

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, the undersigned, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5 zone to an D.R. 10 zone; for the following reasons:

Error in the recently-enacted countywide comprehensive Land Use Maps.

The 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. We, the undersigned, 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: Paul W. Elrod, Jr.
Address: 1414 W. 13th St.
Legal Owner: Samuel B. Moore, Jr.

Protestant's Attorney: Fred E. Waldrop
Address: 202 Loyola Federal Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of August, 1971, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of September, 1971, at 2:00 o'clock.

BEFORE THE
COMMISSIONER OF
BALTIMORE COUNTY

This Petition requests a Re-classification from a D.R. 3.5 Zone to a D.R. 10 Zone for 21.9 acres of land. The request is made by four (4) area residents who have combined their properties to make one (1) individual Petition. Testimony indicated that the property, for the most part, is undeveloped, wooded, hilly and traversed by streams. The property is situated adjacent to a large apartment complex known as Enchanted Hills through which it gains its only access.

The Petitioners feel that the Baltimore County Council erred in not classifying their property D.R. 10. The following reasons were given: expansion of existing industrial parks and construction of new industrial areas have created a tremendous demand for rental properties in the Reisterstown Road corridor; all present rental units are at capacity occupancy; the rocky, hilly condition of the land make it economically unfeasible to develop for low density apartments (3.5 dwellings to the acre) or individual cottages; the southern most boundary of the Petitioners' property binds on an existing apartment complex which drastically effects the desirability of individual residential ownership; one (1) and two (2) bedroom apartments are not conducive to acquiring families with school age children; and the installation of a traffic signal at the intersection of Reisterstown Road and Enchanted Hills Road has minimized the traffic problems that had existed there.

There were no protestants present at the hearing, however, comments by the Zoning Advisory Committee provided the Deputy Zoning Commissioner with the following information:

Public water and sewer facilities can be made available to this property. This property is traversed by streams which constitutes waters of the state. No change can be authorized for the course or cross section of the streams without a 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 fifty (50) year storm.

All access to the subject property exists via Reisterstown Road, Enchanted Hills Road and Pleasant Ridge Drive. A change from D.R. 3.5 to D.R. 10 of the 21.9 acres of land should increase the trip density from seven hundred and seventy (770) to twenty-six hundred and forty (2,640) per day. This increase in trip density is not expected to overload Reisterstown Road in the vicinity of its intersection with Enchanted Hills Road. However, additional traffic problems can be expected on Reisterstown Road between the development of Enchanted Hills and the Baltimore Beltway.

Schools, in this area, are presently overcrowded. Any additional residential development will add to this problem. Development, based on the existing zoning (D.R. 3.5), could yield forty-one (41) elementary pupils while development, as proposed (D.R. 10), could yield between one hundred (100) and one hundred and forty-five (145) elementary pupils. New schools are programmed for the area but are not scheduled to open for two (2) to three (3) years.

In reviewing the above testimony, one cannot escape the fact that sections of Reisterstown Road are crowded, as are the area schools, and in need of relief. However, the physical aspects of the tract must also be taken into consideration. The high buildable portion of the site consists of steep grades. The low areas are dissected by two (2) streams with large flood plain areas that cannot be built upon. Utilities are available, access is satisfactory, and the site is located adjacent to an existing apartment development.

In summation it appears from the evidence presented, that

- 2 -

the site is more adaptable to an apartment type development than a development of individual homes. The extensive grading and the additional public roads required for individual homes would not be economically justified. Under these conditions, it also appears to be unreasonable to expect a developer to build apartments on this particular tract, at this location, at a rate of 3.5 units to the acre.

After considering all of the facts, it is apparent that the Baltimore County Council acted reasonably in not placing the highest residential density possible (D.R. 10) on the subject tract because of the traffic and school yield. However, it is the opinion of the Deputy Zoning Commissioner that the Comprehensive Zoning Map is in error in not placing a higher residential density than that which presently exists on the property for the foregoing reasons.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of December, 1971, that the herein described property or area should be and the same is hereby reclassified from a D.R. 3.5 Zone to a D.R. 10.5 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.

James S. Hays
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE: 12/30/71
BY: John Hays

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 20, 1971

COUNTY OFFICE BUILDING
100 W. Camden Ave.
Towson, Maryland 21204

MEMBERS

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

"INDUSTRIAL"
DEVELOPMENT

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

Re: Item 37 (April-October 1971)
Property Owner: Paul Rhoads, et al
Location: NE of Reisterstown Rd.,
SE of Gaynes Brook
Present Zoning: D.R. 3.5
Proposed Zoning: D.R. 10
District: 4th Sector: Northwestern
No. Acres: 21.90

Dear Mr. Gavrellis:

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, heavily wooded with several streams running thru the center of it. The property to the southeast is improved with an existing apartment project. The remaining surrounding properties are improved with residential dwellings and vacant land. Pleasant Ridge Drive deadends at the Petitioner's property at the southeastern most property line and is improved with concrete curb and gutter.

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:

Access to this site shall be from Pleasant Ridge Road which will be extended through this property. Proposed improvements are for a 40-foot closed roadway within a 60-foot right-of-way. Highway right-of-way and improvements would be required in connection with any subsequent development of this property.

Mr. George E. Gavrellis
Item 32

The exact alignment of Pleasant Ridge Road and the disposition of Pleasant Hill Road and the 50-foot right-of-way known as Banner Road will be established at such time as this property is reviewed by the Joint Subdivision Planning Committee.

All entrance locations are subject to the approval of the Department of Traffic Engineering and the Office of Planning and Zoning.

Storm Drains:

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

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. Connection of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This property is traversed by streams which constitutes waters of the State. No change can be authorized for the course or cross-section of the stream 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/drain 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.

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, and 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.

Water:

Public water facilities can be made available to benefit this property.

Mr. George E. Gavrellis
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Supplementary fire hydrants and improvements to the public system may be required for adequate protection and domestic service.

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 water 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 benefit this property.

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 onsite, 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 onsite sewerage must conform with the Baltimore County Planning 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 recordation.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and has no comments.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from D.R. 3.5 to D.R. 10 of 21.9 acres. This should increase the trip density from 770 to 2640 trips per day.

All access to the subject property exists via Reisterstown Road. Although this increase is not expected to overload Reisterstown Road in the vicinity of Enchanted Hills Road, it can be expected to create additional problems to the area between Enchanted Hills and the Beltway. The traffic volume on Reisterstown Road in this area is 20,700.

BUILDING ENGINEER'S OFFICE:

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

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HEALTH DEPARTMENT:

Public water and sewer are available to this 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 DEPARTMENT:

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

Minimum width to the roads through site shall be 30 feet to assure passage 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.

ZONING ADMINISTRATION DIVISION:

All access to the subject property would be via Reisterstown Road to Pleasant Ridge Drive to the subject property. From previous comments it has been indicated that due to the number of petitions filed for the Reisterstown area and if all are ultimately developed as proposed, Reisterstown Road could be rendered impassable by the traffic congestion. Any additional traffic from any petition along this corridor would definitely create traffic hazards and congestion.

Very truly yours,

Oliver L. Myers
Chairman

UHM:

cc: Mr. Edward D. Hardesty, Zoning Commissioner
Mr. Fred E. Waldrop
202 Loyola Federal Building
Towson, Md. 21204

FEB 7 1972

PETITION FOR RECLASSIFICATION from DR 3.5 to DR 16

N/S Pleasant Ridge Drive, 500'
West of Enchanted Hills Road
4th Election District of Baltimore County
21.90 Acres of land more or less

Paul W. Rhoads, Russell W. Allen, June C. Allen, George E. Staub, William R. Moore and Louise R. Moore, Petitioners

Petitioners, PAUL W. RHOADS, RUSSELL W. ALLEN, JUNE C. ALLEN, GEORGE E. STAUB, WILLIAM R. MOORE AND LOUISE R. MOORE, by their attorney, FRED E. WALDROP, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore County assign the following reasons in support of their Petition for zoning reclassification:

1. Error in the recently-enacted countywide comprehensive Land Use Map because:
 - a. It did not take into consideration the future growth of the Reisterstown area and the need for apartments.
 - b. The land is not suitable for development in its present zoning classification because of the unusual topography.
 - c. The property is surrounded by apartments.
 - d. The stop light which is being erected at Enchanted Hills and Reisterstown Roads will relieve any traffic congestion at this intersection.
 - e. That utilities are available to service the site.
 - f. To deny the sought after reclassification would be confiscatory.
2. That the granting of the request will benefit the community by providing critically needed rental housing in the area.
3. And for such other and further reasons to be submitted at the time of the hearing.

Fred E. Waldrop
Fred E. Waldrop

PETITION FOR RECLASSIFICATION
from DR 3.5 to DR 16

N/S Pleasant Ridge Drive, 500'
West of Enchanted Hills Road
4th Election District of Baltimore County
21.90 Acres of land more or less

Paul W. Rhoads, Russell W. Allen, June C. Allen, George E. Staub, William R. Moore and Louise R. Moore, Petitioners

MEMORANDUM ON BEHALF OF PETITIONERS

Petitioners, PAUL W. RHOADS, RUSSELL W. ALLEN, JUNE C. ALLEN, GEORGE E. STAUB, WILLIAM R. MOORE AND LOUISE R. MOORE, by their attorney, Melvin A. Steinberg, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore County assign the following reasons in support of their Petition for Zoning Reclassification:

- I. ERROR IN THE RECENTLY-ENACTED COUNTYWIDE COMPREHENSIVE LAND USE MAP.
 - A. It did not take into consideration the future growth of the Reisterstown area and the need for apartments.
 1. General shift and growth of population in the Metropolitan Baltimore area has moved up the main arterial roads; namely, Park Heights Avenue, Reisterstown Road, and Liberty Road.
 2. Expansion of existing industrial parks and construction of new industrial areas has created a tremendous demand on rental property.
 3. The land is not suitable for development in its present zoning classification.
 1. The land in question is too rocky and hilly for farming.

2. Land is not economically feasible to develop for cottage residential use because of its severe topographical grades.

3. The herein property is surrounded by established apartment development, thereby drastically effecting the desirability of individual residential development.

C. Granting of the requested zoning reclassification will not have severe impact on schools or traffic.

1. Small one and two bedroom apartments do not result in acquiring school age children families.

2. The number of students generated by the herein requested zoning classification are minimal.

3. Subsequent to the filing of the herein petition, a traffic control light has been erected at Enchanted Hills Road and Reisterstown Road.

4. Subsequent to the filing of the original petition in the instant case, access to and from the property has been established via Enchanted Hills Road to Pleasant Ridge Drive in addition to from Reisterstown Road.

5. All utilities are presently available to service the herein site.

D. To deny the sought after reclassification would be confiscatory.

1. All of the herein petitioners are present residents of the area being considered.

2. No protest has ever been made by any individual resident or group of residents in the area.

3. There is no other economically feasible use of the land in consideration.

II. GRANTING OF THE REQUEST WILL BENEFIT THE COMMUNITY BY PROVIDING CRITICALLY NEEDED RENTAL HOUSING IN THE AREA.

A. All present rental units are of capacity occupancy.

B. An increase in available rental units will assist in alleviating exorbitant rental cost.

In accordance with the testimony presented at the hearing on September 22, 1971, a revised plan is herewith submitted.

As the enclosed Exhibit indicates, because of the peculiar topography, flood plain, and easements, only two-thirds of the area will be developed. Therefore, the reduction of units will diminish the impact on density as well as other adverse factors.

In addition to the above, it was brought out during the course of the hearing that the land presently zoned DR 16 adjoining the herein property and fronting on Reisterstown Road must install its sewage line in the streambed located on the herein property. Such installation will be at a prohibitive cost and has consequently prevented the development of the property. However, if the present petition is granted, both properties could be developed to the mutual benefit of the community as well as to the developers in that accommodations could be made for such facilities.

In consideration of all of the foregoing information and revised plans, it is respectfully requested that the request of the herein Petitioners be granted.

Melvin A. Steinberg
Melvin A. Steinberg
202 Lovela Federal Building
Towson, Maryland 21204

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

10200 Chestnut Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

21.90 ACRE PARCEL, NORTHEAST OF REISTERSTOWN ROAD,
SOUTHEAST OF GWYNBROOK AVENUE AND WEST OF
PLEASANT RIDGE DRIVE, FOURTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Existing Zoning: (R-10 & D.R. 3.5)

Proposed Zoning: (R-A & D.R. 16)

Beginning for the same at a point on the southwest side of Pleasant Ridge Drive, 60 feet wide, as shown on the Plat of Allyson Gardens, recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, Page 73, said beginning point being the point of intersection of the southwest side of said Pleasant Ridge Drive and the northwestern outlines of the land shown on said plat, said beginning point being also at the distance of 466.82 feet, as measured northwesterly along said southwest side of Pleasant Ridge Drive from its intersection with the northwest side of Enchanted Hills Road running thence and binding on said outlines the four following courses and distances (1) N. 45° 17' 40" E. 219.69 feet, (2) N. 84° 20' 30" E. 252.29 feet, (3) N. 10° 36' 00" E. 337.00 feet, and (4) N. 09° 44' 20" E. 129 feet,

more or less, thence leaving said outline and running for the five following courses and distances: (5) S. 45° 19' 55" W. 470 feet, more or less, (6) westerly, 101 feet, more or less, (7) N. 55° 06' 50" W. 449 feet, more or less, (8) S. 24° 31' 30" W. 292 feet, more or less, and (9) S. 46° 46' 35" W. 1107 feet, more or less, to the southwest side of a 50 feet right of way, known as Wanner Road, thence binding thereon (10) S. 43° 17' 34" E. 815 feet, more or less, thence (11) N. 45° 19' 55" E. 25 feet, more or less, to the center of said right of way, thence binding thereon, (12) N. 43° 17' 34" W. 100 feet, more or less, thence leaving said center of said right of way and running for the five following courses and distances, (13) N. 45° 19' 55" E. 426 feet, more or less, (14) southeasterly, 101 feet, more or less, (15) N. 45° 19' 55" E. 60 feet, more or less, (16) southeasterly, 100 feet, more or less, and (17) N. 45° 17' 40" E. 142 feet, more or less, to the westernmost corner of the land shown on the aforementioned plat, thence binding on the northwestern outline of the land shown on said plat, (18) N. 45° 17' 40" E. 188.61 feet, to the place of beginning.

Containing 21.90 acres of land, more or less.

pl-drg
J.O. 66143
4/15/71

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
Zoning Commissioner
TO: _____ Date: May 17, 1971
FROM: Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #32

April 27, 1971
Paul Rhoads, et al
NE of Reisterstown Rd.,
SE of Gwynnbrook

This Office has reviewed the subject site plan and has no comments.

STATE OF MARYLAND
STATE ROADS COMMISSION
800 WEST PATRICK STREET
BALTIMORE, MD. 21201
May 13, 1971

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Baltimore County
(Route 140)
Baltimore County Reclassification Cycle for the period of April to October, 1971.
Northwestern Sector
(Reisterstown Road Area)

Dear Mr. Hardesty:

In reviewing the subject petitions it was noted that quite a few new developments that would create a considerable increase in traffic generation are proposed in the Reisterstown Road area: Items 24, 25, 26, 29, 30, 32, 33, 35, 38 and 44.

It is the opinion of the State Roads Commission that if many of these sites are developed as planned sections of Reisterstown Road could become virtually impassable.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
J. John E. Meyers
Asst. Development Engineer

CLJ:ENB

ORIGINAL
72-73

OFFICE OF
THE
COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Sept. 6, 1971

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

as inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One ~~ONE~~ ~~ONE~~ ~~ONE~~
week before the 6th day of Sept., 1971 that is to say, the same
was inserted in the issue of September 2, 1971.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

Malvin A. Stromberg, Esq.,
202 Loyale Federal Bldg.,
Towson, Md. 21204

Reclassification
Item 32

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 19th day of August 1971

Eric Dymally
S. ERIC DYMBALLY,
Zoning Commissioner

Petitioner: Paul Shanks, et al

Petitioner's Attorney Malvin A. Stromberg

Malvin A. Stromberg
Chairman of
Advisory Commission

TELEPHONE
404-2415

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 76666

DATE Sept 29, 1971

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

Being Dept. of Baltimore County

To: Fred E. Widrop, Esq.
202 Loyale Federal Bldg.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 90-622

QUANTITY

Petition for Reclassification for Paul A. Shanks

DATE

AMOUNT

130.50

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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 AC, BA, CC, CA										
Reviewed by: <i>DM</i>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: <i>71-10-2</i>	Map # <i>4-26</i>									

CERTIFICATE OF PUBLICATION

TOWSON MD. September 2, 1971

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper print
and published in Towson, Baltimore County, Md., once a week
at one time, two weeks before the 2nd
day of September, 1971, the last publication
appearing on the 2nd day of September
1971.

THE JEFFERSONIAN
L. Leach
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *4th* Date of Posting: *SEPT. 4, 1971*
Posted for: *RECLASSIFICATION*
Petitioner: *Paul W. Roads*
Location of property: *N.E. OF PLEASANT HILL RD. 600 FT. N.E. OF RIVERSTOWN RD.*
Location of Signs: *O. DEM. END. OF PLEASANT HILL RD. (3) DEM. END. OF PLEASANT RIDGE DRIVE (3) DEM. END. OF WALK AVE.*
Remarks:
Posted by: *Charles H. Miller* Date of return: *SEPT. 7, 1971*
Signature

TELEPHONE
404-2415

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 84967

DATE Sept 22, 1971

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

Being Dept. of Baltimore County

To: Russell W. Allen
70 E. Pleasant Hill Rd.
College Park, Md. 20740

REPORT TO ACCOUNT NO. 90-622

QUANTITY

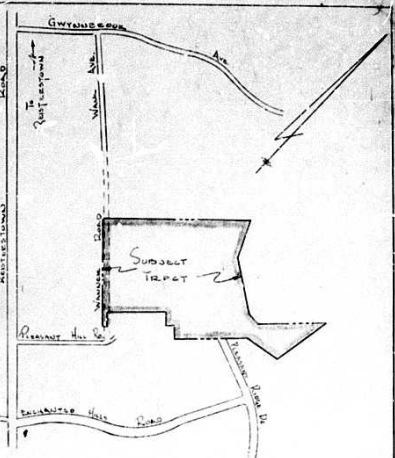
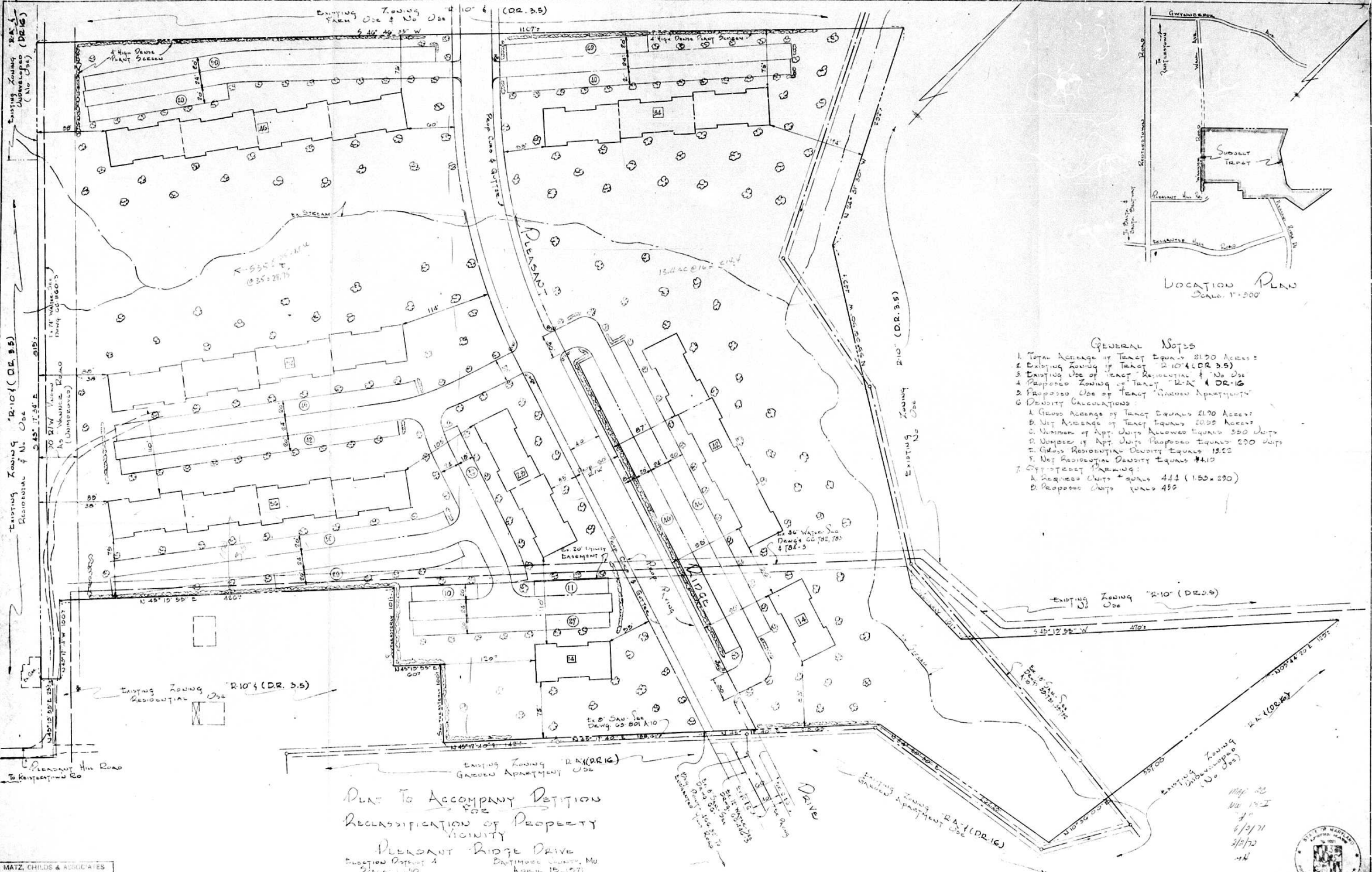
Advertising and posting of property for Paul A. Shanks, et al 72-73-2

DATE

AMOUNT

130.50

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



LOCATION PLAN
Scale: 1"=500'

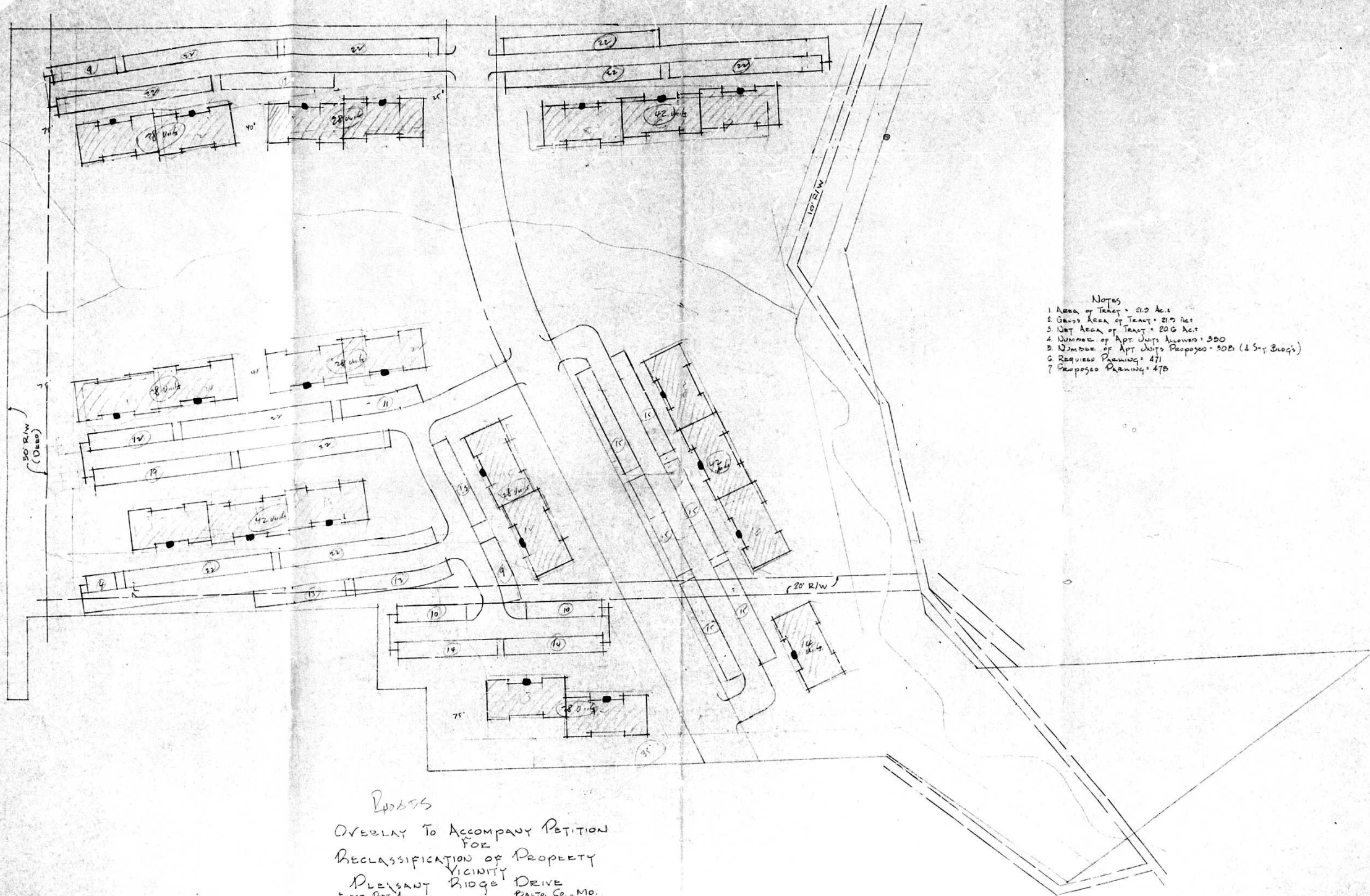
GENERAL NOTES

1. Total Acreage of Tract Equals 21.90 Acres
2. Existing Zoning of Tract R-10 (DR. 3.5)
3. Existing Use of Tract Residential & No Use
4. Proposed Zoning of Tract "R-10" & DR-16
5. Proposed Use of Tract "Green Apartments"
6. Density Calculations
 - A. Gross Acreage of Tract Equals 21.90 Acres
 - B. Net Acreage of Tract Equals 20.88 Acres
 - C. Number of Apt. Units Allowed Equals 350 Units
 - D. Number of Apt. Units Proposed Equals 300 Units
 - E. Gross Residential Density Equals 13.22
 - F. Net Residential Density Equals 14.12
7. Off-Street Parking:
 - A. Required Units + cars 444 (150, 290)
 - B. Proposed Units equals 435

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
PLEASANT BRIDGE DRIVE
ELECTION DISTRICT 4 BALTIMORE COUNTY, MD
DATE: APRIL 15, 1971

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
ARCHITECTS ENGINEERS PLANNERS





- NOTES
1. Area of Tract = 21.0 Ac.
 2. Gross Area of Tract = 21.0 Ac.
 3. Net Area of Tract = 20.0 Ac.
 4. Number of Apt Units Allowed = 300
 5. Number of Apt Units Proposed = 300 (2 S-F, 280 G)
 6. Required Parking = 471
 7. Proposed Parking = 470

PLATS
 OVERLAY TO ACCOMPANY PETITION
 FOR
 RECLASSIFICATION OF PROPERTY
 VICINITY
 PLEASANT BRIDGE DRIVE
 EIGHT DISTRICT
 SCALE: 1"=50'
 BALTO. CO., MD.
 OCT 12, 1971

MATZ, CHILDS & ASSOCIATES
 1020 CROWWELL BRIDGE ROAD
 BALTIMORE, MARYLAND 21204
 DESIGNED BY: CMG
 DRAWN BY: CMG
 CHECKED BY: CMG
 DATE: 10/12/71

