

NOV 14 1972

PETITION FOR RECLASSIFICATION
FROM DR 5.5 TO DR 16
BY THE CLARIDGE TOWERS COMPANY,
A GENERAL PARTNERSHIP
Property located on the south
side of Old Pimlico Road and
north of Bonaventure Golf Course

BEFORE THE ZONING
COMMISSIONER FOR
BALTIMORE COUNTY

MEMORANDUM

The designation of the subject land for which reclassification is requested as DR 5.5 on the Baltimore County zoning maps is erroneous for the following reasons, among others:

1. Prior to the adoption of the new zoning maps by the County Council of Baltimore County, the subject property had been reclassified to an RA zone and in reliance upon such reclassification, the Petitioners have incurred substantial site planning expenses, entered into a public works agreement with Baltimore County and obtained a financing commitment for the purpose of developing the property under the RA zoning regulations.

2. The placing of the subject tract in a DR 5.5 category failed to take into account proper usage which would be made of the land, failed to take into account the needs of Baltimore County and area residents, failed to take into account the designation of the area as a town center by the Baltimore County Planning Board, and failed to take into account the comprehensive plan for the tract as reviewed by, approved by and recommended by the Baltimore County planning and Zoning officials and the Baltimore County Planning Board, whose primary duties are to provide for comprehensive plan development in the county.

3. The Baltimore County Planning Board Sector Plan for the subject area includes recommendations for more intensive residential zoning in such area to house several thousand new people.

4. The general vicinity within which the subject property lies has been designated as a Town Center by the Baltimore County Planning Board, thus earmarking the general area for high density residential development.

5. Population projections for the West-Northwestern Sector, wherein the subject property is located, indicate a need for higher density residential development in the subject area.

6. At present, the subject property is served by an excellent road system including newly widened Greenleaf Avenue, the Baltimore Beltway and Jones Falls Expressway.

7. The existing traffic capacity of Pimlico Road is more than sufficient to accommodate any traffic increases resulting from the development of the subject property as DR 16 and in addition the Baltimore County Planning Board by its Master Plan has proposed the extension and widening of Old Pimlico Road.

8. The Master Plan established by the Baltimore County Planning Board for the subject area calls for an interchange with Old Pimlico Road and the Jones Falls Expressway, as well as some additional interior circulation routes, and it is appropriate that more intensive land uses be designated in the vicinity of large volume traffic interchanges.

9. Sewer and water utilities are within reasonable proximity to the subject site.

10. Existing and proposed school facilities within the area are more than sufficient to accommodate any minor increase in need for schools resulting from the higher density development requested hereby because, inter alia, the Baltimore County Planning has established as part of its capital program the expansion of the Summit Park Elementary School and the acquisition of site for additional school construction on Old Court Road between Falls Road and the Park School and the Wellwood Elementary School is not filled to capacity.

11. The reclassification of the subject tract to DR 16 is compatible with the character of the surrounding area because: (a) on the west side it is contiguous to a large tract of land classified DR 16; (b) on the south side it is contiguous to Bonnie View Golf Course which provides a buffer between the subject tract and lower density development which is substantially farther to the south of the subject tract; (c) on the west and part of the north sides, the subject tract is bounded by Pimlico Road which is proposed to be widened and which separates the subject land from lower density uses to the west and north; (d) to the north of the subject tract and fronting on the north side of Pimlico Road is another tract of substantial size which is designated DR 16; and (e) the Jones Falls Expressway, which is approximately 1,000 feet to the east of the subject tract, makes the subject tract undesirable for low density development.

12. Development of the subject site as DR 5.5 as opposed to DR 16 is economically unfeasible because of: (a) the rough topography of the subject land; (b) the difficulty of construction roads on the subject area in accordance with the grade

standards required by the County; and (c) the high per unit cost of extending individual sewer and water facilities throughout the subject site.

13. The owner of the subject land had negotiated a public works agreement with Baltimore County prior to the rezoning of the land by the County Council, which public works agreement provided for substantial public improvements in connection with the development of the subject tract as DR 16.

By reason of the errors cited and by reason of other errors attendant to the classification of the subject land as DR 5.5, the foregoing reclassification request is hereby made.

Respectfully submitted,

Milton R. Smith, Jr.
Milton R. Smith, Jr.
Attorney for Petitioner

ROYSTON, MUELLER,
THOMAS & MCLEAN
SUITE 600
182 W. PENNA. AVE.
TOWSON, MD. 21204
822-1800

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182 W. PENNA. AVE.
TOWSON, MD. 21204
822-1800

RE: PETITION FOR RECLASSIFICATION
SE/S of Pimlico Road, 2200' W
of the Jones Falls Expressway -
3rd District
The Claridge Towers Company -
Petitioner
NO. 72-85-R (Item No. 27)

APPEAL

Please enter an appeal to the County Board of Appeals from the Order of the Zoning Commissioner of Baltimore County dated April 24, 1972 reclassifying the property in the within matter on behalf of A. Thomas Heckmann and Diane M. Heckman, his wife.

GERALD H. COOPER
905 Blaustein Building
Baltimore, Maryland 21201
Attorney for Appellants
535-0300

I HEREBY CERTIFY that on this 22 day of May, 1972, a copy of the within Appeal was mailed to Milton R. Smith, Jr., Esq., 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner, The Claridge Towers Company.

GERALD H. COOPER

BALTIMORE COUNTY	
ZONING COMMISSIONER	
RECORDING	
NO. 72-85-R (Item No. 27)	
BALTIMORE COUNTY	
APPEAL	
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GERALD H. COOPER 905 Blaustein Building Baltimore, Maryland 21201 Attorney for Appellants 535-0300	
I HEREBY CERTIFY that on this 22 day of May, 1972, a copy of the within Appeal was mailed to Milton R. Smith, Jr., Esq., 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner, The Claridge Towers Company.	
GERALD H. COOPER	

BALTIMORE COUNTY	
ZONING COMMISSIONER	
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NO. 72-85-R (Item No. 27)	
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GERALD H. COOPER 905 Blaustein Building Baltimore, Maryland 21201 Attorney for Appellants 535-0300	
I HEREBY CERTIFY that on this 22 day of May, 1972, a copy of the within Appeal was mailed to Milton R. Smith, Jr., Esq., 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner, The Claridge Towers Company.	
GERALD H. COOPER	

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

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

DESCRIPTION

37.1986 ACRE PARCEL, SOUTHEAST SIDE OF PIMLICO ROAD, 2200 FEET,
MORE OR LESS, WEST OF JONES FALLS EXPRESSWAY, BALTIMORE
COUNTY, MARYLAND.

This Description is for R-A (DR-16) Classification

Beginning for the same at a point in the center of Pimlico Road at the distance of 2200 feet, more or less, from the intersection of said center line of Pimlico Road and the west side of the Jones Falls Expressway, said beginning point being the beginning of the land conveyed to The Claridge Towers Company as recorded among the Land Records of Baltimore County in Liber O.T.G. 4987 page 147, running thence binding on the center of said Pimlico Road, eight courses: (1) N 79° 06' 00" W 83.30 feet, (2) N 71° 54' 50" W 207.19 feet, (3) N 79° 09' 00" W 175.80 feet, (4) S 82° 16' 00" W 54.80 feet, (5) S 55° 23' 40" W 100.54 feet, (6) S 36° 49' 30" W 517.50 feet, (7) S 11° 04' 30" W 215.50 feet, and (8) S 07° 38' 30" W 433.83 feet to the center of a 25 foot right of way referred to in said deed thence binding on the center line of said 25 foot right of way 10 courses: (9) N 58° 26' 30" E 47.38 feet, (10) N 54° 29' 30" E 48.36 feet, (11) N 43° 25' 10" E 97.73 feet, (12) N 47° 25' 40" E 49.15 feet, (13) N 50° 17' 10" E 50.87 feet, (14) N 54° 58' 30" E

MCA
MATZ, CHILDS & ASSOCIATES, INC.

100.59 feet, (15) N 55° 43' 30" E 74.96 feet, (16) N 77° 16' 30" E 54.07 feet, (17) S 87° 16' 30" E 384.93 feet, and (18) S 88° 22' 00" E 313.35 feet, thence still binding on the outlines of said land, eight courses: (19) S 04° 20' 10" E 370.57 feet, (20) N 85° 41' 10" E 120.25 feet, (21) N 04° 51' 32" W 255.26 feet, (22) N 89° 37' 17" E 1148.90 feet, (23) N 01° 11' 50" W 528.05 feet, (24) N 83° 09' 30" W 660.00 feet, (25) S 74° 25' 50" W 541.98 feet, and (26) N 04° 51' 32" W 484.02 feet to the place of beginning.

Containing 37.1986 acres of land.

RWB:mp

J.O. #6820-A

April 14, 1971



NOV 14 1972

L. STEPHEN HESS
ATTORNEY AT LAW

857-0888

S. Eric DiNenna, Esquire
Zoning Commissioner
County Office Bldg.
Towson, Md., 21204

RE: Petition for Reclassification, SE/S of Pimlico Road, 2200' W of the Jones Falls Expressway - 3rd District, The Claridge Towers Company - Petitioner
No. 72-65-R (Item No. 27)

Dear Mr. DiNenna:

Please note an appeal to the County Board of Appeals on behalf of John Greenspan and Alice Greenspan, his wife; Theodore S. Miller and Anita H. Miller, his wife; Helen Feldman; Max E. Blumenthal and Ellen Blumenthal, his wife; Irvin I. Denick and Barbara Denick, his wife; L. Stephen Hess and Marcia C. Hess, his wife; Dr. Lawrence Block and Barbara Block, his wife; Alan Rosofsky and Sandra Rosofsky, his wife, from your decision dated April 24, 1972, granting the reclassification.

I enclose herewith a check in the amount of \$80.00 to cover costs.

Yours very truly
L. Stephen Hess

LSH/h

enc.

HAND DELIVERED

cc: Milton R. Smith, Jr., Esquire
102 W. Pennsylvania Ave., Suite 600
Towson, Md., 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 13, 1972

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE BOARD COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATOR

INDUSTRIAL
DEVELOPMENT

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

RE: Item 27 (April - October Cycle 1971)
Property Owner: The Claridge Towers Co.
Location: 3/25 Pimlico Road, 2200' W of Jones Falls Expressway
Present Zoning: D.R.5.5
Proposed Zoning: D.R.16
District: 3rd District - Northwestern
No. Acres: 37.1935

Dear Mr. Garvells:

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 a wooded area with high topography on top of a ridge. The properties to the north are undergoing extensive development known as the Bonnie Ridge Apartments and the Green Gate subdivision. Bonnie Ridge being a garden type and town house apartment Green Gate being a single family development. The property to the east was proposed as an extension of the Bonnie Ridge Apartment project. The property to the west very large acreage, vacant some improved with dwellings. The property to the south improved with dwellings. Old Pimlico Road in this location is a very narrow macadamized road which runs from Fall's Road connecting with South Avenue. There is no curb and gutter existing along this road.

BUREAU OF ENGINEERING

Highways:

This site has frontage on Old Pimlico Road and a drive in common with others, and will be affected by the alignment of Pheasant Cross Drive.

Old Pimlico Road is an existing County Road, which shall ultimately be improved to local collector standards. Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance

Item 27

with the standards of the Baltimore County Department of Public Works for a 40-foot closed road section on a 60-foot right-of-way will be required for any grading or building permit application.

Pheasant Cross Drive is a proposed County Road, which shall ultimately be improved to major collector standards. Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 50-foot closed road section on a 70-foot right-of-way will be required for any grading or building permit application.

The alignment as shown in the southeast corner of the property is not in accordance with the alignment adopted by Baltimore County. This alignment may be acquired from the Street, Road and Bridge Design Group of Baltimore County.

Storm Drains:

This property is traversed by streams which constitute waters of the State. No change can be authorized for the course or cross-section of the streams without permit from the State Department of Water Resources. This includes a culvert crossing, public or private. The owner is responsible for an engineering study to determine the area of this site which would be inundated by a 50-year storm and to provide all justification of public benefit necessary to, and to obtain the required State permit for any change in course or cross-section proposed. Public rights-of-way will be required for the 50-year flood plain including 1 foot free board, 50-foot width minimum.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent erosion or damage to adjacent properties. 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.

Public drainage facilities are required for any off site drainage facilities and any on site facilities serving off site areas. In accordance with the standards of the Baltimore County Department of Public Works.

On site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property. Sediment control is required by State law. 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 and building permits.

Item 27

Swimming Pool 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.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a change from D.R.5.5 to D.R.16 of 37 acres. This increases the trip density of the site from 1850 to 1450 trips per day.

Old Pimlico Road, in its present condition, cannot be expected to handle this density, and there are no Capital plans proposed through the fiscal year 76-77. Presently, there are plans to improve Pimlico Road so that it lines up with Old Court Road in the vicinity of Seven Mile Lane, with an interchange at the Jones Falls Expressway. However, at this time, neither the State nor the County have funded this project.

FIRE PREVENTION BUREAU

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500 feet.

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.

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.

BOARD OF EDUCATION

From the existing zoning we can expect approximately 103 Elementary pupils while a change to garden apartment zoning could yield approximately the same.

Item 27

ZONING ADMINISTRATION DIVISION

A problem will develop if this property is ultimately constructed the way the proposal shows on the Petitioner's site plan. Old Pimlico Road must undergo very extensive realignment and widening in order to accommodate the rush influx of traffic that will be generated. The present condition of Old Pimlico Road cannot handle this anticipated influx. A major traffic hazard and large congestion will be created at both the intersection of Falls Road and Old Pimlico Road and the intersection of South Avenue and Old Pimlico Road. The need for a public road known as Pheasant Cross Drive which will be a part of this project and any subsequent building application must reflect the revised alignment of this proposed road.

Very truly yours,

Oliver L. Myers
Chairman

OLM:nc

cc: Mr. Edward D. Hardesty
Zoning Committee

Milton R. Smith, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: AUG. 26 - 1971
Posted for: RECLASSIFICATION
Petitioner: THE CLARIDGE TOWERS CO.
Location of property: SE/S of Pimlico Rd. 2200 FT. W. of JONES FALLS EXP.
Location of Sign: SE/S of Pimlico Rd. 2200 FT. W. of JONES FALLS EXP.
Remarks: SE/S of Pimlico Rd. 2200 FT. W. of JONES FALLS EXP.
Posted by: Charles D. Myers Date of return: SEPT. 7 - 1971

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: JUNE 3 - 1972
Posted for: APPEAL
Petitioner: THE CLARIDGE TOWERS CO.
Location of property: SE/S of Pimlico Rd. 2200 FT. W. of JONES FALLS EXP.
Location of Sign: SE/S of Pimlico Rd. 2200 FT. W. of JONES FALLS EXP.
Remarks: SE/S of Pimlico Rd. 2200 FT. W. of JONES FALLS EXP.
Posted by: Charles D. Myers Date of return: JUNE 14 - 1972

Item 27

Water:

Public water facilities are available to benefit this property.

The proposed private improvement must be reviewed by the Baltimore City, Water Division for adequacy of water supply.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the meter shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewer:

Public sanitary sewer facilities can be made available to serve this property.

Improvements to the public system would necessarily include the extension of sanitary sewers to and through this property.

Off site rights-of-way appear to be necessary for the provision of public sewerage facilities to this site. If so, a record plat cannot be approved prior to acquisition of such rights-of-way.

The Petitioner is entirely responsible for the construction of all additional sewerage required to serve the proposed development. Such additional sewerage is to be constructed on site, that is, not within any public road, rights-of-way, or easement, except for connection to public sanitary sewerage located therein. All private and/or on site sewerage must conform with the Baltimore County Plumbing Code and/or the Joint Interim Policy of the Baltimore County Department of Public Works and the Baltimore County Plumbing Code, as applicable.

The plan for development of this property is subject to approval of the State Department of Health prior to acceptance of a preliminary or final plat for recording.

PROJECT PLANNING DIVISION

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

1. The plan must be revised to show the new alignment of Pheasant Cross Drive.
2. This office will restore the plan to determine a way to serve the adjacent properties to the south with public access.

DEPARTMENT OF HEALTH

Public water is available to the site.

Public sewer is proposed.

PETITION MAPPING PROGRESS SHEET

FUNCTION	West Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: OLM										
Previous case: 66-16-R										
Revised Plans: Change in outline or description									Yes	No
									Map # 3-3C	

Oliver L. Myers, Esq.
102 West Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing
this day of August
Oliver L. Myers
Chairman
Zoning Commission

Petitioner: The Claridge Towers Co.

Petitioner's Attorney: Milton R. Smith Reviewed by: Oliver L. Myers
Chairman
Zoning Commission

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 26, 1971

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on~~ ^{on} ~~the~~ ^{the} 26th day of August, 1971, the 19th publication appearing on the 26th day of August, 1971.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 August 30, 1971

THIS IS TO CERTIFY, that the annexed advertisement of The Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper, published in Baltimore County, Maryland, once a week for One week before the 30th day of August, 1971, that is to say, the same was inserted in the issue of August 26, 1971.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

ORIGINAL

72-65

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3660

DATE May 27 1972 ACOUNT 01.662

AMOUNT \$80.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

No. 72-65-R - Cost of appeal - Property of Claridge Towers - Cooper & Beckman, Atty.

8000000

TELEPHONE 366-4415

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 84970

DATE Sept. 26, 1971

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Revenue, Auditor, James & Wilson
100 N. Parkers, Towson, Md. 21204

DEBIT TO ACCOUNT NO.	DEBIT	AMOUNT
Advertising and printing of property for Claridge Towers		\$80.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 366-4415

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 78670

DATE Sept. 21, 1971

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Revenue, Auditor, James & Wilson
100 N. Parkers, Towson, Md. 21204

DEBIT TO ACCOUNT NO.	DEBIT	AMOUNT
Petition for Declaratory Judgment for The Claridge Towers Co.		\$80.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3666

DATE May 23, 1972 ACCOUNT 01.662

AMOUNT \$80.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Cost of appeal - Property of The Claridge Towers
L. Stephen Hester, Esq.

8000000

Greengate Road

East Wooded Area

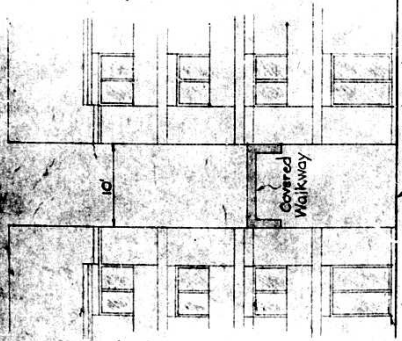
East Wooded Area

SUPARCOVE ROAD

East Wooded Area

PIMLICO

OLD



DETAIL OF
COVERED WALKWAY
"A"

Waitman B. Zinn
JWB 1645-121

Joseph V. Lichte et al.
JWB 1590-477
RESIDENTIAL (NO USE)
R-40 (DR. 3.5)

Mary Victoria Swadell
W.R. 3353-130

RESIDENTIAL-
(NO USE)
R-40 (DR. 3.5)

RESIDENTIAL (NO USE)
R-40 (DR. 3.5)

Tigmon's Properties, Inc.
R.P. 5 4210-457

400' BROW
(Long Avenue)

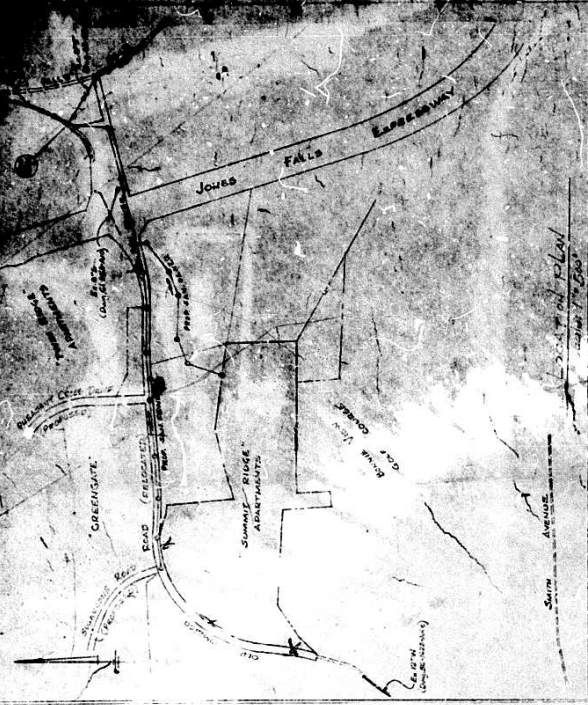
GENERAL NOTE

1. AREA OF TRACT 97.196 AC.
2. EXISTING ZONING OF TRACT R-4 (DR-5.5)
3. EXISTING USE OF TRACT - RESIDENTIAL & NO USE
4. PROPOSED ZONING - R-4 (DR-5.5)
5. PROPOSED USE - SUMMER HOUSE APARTMENTS
6. LOTS TO BE PLACED ON TRACT:
 - A. 10 LOTS @ 5.12 AC.
 - B. 10 LOTS @ 5.12 AC.
 - C. 10 LOTS @ 5.12 AC.
 - D. 10 LOTS @ 5.12 AC.
 - E. 10 LOTS @ 5.12 AC.
 - F. 10 LOTS @ 5.12 AC.
 - G. 10 LOTS @ 5.12 AC.
 - H. 10 LOTS @ 5.12 AC.
 - I. 10 LOTS @ 5.12 AC.
 - J. 10 LOTS @ 5.12 AC.
7. PROPOSED 5 1/2" WATER MAIN IN PIMLICO RD.
8. PROPOSED 5" SANITARY SEWER TO BE EXTENDED 200 FT. IN PIMLICO RD. FROM A POINT THEREIN 1700 FT. EAST OF BREAKFAST CT. TO 100 FT. E.

H. Wilner, Jr.
JUNE 15, 1957

REVISION
(NO. 1)

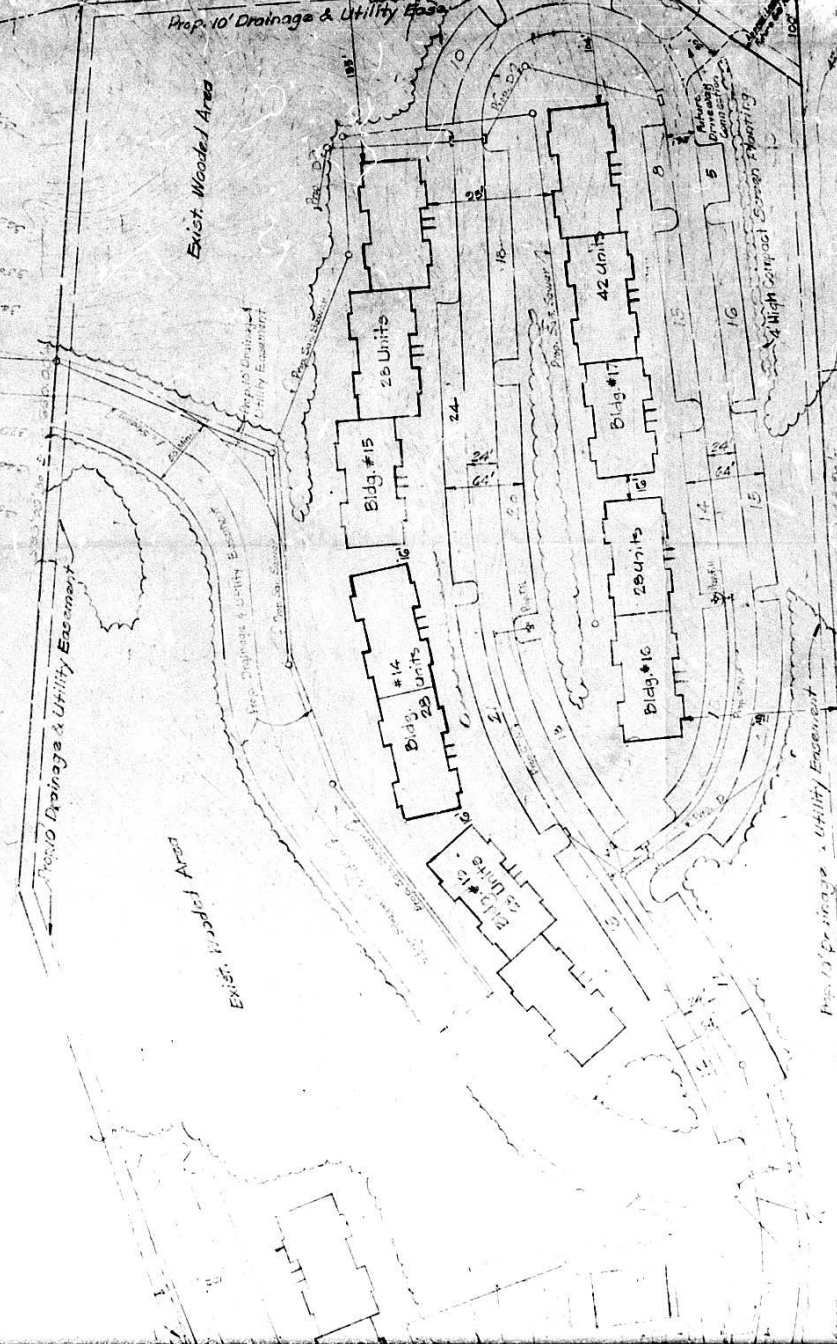
(1-5)



RESIDENTIAL (NO USE)
Louis J. Glass & Wife
RRG-4155-531
R-40 (DR-5.5)

RESIDENTIAL
- NO USE -
R-4 (DR-5.5)

J. Earle Baughman & M.
WMH-235-574



RESIDENTIAL (NO USE)
Julia Mary M. Lochte
CHK 1187-230
DR-5.5

PLAT TO ACCOMPANY PETITION

FOR
RECLASSIFICATION
OF PROPERTY

12,000 FT. SOUTH SIDE OF PIMLICO RD.
12,000 FT. NORTH OF JONES FALLS EXPWY.

3/12/57
1/18/57



NOTE: Plan revised in accordance with
Baltimore County Bureau of Public Services
Comments dated Sept. 25, 1957

The Executive View Country Club, Inc.
TES 1310-137

R-40 (DR-5.5)

"Grange" Proposed

SUGARCREE ROAD

EXIST WOODED AREA

EXIST WOODED AREA

Walter B. Zinn
JWB 1045-121

DETAIL OF
COVERED WALKWAY
"A"

Finished Grade Line

ROAD

PINKLICO

OLD

Mary Victoria Swannell
MVR 3858-180

RESIDENTIAL NO USE
R-40 (DR. 3.5)

Tamara Properties, Inc.
R-5 4210-427

Joseph V. Lachis et al.
JWB 1590-417
RESIDENTIAL NO USE
R-40 (DR. 3.5)

1. AREA
2. EXIST
3. EXIST
4. PROPO
5. PROPO
6. DENS

H. Wilmer Geary
JWE 1566-504

RESIDENTIAL
(No Use)

(DQ-5.5)

Proprio Drainage & Util.

Exist. Wooded Area

Expt. Wooded Land

Page 13. Drainage & Utility Easement

The Bonnie View Country Club, I
 FEB 1910-437

(02-20)

Forest V.L. into of 21.
JWB 1590-411

040000

NOTE
Editing
Comp.

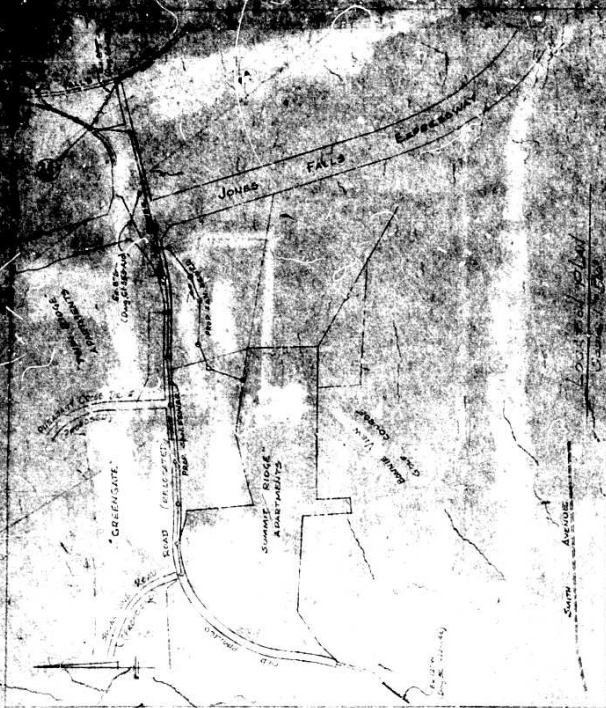
GENERAL NOTE

1. AREA OF TRACT 37.1966 AC.
2. EXISTING ZONING OF TRACT RA (DR-5.5)
3. EXISTING USE OF TRACT RESIDENTIAL & NO USE
4. PROPOSED ZONING OF TRACT RA (DR-10)
5. PROPOSED USE OF TRACT GARDEN APARTMENTS
6. DENSITY CALCULATIONS:
 - A. GROSS AREA = 37.1966 AC.
 - B. NUMBER OF UNITS ALLOWED = 595
 - C. NUMBER OF UNITS PER ACRE = 500
 - D. DENSITY PER ACRE = 500
7. REQUIRED CIRCULAR = 517 SPACES @ 85'x18'
8. REQUIRED ROAD = 800 FEET
9. EXISTING 8'x12' WATER MAIN IN PUBLIC RD.
10. PROPOSED 8'x12' WATER MAIN TO BE EXTENDED 800 FT. N. ALONG N. SIDE OF TRACT, THEREIN, 700 FT. EACH WAY EAST OF THE

H. Wilmer Geary
JUNE 1966-504

RESIDENTIAL
(No Use)

(DR-5.5)



RESIDENTIAL (NO USE)
Julia Mary M. Lochte
CHK 1137-230

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION

FOR
RECLASSIFICATION
OF PROPERTY

VIEWED FROM SOUTH SIDE OF PIMLICO RD.
2200 STREET OF JONES FALLS EXPWY

3rd Civil District Baltimore City
Sept 25, 1966



NOTE: Plat revised in accordance with
Baltimore County Bureau of Public Services
Comments dated Sept. 25, 1966