# PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, QASTLENGOD REALTY legal owner... of the property situate in Baltimore County and which is described in the baltimore than the baltimore county and which is described in the baltimore than the baltimore county and which is described in the baltimore county and the baltimore county are considered in the baltimore county and the baltimore county and the baltimore county are considered in the baltimore county and the baltimore county are considered in the baltimore county and the baltimore county are considered in the baltimore county and the baltimore county are considered in the baltimore county and the baltimore county are considered in the baltimore county and the baltimore county are considered in the baltimore county and the baltimore county are considered in the baltimore county are considered hereby petition (1) that the zoning status of the herein described property be re-districted, pursuant

to the Zoning Law of Baltimore County, from . C. C. . District ... C.S.A. District district; for the following reasons:

Error in original districting Proposed district meets all the requirements for said district. And for other reasons to be assigned at the time of any hearing hered

WALTER McMANUS , Vice-President of

Towson, Maryland 21204

Castlewood Realty Legal Owner

ompany, Inc. Address Penthouse Three 204 East Joppa Road

County, to use the herein a verified property, for,

Property is to be posted and advertised as prescribed by Zoning Regulation

I, or we, agree to pay expenses of above re-districting 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 Matte 1 De Pha

305 W. Allegheny Avenue Towson, Maryland 21204

19671, that the subject matter of this petition be advertised, as required by the Zozing 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 Zozing nore County in Room 106, County Office Building in Towson, Baltimore 19871 at 10:00 clock

:00A 11/8/71 garg

--- DEC 1 - 71 AM -

BROOKS & TURNBULL 305 WEST ALLEGHENT AVENUE

November 29, 1971

S. Fric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Re: Petition for Redistricting
W/W corner of Hamilton Avenue
and Radecke Avenue
1th District
Castlewoods Galty Company, Incorporated-Petitioner
No. 72-122-K (Item No. 37)

Dear Mr. DiNenna:

CHARLES E BROOKS

It would be appreciated if you would note an Appeal to the County Board of Appeals from your Order and Decision dated the 27md day of receive 1971, denying the request of Castlewood Realty Compan, Insorporated for a CSA District on the above captioned property. I sections my check in the amount of \$70.00 which I am advised to the cost of noting said Appeal.

Your kind cooperation as concerning the above is greatly

appreciated.

Sincerely yours,

BROOKS & TURNBULL, BY:

CO: Mr. Francis J. Ruzicka, President Gruater Hosedale Community Council, Inc. 8012 Caradoc Drive Baltimore, Maryland 11237

Mrs. Pilly Corbett, President Holland Hill Improvement Association, Inc. 5679 Arnhem Eood Baltimore, Marylani 21206

RE: PETITION FOR REDISTRICTING from C.C.C. to C.S.A. District NW corner Hamilton & Radecke Avenues, 14th District Castlewood Realty Co., Petitioner

REFORE COUNTY BOARD OF APPEALS BALTIMORE COUNTY

No. 72-122-

CHINION

This case comes before the Board on an appeal by the petitioner from an Order f the Zoning Commissioner, which denied the petitioner's request to redistrict the subject property from a C.C.C. to a C.S.A. District. The subject property is located at the The property now contains 1.41 acres and is zoned S.L. If this patitioner proposes to construct a three boy service station as set out on petitioner's Exhibit #2. This property is part of a larger tract (approximately 21 acres chased by the petitioner in 1961. The petitioner, in February 1971, by a Court order, sold all but the subject property to Food Fair Properties and a wage shapping sed for this tract. Petitioner's Exhibit #1, dated 11/12/67, indicates that service station was proposed for the subject property when the petitioner owned the entire ever, the ensuing litigation mentioned above caused the petitioner to dive a themselves of the major portion of the entire tract, and with it the right to build the service n the subject property without the requested redistricting from the C.C.C. to a The sale question for this Board to decide is whether or not the County Council erred in placing a C.C.C. District on this small 1,41 acre entirety. Before the adoption of the new maps (3/24/71) the entire tract, including the subject property, was districted C.C.C

Testimony presented at the hearing would indicate that the County Council did not know that the original 21 acre tract was now divided into two ownerships, and that the subject property was but 1.41 acres in size. According to the Regulations, a service station may be built as a matter of right in a C.C.C. District provided it is at least 3 acres in size, under a common ownership or control, and in a planned shopping center approved by the Office of Planning and Zoning. At one time such was the case for this total tract.

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RE: PETITION FOR REDISTRICTING:
NW/corner of Hamilton Avenue and Radecke Avenue 14th District
Castlewood Healty Company,
Incorporated - Petitioner NO. 72-122-R (Item No. 37) :

BETORE THE ZONTING COMMISSIONER OF BALTIMORE COUNTY

111 111 ... The Petitioner requests a change in Districts from a

C.C.C. District to a C.S.A. District, for a parcel of property located on the northwest corner of Hamilton Avenue and Radecke Avenue, in the Fourteenth District of Baltimore County, consisting of 1,2645 acres of land.

Without reviewing the evidence further in detail but all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the C.C.C. District contiguous matter of right in conjunction with a shopping center. Construction of the shopping center is eminent. Since the C.C.C. District allows an automotive service station as a matter of right in conjunction with a shopping center, an additional automotive service station in this locality would be detrimental to the health, safety and general welfare of the community.

For the aforegoing reasons, IT IS ORDERED by the Zoning

Zoning Commissioner of

Castleward Realty Co. - #72-122-R

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tion is to be constructed at this location a C.S.A. District would be necessary. cerning the question of error, the 1.41 acre subject property does not seem to fit the efinition of a C.C.C. District, but would seem to more precisely fall within the C.S.A. Considering all of the testimony offered, it would appear to this does qualify for a service station as a matter of right, but none has been proposed for same a While the subject property is the key location for this service station, the Soard would not like to see two stations built practically back to back at this tract. would exist if the requested petition is granted. This troubles the Board. ess to the petitioner it is the feeling of this Board that the County Co. not did not know the two ownership situation existed here, and would not have districted the maller 1.41 acre carcel C.C.C. if it had known same. The proper district by definition would be a C.S.A. District. The Board has reviewed carefully petitioner's Exhibits #1 and #2, and has carefully reflected on the Zoning Regulations as they apply to this proble The Board has also taken into consideration protestants' Exhibit A, which summarizes the

After the division of this tract, the subject property does not qualify; hence, if a service

In summary, it is the judgment of this Board that the County Council would no' have placed a C.C.C. District on thir 1.41 acres if it had known all of the facts. Thereform, the board will grant the requested petition to redistrict the subject property from a C.C.C. District to a C.S.A. District, which as such, by sefinition within the Regulations, would be the proper district for this 1.41 acre sire.

## ORDER

For the reasons set forth in the aforegoing Opinion, it is this 17th day of April, 1972, by the County Board of Appeals, ORDERED that the redistricting from a C.C.C. District to a C.S.A. District petitioned for, be and the same is hereby GRANTED.

Castlewood Realty Co. - #=2-122-k

Any appeal from this decision must be in a cordance with Chapter 1100. ubtitle B of Mar/fond Rules of Procedure, 1961 edition

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

MCA 🗆 🗆 🗅 CONSULTING

## DESCRIPTION

1, 2645 ACRE PARCEL PROPOSED SERVICE STATION SITE NORTH SIDE OF RADECKE AVENUE SOUTHWEST SIDE OF HAMILTON AVENUE FOURTEENTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

This Description is for a C.S.A. District

Beginning for the same at a point in Radecke Avenue and in the eleventh or S 77° 04' 56" W 1730. 30 foot line of Parcel No. 3 of the land conveyed to Castlewo Realty Company, Inc., by deed recorded among the Land Records of Baltimore County in Liber O. T. G. 4559, page 200, said point being distant 328, 49 feet, as measured S 77" 04" 56" W along said line from the beginning thereof and from the center line of Hamilton Avenue, thirty feet wide, running thence binding on a part of said eleventh line. (1) S 77\* 04' 56" W 34.03 (eet, thence two courses: (2) N 19\* 35' 00" W 178.00 feet, and (3) N 28° 01' 43" E 147.74 feet, thence binding on the center line of Hamilto Avenue, as proposed to be widened to seventy feet, and on the northeast line of the area zoned "B-1, with a CCC District". (4) S 61\* 58' 17" F 118, 69 feet, thence binding

Containing 1.2645 acres of land

\$ 65° 31' 14" W 148, 67 feet, to the place of beginning

Page Two

on the northwest and southwest Right of Way Line of Hamilton Avenue, as shown on

State Roads Commission of Maryland Plat No. 17817, revised August 1, 1957, three

courses: (5) S 22° 36' 22" W 1. 85 feet, (6) S 67° 23' 38" E 35. 54 feet, and (7) south-

easterly, by a curve to the right with the radius of 374.74 iset, the distance of 150.98

feet the chard of said arc being S 55° 51' 08" E 149, 96 feet, thence bidding on the

Base Line of Right of Way of Radecke Avenue, as proposed, and on the south outline

right with the radius of 700.00 feet, the distance of 105.06 feet, the chord of said arc

being S 53° 23' 54" W 104. 96 feet, thence binding on the north and west Right of Way

Line of Radecke Avenue, as shown on the aforementioned State Roads Commission of

Maryland Plat No. 17817, two courses: (9) S 76\* 28' 22" W 20.0" feet, and (10) S 13\*

31' 38" E 6.49 feet, thence again binding on the south outline of the aforementioned

area zoned "B-L with a CCC District", (11) southwesterly, by a curve to the right

with the radius of 700.00 feet, the distance of 148.95 feet, the chord of said are being

of said a rea zoned "B-L with a CCC District", (8) southwesterly, by a curve the

J. O. #61103

8/12/71



JUN 26 1972

FOR IVED. RECT ORDER

The purpose for the request is to construct an automotive service station which is permitted in a C.S.A. District as a matter of right. Testimony indicated that immediately adjoining the subject property is a proposed large shopping center which iovs a C.C.C. District.

Commissioner of Baltimore County this 22 day of November, 1971, that the above Redistricting be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a C.g.C. District.

September 14, 1971

Charles E. Brooks, Esq., 305 W. Allegheny Avenua Towson, Paryland 21204

RE: Type of Maaring: C.C.C. District to a C.S.A. District Lections in Cor. of Hamilton & Radecke Aves. Petitions: Certiewood Sealty Company, Inc. Committee Meeting of August 24, 1971 1980 District

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

The sublait site is located at the southeast corner of The subject site is located at the southeast corner of final ten Accuse and Recedes Arenue. The property lies directly ecross from residential houses, both to the north and east, as well as apartments to the southeast. The property is vacent and uniformoved, with the exception of two signs that are in violation of the Boltimers County Zening Regulations. Deep those is engrediently 8 x 16 feat in size and the county design that is the County Energy Lens. There is no early and gutter at this county Energy Lens. There is no early and gutter at this

### BUREAU OF ENGINEERING:

The following communis are furnished in regard to the plat submitted to this office for myder by the Zoning Advisory Condition in connection with the subject item:

Borilina Avenue, an existing County read, is prepared to be improved, in the visi ity of this property, as a 45 feet closed type highway cross section on a 70 feet (nominal) right of way.

Charles E. Brooks, Esq. Charles Page 2 Item 37 tember 14, 1971

Highery represents for these reads, including highery right of way and widening and any necessary revertible slope essents will be required in connection with any grading or building paralt application. Construction develops are being prepared for these toprovements as a Capital Improvement Item, Job Fords -179-2% scheduled for construction in 1974-75. For further information, the patitioner is advised to contact the Chief of the Street, Road and Bridge Design Group of the Baltimora County Bureau of Engineering.

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

### Sediment Control:

Oevolopment of this property through stripping, grading and stebilization could result in a sedienat pollution problem, changing private and public holdings domastream of the property. A crading paralt is, therefore, necessary for all grading, including the stripping of top soil.

Oralinage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the inssuance of any grading or building parmits.

Provisions for accommendating storm water or draining have not been indicated on the submitted plane

In accordance with the drainage policy for this type development, the patitioner is responsible for the total actual cost of drainage facilities required to carry the storm unter run-off through the property to be developed to a suitable outfall.

The politioner must outsit to provide necessary drainage facilities (temporary or personent) to prevent creating any nuisances or desages to adjustnt proporties, especially by the concentration of surface maters. Correction of any problem who, says cault, due to incorper grading or imprograms installation of drainage facilities would be the full responsibility of the politions.

### Water and Sanitary Sewer:

Public water supply and sonitary senerage are available to serve this

Charles F. Brooks Fan. Page 3 Item 37 September 14, 1971

## General:

This property is indicated as "Reserved Parcel" on the plan entitled "Final Development Plan - Cedonia Shopping Center", dated November 12, 1567. That plan was reviewed by this office and formal comments dated Docember 18, 1969 were forwarded to the Bureau of Public Services. That office furnished Matz, Child. and Associates, Inc., Engineers for the development of the proposed simpling center, with written comm. is, dated December 22, 1967. A copy of those comments is attached for your consideration.

## BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Caltimore County Building Code and regulations when plans are submitted.

Public water and sewer is available to the site.

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

If lubrication work and oil changes are performed at this site, then revised plans must be submitted showing method providing for climination of waste oil in accordance with the Department of Water Resources Requirements.

## BOARD OF EDUCATION:

No effect on student population.

### FIRE DEPARTMENT:

Fire hydrants for the preposed site (are required and) shall be in accordance with Baltimare County Standards.

The hydrants shall be located  $\approx t$  intervals of 300 feet along an approved road,

The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Cody, 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.

PROJECT PLANNING biv/510N: The four entrances must be approved by the Department of Traffic Engineering and the Director of Planning. All provisions of 8111 40 must be met at the time of filing a building parmit.

TOWSON, MD, 21204

TOWSON IM IES

THIS IS TO CERTIFY, that the annexed advertisement of

in Baltimore County, Maryland, once a week for one

was inserted in the issues of October 21, 2971.

S. Eric Dimensa Zoning Commissioner of Baltimore County

By Ruth Worgan

October 25 - 19 71

Charles E. Brooks, Esa. Page 4 Item 37 September 14, 1971

filing certifies a saccepted for filing on the date of the enclosed filing certifies. Notice of the hearing date and it is which will be held a form one than 90 days after the ute on the filing certificate, will be form the hearing former force, However, we recommend that the Joning Commissioner withhold any Order until the cristing violations are recoved.

Mive & Myer OLIVER L. HYERS, Chairman

OLH + 10

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF TRAFFIC ENGINEER
JEFFERSON BUILDING
TOWSON MARYLAND 21204

Michael S. Flanigan

Item 37 - ZAC - August 24, 1971 Castlewood Realty Co., Inc. NV Corner Hamilton & Radecke Aves. Redistrict from C.C.C. to C.S.A.

A change from a C.C.C. district to a C.S.A. district should not increase the trip density of the parcel.

September 20, 1971



## CERTIFICATE OF PUBLICATION

TOWSON, M.). October 21 ....., 19.71

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the \_\_\_\_\_2lst\_\_day of \_\_\_\_Qctober\_\_\_\_\_

Cost of Advertisement, \$



CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY Posted for Heesing Monday Mr. F. 1971 @ 10,00 A.M. was inserted in THE TOWSON TIMES, a weekly newspaper published weeks before the 25 day of October 1972 that is to say, the same STROMBERG PUBLICATIONS, Inc.

Location of Signs: 2.	Says 1 Post of on Hamilton on and 1 d
	lid I lian Date of return. Oct 26-71
	and the same of th
	There or
2 Sujir	CERTIFICATE OF PLATING ZONING DEPARTMENT OF BALTIMORE COUNTY #72-/2.

Petitioner Coatteners Ryalty Co. Location of property: NW Corner Hamilton & Radule aus. Location of Signe @ 1 on Hamilton one on Karlesh no Merl H 1600 Pale of return: 12-16-21.

JUN 26 1972

#72-122-R

Date of Posting Oct - 20 - 71

## Waltiertre County Depertment Of Bublic Warks

COUNTY OFFICE BUILDING

nean of Public Services

December 22, 1967

Matz, Childs & Assoc., Inc. 1020 Crownell Bridge Road Towner, Maryland 21205

Attn: Paci Lea. P.S.

080 40 257

BURBAU OF ENGINEERING

Cadonia Shopping Center Page 5

TRUFFIC ENGINEERING CONTENTS:

The problem of the proposed thosping center has been reviewed and the seconds are as follows:

### CHRIST OF PLANTING CONTROLS:

- Forthlag group must be a minimum of 0° from any street property line and 4° high compact torsen planting must be provided in accordance with section 409 of the resulting regulation.
  - 2. A regular exception is required for the proposed theatre.
- 3. The treatre parking must be provided at a race of I parking space for each
- 4. This office concurs with the community of the Bureau of Engineering and Traffic Department on to relocating the drive on Endache Avenue and the widening of Endache

### parant of the treet in-litebray Comments

Acres to this size shall be from Dafe, he Avenue, an existing most which shall while the highest say. I represed with combined on and potter and inches paying contentation and addition injured say. The paying cross-sections within the Dafeous right-of-may shall be an indicate.

6. A Primor exchange the reconstruction at the city line wide to a Sh-Four cool of corresponding of the extrant to the shopping contact a located by the ring Division.

b. A clearly doubled extended as the condition of the Chifeet testification — as a serior cash and of the could find the chapter extended when the chapter of the chapter o

This thopping conver couplex, comprising an error of about 19 acres, should be expected wantrate from 15,000 to 20,000 trips daily.

In eccordance with the proposed layout, the shapping conter will be served elmost exclusively by Andecha Apamoa. Therefore, it will be necessary to increase the capacity of this road substantially beyond what has previously been contemplated in the planning and design of the road.

A revision and uppending of the plans for hadous Avenue, from the City Line to the deal section morths of brailten Avenue, is meassary. It opposes that a minimum right-of-way which of to feat is required. This will allow two Ci-foot wide roadway sections and o Li-foot wide modes for loft turn storage lones.

impresentatives for Caltimore City have been rade more of this proposal. However, the profile intry plan, showing the planned appraising of factable Avenue width Caltimore County, should be subsideed to Caltimore City to chean the mocessary comparation in the planning of the rade deep the frontings of this site.

The proposed resumental entrance should be served ensterly in order to create a bother loop read off indexes Arease Alan, the cards and the radion should be extended stell into the size to rather to the smalley of the extrance and to get the weblicles off the positive read year of the first and the positive of the statement of the should be possible scale for its input conflicts at the entrance. Copies of a shatch showing a possible scale for its time commenced variance are extracted. The median length shown on the statch its second 100 feet. This should be considered a minious.

The suggested toyout of the entrance will require releastion of some of the proposed buildings in order to provide access to the strated dates being the buildings. Furthermore, ten beyont "some of the buildings will have to be changed to click a reasonably mide towards of the suggestion."

The proximity of the planned feed region and the department store—the calm troffic generators - may not be desirable for the best utilization of the parking area, end for distribution of traffic and parking within the site.

It is requested that the size plan be ravised to she, the location of emile approved fire hydronic. They shall be located not less than 50 feet from the buildings and 300 feet distance epart as recovered along an improved rese.

Cadonia Shopping Center Páge 2

Highway Coments: (Contd.)

improvements in connection with this site shall consist of the construction of combination curb and gutter and a minimum of  $\delta S$  foot of maculan paying along the fruntage of the property. The developer shall be financially responsible for the following and the work child be acceptioned under a County contract:

a. The submission of detailed construction drawings to extend a minimum of 200 feet each side of the site. Construction drawings covering this area are on file with the Highesy basign droup of the Bureau of Engineering and cay be used as a guide to establish line and grade.

b. The submission of cross-sections where deemed nacessary for design or construction

- c. The preparation of a right-of-way plat for, and the dedication of, the widening at no cost to the County.
- d. If offsits read rights-of-way are required to role the necessary improvements, the Developer's enginesy shall furnish the right-of-way plats and the County will extend to equire the right-of-way.
- The grading of the widening to the proposed cross-section based on the grade of the existing road.
- f. The construction of combination curb and gutter in its ultimate location and a maximum of 10 foot of meadam paying adjacent thereto along the frontage of the property.
- g. Where existing utilities or poles must be relocated due to read improvements, the Developer shall be "immedial, responsible for this work.

Incilton Avenue is an existing read which shall ultimately be improved with a ku-foot c. Shintien curb and gutter and creachs poving creas-costes on a 70-foot right-of-may. The Burstoper's responsibilities shall be as follows:

- The submission of datailed construction drawings to extend a minimum distance of 200 feet each side of the subdivision or as may be required to establish line and grade.
  - b. The submission of cross-sections.
  - c. The dedication of the widening at no cost to the County.

d. If offsite read rights-of-try are required to make the secondary improvement, the bousdoper's engineer shall furnish the right-of-way plots and the County Mill attempt to acquire the right-of-try.

- e. The grading of the widening to the proposed cross-section besed on the grade of
- The construction of combination curb and guster in its ultimate location and a maximum of 19% foot of macadem paying adjacent therate along the frontage of the property.
- g. Where existing utilities or rules must be released due to resu improvements, the Developer shall be financially responsible for this work.

The entrance locations are subject to approval by the Traffic Division.

Cedonta Shopping Center

Entrances shall be a minimum of 26 feat and a maximum of 30 feat wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 27 feat from any property line, and shall be continueded in accordance with Saltimere County Standards for 7-lach concrete entrance.

Homemets: entrance shall consist of two 29 foot lames divided by a 6-foot median with a minimum 20-foot radius curb returns and shall be constructed in accordance with Battlears County Standards for 7-inch connecte entrances.

The Developer shall be responsible for construction stake-out of all highesy improve-ments required in communition with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the responsibility of the Borel-par's empirear to clarify all rights-of-way within the property and to latitate such action that may be necessary to chandon, widen or extend said rights-of-may. The Boreloger shall be respectible for the submission of all necessary plots and for all costs of acquisition and/or ebandonsent of these rights-

The percoloner is considered in the grading of the site so as to prevent problems in declarge or access involving the present and future grade and alignment of the County roads involved.

Sideralks are required for the read frontages of the site. The walks shall be 4 feet wide and installed to conform with Daltierro County Standards which places the walk cas foot off the property line.

This plat has been referred to the State Roads Cumission for their comments and approval. If they have any comments, they will be forwarded.

In accordance with the drainage policy for this type development, the Baveloper is responsible for the texts estud cost of drainage facilities required to carry the storm stater remark through the property to be developed to a suitable carialli. The beveloper's cost responsibilities include the accounting of excements and right-of-ray - both cosite and offsite - including the deading in feet to the County of the right-of-ray - both cosite of all construction, right-of-ray and essenant drawings including engineering and surveys and appeared to the county corrected both within and outside the development, are also the responsibilities of the Davelors?

Construction drawings are required for offsite draining facilities and any ensite facilities surving affairs areas. The plans are to be designed in accordence with matthews compared that are survived and approved by the bullions (court braces of Engineering, Construction is to be according to the court braces of Engineering, Construction is to be according to the according to t

Qualte draining facilities serving only areas within the site do not require con-struction under a County contract. Such facilities are considered private. Therefore, construction and maintenance chall be the developer's respondibility. Movemer, a defaulte area may, such [Magod], including all incitities and drainings areas involved, shall be dear on the required construction plans.

MALTIMORE COUNTY OFFICE OF PLANNING AND ZONE'S

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

PETITION MAPPING PROGRESS SHEET

Revised Plans;

Change in outline or description\_\_\_Yes

Patitioners Continued Realty Co., Inc.

FUNCTION

Descriptions checked and

Petition number added to

outline plotted on map

Granted by ZC, BA, CC, CA

Previous case:

Reviewed by:

Storm Drain Comments: (Co.).)

0 The Developer must provide necessary drainage facilities (tencorary or otherwise) to provent creating any multimose or demons to adjacent properties especially by the concentration of surface states. Correction of any problem shelds my result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

The Daveloper is to be responsible for the cost of temporary structures and measures required in the event of sectional development.

## Vater Comments:

Page 4

A prelininary print of this property has been referred to Baltimore City, Bureau of Water Supply, for review and comment in report to adapts of mater pressure in this development. If Baltimore City has any comment, it will be formered.

Permission to obtain a matered connection from the existing 12-inch water main in Remilton Avanue may be obtained from the Department of Permits and Licenses.

Fublic water will also be made available to serve this property by constructing a public uster main cuttension, approximately 900 foot in length, from the existing 16-Inch water main in Tadecka Avenue, within Baltimore City to the existing 12-inch water in Minalizan Avenue.

The Daveloper is responsible for any deficit to be incurred by the construction, under County contract and impossible, of public values and networks where the property has is responsible for the preparation and the east of construction from the property of the contract of the property to be a contract of the property of the property

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his ensite water service system.

This property is located in the Eastern 2nd Zono of Mater Service and Area 15-M. subject to a Water Area Commession Charge of \$155.00 per equivalent challing unit.

The total Water Area Connection tharge is determined, and payable, upon application for the Plumbin; Permit. This Charge is in addition to the normal front foot issessment and penuit charges.

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

The Developer is entirely responsible for the construction, and the cost of the construction and salmerance, of all sources required to serve the projected simpling content. Such seemage is to be constructed ensite, that it, not within any public road, rights-of-cay, or casement, except for connection to public scallesty semanage account of all private another costs according to the scale of the semanage of the

This property is not subject to a Sanitary Seren Area Connection Charge at this time. Reserver, any Charge in effect at the time of connection to public sanitary sewerage will apply. \*\*\*\*

7450ag

Me. 1498

1 0.00 O HSr

JUN 26 1972

A Public Works Agreement must be executed by the comer and Kallinors County for the obove manifemed improvements, efter which a Bullding Para's may be approved.

Nov. 11, 1971 DISTAIBUTION Castlewood Realty Co., Inc. 204 E. Joppa Rd. Towson, Md. 21204 SR9 4 688 12 Advertising and posting of property -- #72-122-R BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 1/21/72 \_ACCOUNT\_01-6.62 DISTRIBUTION No. 72-122 - name Cost of posting property of Castlewood Realty for appeal hearing

rooks & Turnbull, Attys.

BALTIMORE COUNTY, NEW LYLAND No. 1428 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Dec. 3, 1971 DISTRIBUTION PINK - AGENCY Cost of appeal - Castlewood Realty No. 72-122-R - N/W/Cor. Hamilton Brooks & Turnball Attys. 1825/6#00 6 70.00 HSC

BALTIMORE COUN OFFICE OF FINANCE - I MISCELLANEOUS	EVENUE DIVISION	No.	218
DATE Oct. 18, 1	771 ACCOUNT	01-662	
	AMOUNT_	\$50.00	
Messrs. Broc 305 W. Alleg Towson, Hd.		VELLO	. CUSTOME
	Redistricting for		

PUBLIC DR.5.5-1 DR 55 D.R. 5.5 16.5 BL-CNG DR. 35 D.R. 5.5 DR 105 DRIG-DR 105 D.R. 5.5 PUBLIC B BL-CNS DR. I QR 53 DR. 10.5 DR 167 BL-CNS-

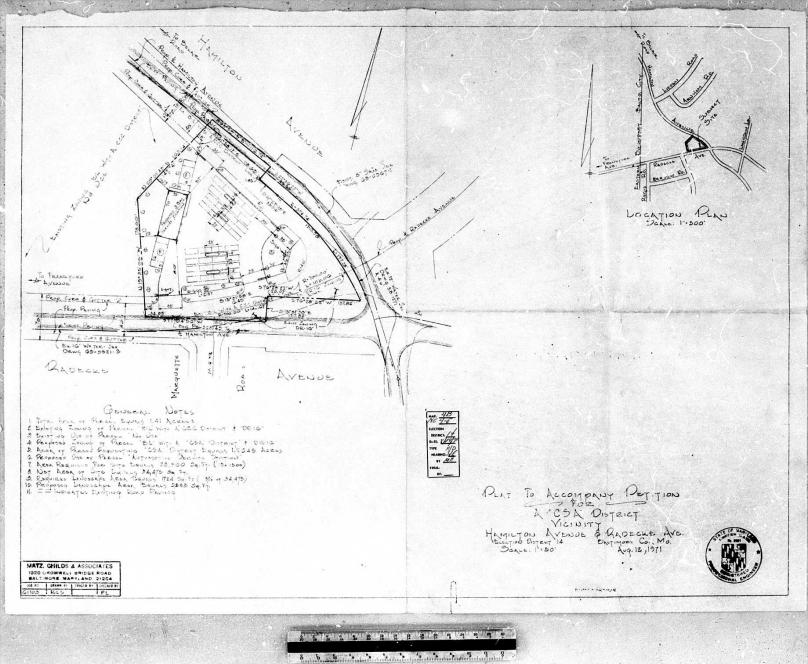
The 8 inch water rule indicated on the Baltimore City parties of the plot plan is quite to turply like hydrents, hamover, the Baltimore County side is a black, for it Under Regulation No. 13.10 A.3.6.0 and E. fire hydrants on private property shall be located by this beream. Please contact Coptain Real B. Maincks at Valley 5-7210 for additional information. Very truly yours,

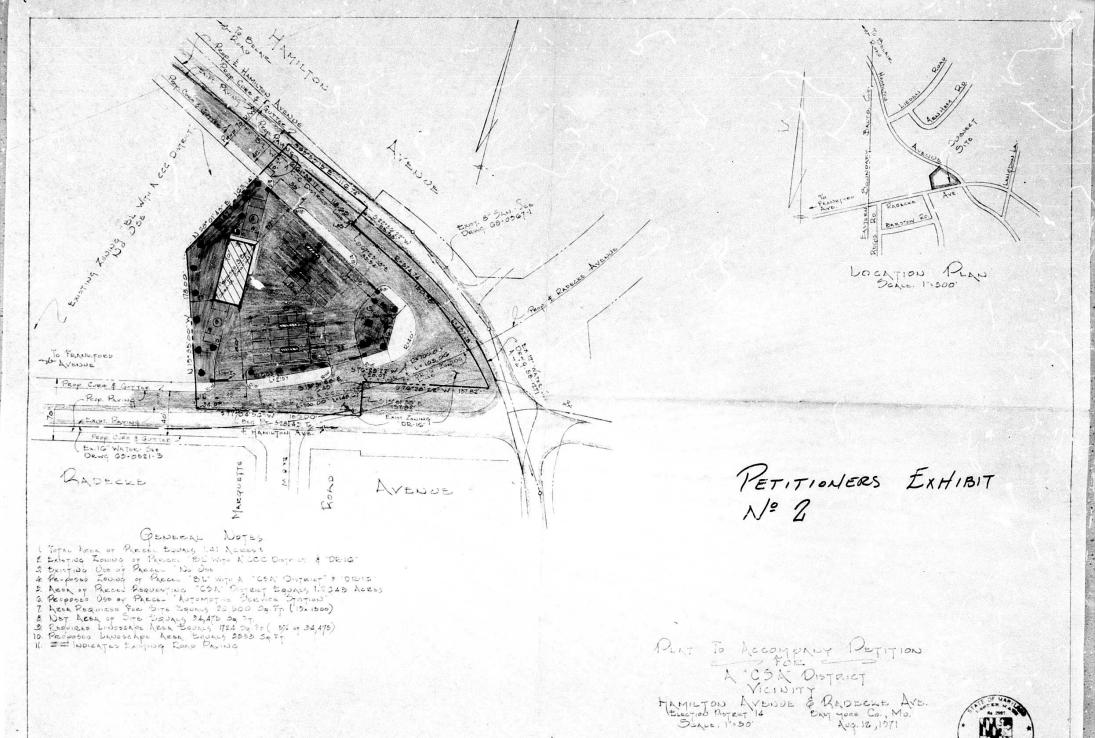
Georga A. Refer, Chief Bureau of Public Services

co: Nellocough /-Gross PMA File Prol. File

CARLELITIES

FIRE PROVENTION CONCERNS:





MATZ. CHILDS & ASSOCIATES
1020 OROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
105 NO DIAM ST | TRACES NO DECEMBER
G1102 | PLES | PLES

