHT	50 FEET

PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM R-6(DR.5.5) AND R-10(DR.5.5) TO RA(DR.16)
APARTMENT LAYOUT
PART OF HILLENDALE
Baltimore County, Maryland, Election District No. 1
Scale 1"=50'

Revised Feb. 12, 1970
REVISED MAR. 2, 1970
REVISED MAR. 11, 1970
REVISED APR. 17, 1970
REVISED APR. 15, 1970
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

