

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, GOUCHER COLLEGE, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-2 zone to an

DR-16 and RAE-2 zone for the following reasons:
Goucher College is the owner of an approximately twenty-six acre tract of land located north of Fairmount Avenue and south of the college campus. Because of a clerical error of the Office of Planning and Zoning, the final zoning map enacted by the County Council did not correctly show the northern boundary of those portions of that tract which were intended to be zoned DR-16 and RAE-2. The map erroneously showed said northern boundary as a curving line located approximately 500 feet north of the center line of Fairmount Avenue instead of as a curving line located approximately 640 feet north of Fairmount Avenue as was intended by the Office of Planning and Zoning. The Planning Board and the County Council, to correct the error, Goucher College seeks reclassification of the area outlined in red on the plat filed herewith from DR-2 to DR-16 and RAE-2 as indicated thereon.

See attached description
Correct to show the actual boundary line and zoning regulations of Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification and/or Special Exception advertisement, including, 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 of Baltimore County.

GOUCHER COLLEGE
By Marvin D. Perry, Jr., President
Contract purchaser
Legal Owner
Address Towson, Maryland 21204

Protestant's Attorney
Russell R. Kenney, Jr.
1800 Westgate Bldg. & Tr. Bldg.
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of February, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of March, 1972, at 10:00 o'clock A.M.

W. Vernon Eney
Zoning Commissioner of Baltimore County.

(over)

TRK, Jrnr 3/15/70

PRESENTATION OF GOUCHER COLLEGE TO PLANNING BOARD OF BALTIMORE COUNTY

INTRODUCTION

This presentation is made in behalf of Goucher College to object to the zoning classification of property which it owns in the Ninth Election District of Baltimore County as proposed on the new Central Sector Zoning Map, and to suggest to the Board another approach to the zoning classification of the property.

DESCRIPTION OF PROPERTY

Two parcels of land owned by Goucher College are involved in this presentation. The first and larger parcel is located in the north east quadrant of the intersection of Fairmount Avenue and Dulany Valley Road. This parcel in shape is a parallelogram with two curved sides and contains about 26 acres. It has approximately 400 ft. of frontage on Goucher Boulevard, 1,400 ft. on the north side of Fairmount Avenue, and 630 ft. on the east side of Dulany Valley Road. It is bounded on the north by a 2 acre parcel leased by Goucher College to Peabody Institute

and by the Goucher College campus of about 300 acres. The property is shown on Exhibits A and B attached hereto. Exhibit A is a 1" = 200' scale drawing of the tract and Exhibit B, which shows the property in a large red circle, is a 1" = 1,000' scale drawing. The zoning classifications proposed for this parcel by the Planning Board are as follows: approximately 5 acres at the intersection of Fairmount Avenue and Dulany Valley Road D.R.16; approximately 15 acres comprising the center of the parcel R.A.E.2; approximately 5 acres on the east end D.R.16; and, a .5 acre section at Goucher Boulevard adjacent to Campus Hills D.R.5.5.

The second and smaller parcel, containing a net area of about 1.3 acres, is located at the south east corner of the intersection of Fairmount Avenue and Goucher Boulevard. This parcel is shown on Exhibit B. Previously referred to, in the smaller red circle and is also shown in Exhibit C attached hereto, a 1" = 200' scale drawing. The Board has proposed a D.R.16 classification for this parcel.

REASONS FOR OPPOSITION TO PROPOSED ZONING

The zoning proposed on the new Central Sector Zoning Map for the 26 acre parcel is completely unrealistic. It predetermines a development of the entire tract for

garden type and high rise apartment use in a fixed pattern which takes no account of the great potential which exists for an imaginative development of this property in such a manner as to take full advantage of its completely unique characteristics which exist with respect to no other property in the Central Sector.

The potential for a development of the 1.3 acre parcel is considerably less than that of the larger parcel and, were it to be considered alone, Goucher College would probably not seriously object to the zoning classification proposed on the new Central Sector Zoning Map, although a high density residential zoning classification for this property might well be considered. However it is clear, we submit, that the zoning classification of this property ought to be considered in conjunction with the zoning classification ultimately determined for the 26 acre parcel. On its 300 acre campus immediately adjacent to the subject property on the north, Goucher College has an investment of approximately \$13,500,000 in buildings. The campus extends to the non-access beltway on the north and it is unlikely that the campus will be devoted to other than College uses in the foreseeable future. On the south, the subject property fronts Towson Plaza, a regional shopping center and the largest in the Towson area. Nowhere in the Towson area is there an unimproved parcel of land of comparable size. In the prior proceeding to change the existing zoning class-

ification of this property, the Zoning Commissioner, the Zoning Board, the Circuit Court for Baltimore County and the Court of Appeals, all recognized the potentiality of this property but said that any change in the zoning classification should be made as part and parcel of the development of a new zoning map. The opportunity to provide Baltimore County in general and the Towson area in particular with a development of the quality of Charles Center or the Village of Cross Keys in Baltimore City or of the City of Columbia in Howard County is here. By a cooperative effort between Goucher College and Baltimore County such a result can be achieved.

PROPOSED USES

As noted above, the subject property is located directly to the north of the Towson Plaza Shopping Center. It is in close proximity to the other retail and office uses in central Towson. It has access to both Fairmount Avenue and Dulany Valley Road and is less than one half mile from the beltway interchange with Dulany Valley Road.

Goucher College believes that the tract is susceptible of multiple uses which should be developed as a whole, perhaps by having a design competition. Various experts consulted by the College have suggested as possible uses a hotel with large meeting facilities, a theater, a

restaurant, retail space, offices, apartments, parking facilities, perhaps partially underground, and perhaps even a pedestrian bridge to connect the area to Towson Plaza and other nearby retail and business uses. First rate architecture, tasteful blending with the surrounding area and imaginative planning for control of traffic would be prerequisites for the acceptance of any developmental scheme. Such a development would obviously have a profound effect upon the quality of every aspect of life in the Towson area as has the 33 acre Charles Center in downtown Baltimore.

At first glance such a proposal may seem grandiose. However, the reality of the situation is that Towson is growing rapidly and is in fact becoming a small city. The subject tract affords the rare opportunity to provide some of the necessary urban amenities which are now lacking in a single, centrally located tract which can be carefully planned as a whole and developed from a fresh start. It would be a tragedy for the community if such an opportunity were squandered because of overly restrictive zoning. This is not to say that the property should be zoned for every conceivable use, thus creating the possibility of a poorly planned, commercialized eyesore. Rather a flexible approach is called for which, while preventing undesirable development, will assure imaginative and full use of the subject property.

At the present time the zoning ordinance apparently provides no single classification which would permit development in accordance with this proposal. Section 30 of the new Zoning Regulations, providing for unit development, contemplates town or community developments on a large tract of rural land as opposed to unit development of a comparatively large area near a town center. This kind of approach to development of the subject property would provide flexibility for imaginative development but at the same time the public interest would be protected by the required approval by the Planning Board and Zoning Commissioner of the developmental scheme. The possibility that the County Council might well consider an amendment of the present zoning ordinance to permit this kind of cooperative development if recommended by the Zoning Board should not be ignored and instead should be carefully considered by the Planning Board. If only the presently available zoning classifications are to be considered, then the possible uses to which the property could be put to provide the most suitable development from the point of view of the community should be worked out in advance and the property then zoned to permit such uses. To determine the uses which would be most desirable from the point of view of the community, experts in planning similar developments in other localities should be consulted. Goucher College is ready and willing to enter into a

cooperative arrangement with Baltimore County to consult such experts with the idea of preparing jointly with Baltimore County a plan of development for this property which will utilize its full potential and create an area of which all of Baltimore County and particularly the Towson community can well be proud.

Goucher respectfully requests that the Planning Board give consideration to this proposal. The College expresses its willingness to meet with the Board and its staff at any time for further discussion and to cooperate fully with the Board at every stage of the planning and development of the subject property. In addition the College will submit to the Board in the very near future more detailed information concerning this proposal.

W. Vernon Eney
Thomas J. Kenney, Jr.
Attorneys for Goucher College

Pursuant to the advertisement, posting of property, and public hearing on the above petition and in appearing that by reason of error in the original zoning map, and the health, safety, and general welfare of the community not being adversely affected.

the above Reclamation should be had; and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of March, 1972, that the herein described property or area should be and the same is hereby reclassified; from a D.R. 2 zone to a D.R. 16 and R.A.E. 2 zone.

and from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and in appearing that by reason of error in the original zoning map, and the health, safety, and general welfare of the community not being adversely affected.

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of March, 1972, that the above re-classification 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 D.R. 2 zone; and/or the Special Exception for the above property should NOT BE HAD, and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

8 HV:eb 10/23/71 #39508

BRIEF IN SUPPORT OF PETITION FOR ZONING RECLASSIFICATION SUBMITTED BY GOUCHER COLLEGE

Goucher College has submitted to the Zoning Commissioner of Baltimore County its petition for reclassification of three parcels of land adjacent to parcels along Fairmount Avenue presently zoned DR-16 or RAE-2. The parcels to be reclassified are in the Ninth Election District of Baltimore County and are within the central sector of Baltimore County's master zoning plan. The petition heretofore filed by Goucher College set forth in summary form its contention that the reclassification should be granted because an error had been made by the Office of Planning and Zoning in drawing up the final zoning map. That error is demonstrated in this brief.

A tract of land of approximately twenty-six acres, located east of Dulany Valley Road and north of Fairmount Avenue - Goucher Boulevard, was declared by Goucher College to be surplus land, unnecessary to the educational activities of the College, in the mid-1950's. The Baltimore County planning authorities were aware of this when the 1955 County zoning map was being prepared and considered; and, in discussions between the College and the County authorities since that time, the tract has been designated as the "Goucher surplus land" and has been treated as distinct and separate from the campus proper. The following facts demonstrate this recognition:

- 1) The tract was excluded from the master plan of the College prepared by elder Sasaki, that plan has been the basis

for the planting and development of the College campus.

- 2) The tract has been separately assessed and taxed since the 1964-65 fiscal year; before that time the property was taxed but not separately assessed.
- 3) The tract has been completely fenced off from the campus proper since October, 1969 by a six-foot wire fabric fence with a barbed wire extension; before that time it was partially fenced.
- 4) The tract was the subject of a previous Goucher request for reclassification as a commercial zone, between 1966 when the petition was filed until 1968 when the denial of the petition was finally affirmed by the Maryland Court of Appeals.
- 5) The tract was discussed at meetings between Goucher and the Baltimore County planning staff when that staff was engaged in studies in anticipation of the new zoning map.
- 6) The entire tract was the subject of consideration by the County Planning Board at public hearings held on November 10, 1969 and on October 15, 1970. At both of these meetings Goucher made objection to the Planning Board's proposal to zone the full tract DR-16 and RAE-2. It suggested commercial zoning or a flexible zoning for the tract. Its suggestions were accompanied by plans

REASONS FOR OPPOSITION TO PROPOSED ZONING AND SUGGESTED ALTERNATIVE CLASSIFICATION

Goucher College objects to the classification of the five acre portion at the west end of the 26 acre tract as D.R. 16, and believes that R.A.E. 2 zoning for the 15 acre center portion of the property should be extended westward to Dulany Valley Road, thus making the westernmost five acres R.A.E. 2 also.

It appears that the D.R. 16 classification of the western portion has been proposed in order to serve as a residential buffer for the garden-type residential uses on the west side of Dulany Valley Road. It is submitted that, if a buffer is required at all, it need not be as restrictive as D.R. 16 and that the R.A.E. 2 classification would be entirely suitable to serve the buffer function. Dulany Valley Road, which separates the west side of the subject property from the Dulany Valley Apartments, is a dual-lane highway with a median strip, approximately 100 feet wide. This width is certainly sufficient to serve as a buffer between the aforementioned garden apartments and an R.A.E. 2 zone which, it must be remembered, is a residential classification. In this connection, it should be noted that Fairmount Avenue, which is not as wide as Dulany Valley Road, serves as a buffer between the same garden apartments and a commercial use to the south, namely, Dulany Plaza Shopping Center. It would have little if any effect on the garden apartments on the west side of Dulany Valley Road to extend the R.A.E. 2 classification several hundred feet to the

- 2 -

west. At the same time, such an extension would result in much more efficient use of the subject property for the benefit of the entire Towson community.

CONCLUSION

It is respectfully requested that the D.R. 16 classification of approximately five acres at the west end of subject property be changed to R.A.E. 2. It is further submitted that this change is both desirable and reasonable and would benefit the entire community.

H. Vernon Eney
Attorney for Goucher College

- 3 -

Indicated on the plan filed with Goucher's Petition for Zoning Reclassification which would have placed the rear lines 640 feet from the center line of Fairmount Avenue. To correct the error, it is necessary that three portions of the 140 foot strip inadvertently classified as DR-2 zone be reclassified as requested in the petition.

H. Vernon Eney
1800 Mercantile Bank & Trust Building
Baltimore, Maryland 21201
752-6780
Attorney for Goucher College

Although there was never an intent of the planning staff, the Planning Board, or the County Council that the full tract would not be considered separate and distinct from the campus proper for zoning purposes, it was discovered when the 200'x1" scale zoning map was public and was dimensioned that only a portion of the twenty-six-acre tract had been designated DR-16 and RAE-2. Certain sections were zoned DR-3.5 and DR-5.5; these were correct enactment of the Planning Board's and the County Council's intentions. However, the rear line of the extensive DR-16 and RAE-2 zones had been drawn some 500 feet instead of 640 feet from the center line of Fairmount Avenue with the result that a narrow band some 140 feet wide and about 1900 feet long adjacent to and south of the fence had been left as DR-2. When the Office of Planning and Zoning investigated the matter, it was discovered that its draftsman had inadvertently drawn the rear lines of the proposed DR-16 and RAE-2 zones at 300 feet from the center line of Fairmount Avenue. It had been intended that the rear lines of these zones be

- 4 -

MAY 15 1972

FRED H. DOLLENBERG
PAUL G. DOLLENBERG
CARL L. GERHOLD

JOHN F. ETZEL
PHILIP K. CHOSS
HARRY W. KRAHN

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

709 WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD.

Proposed Zoning D.R.16

October 25, 1971

Description to accompany Zoning Petition
on property of
Goucher College

All those two pieces or parcels of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Parcel 1 Beginning for the same at a point distant North 12 degrees 52 minutes 57 seconds East 500.00 feet from a point in the center line of Fairmount Avenue which is located 400 feet easterly measured along the center line of Fairmount Avenue from the center line of Dulaney Valley Road and running thence parallel with and distant 500 feet northerly from the center line of Fairmount Avenue, the two following lines viz: Westerly by a line curving toward the left having a radius of 2137.02 feet for a distance of 159.21 feet (the chord of said arc bearing North 79 degrees 15 minutes 07 seconds West 159.17 feet) and North 81 degrees 23 minutes 10 seconds West 60.79 feet, thence North 7 degrees 05 minutes 17 seconds East 140.05 feet, thence running parallel with and distant 140 feet northerly from the second and first lines of the parcel of land now being described, the two following lines viz: South 81 degrees 23 minutes 10 seconds East 64.52 feet and Easterly by a line curving toward the right having a radius of 2277.02 feet for a distance of 169.64 feet (the chord of said arc bearing South 79 degrees 15 minutes 07 seconds East 169.60 feet) and thence South 12 degrees 52 minutes 57 seconds West 140.00 feet to the place of beginning.

Containing 0.730 of an Acre of land more or less.

Parcel 2 Beginning for the same at a point distant North 42 degrees 51 minutes 10 seconds East 500.00 feet from a point in the center line of Fairmount Avenue which is located 350 feet northwesterly measured along the center line of Fairmount Avenue from the center line of Goucher Boulevard extended and running thence parallel with and distant 500 feet northeasterly from the center line of Fairmount Avenue, Southeasterly by a line curving toward the right having a radius of 1797.26 feet for a distance of 535.94 feet (the chord of said arc bearing South 38 degrees 36 minutes 16 seconds East 533.96 feet), thence North 19 degrees 55 minutes 50 seconds East 178.34 feet, thence running parallel with and distant 140 feet northeasterly from the first line of the parcel of land now being described, Northwesterly by a line curving toward the left having a radius of 1937.26 feet for a distance of 462.97 feet (the chord of said arc bearing North 40 degrees 18 minutes 03 seconds West 461.87 feet) and thence South 42 degrees 51 minutes 10 seconds West 140.00 feet to the place of beginning.

Containing 1.604 Acres of land more or less.

Being the property of Goucher College as shown on the plat plan filed with the Zoning Department.

MICROFILMED



FRED H. DOLLENBERG
PAUL G. DOLLENBERG
CARL L. GERHOLD

JOHN F. ETZEL
PHILIP K. CROSS
HARRY W. KRAHN

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

709 WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD.

VALLEY 3-4470

October 25, 1971

Proposed Zoning R.A.E.2

Description to accompany Zoning Petition on property of Goucher College

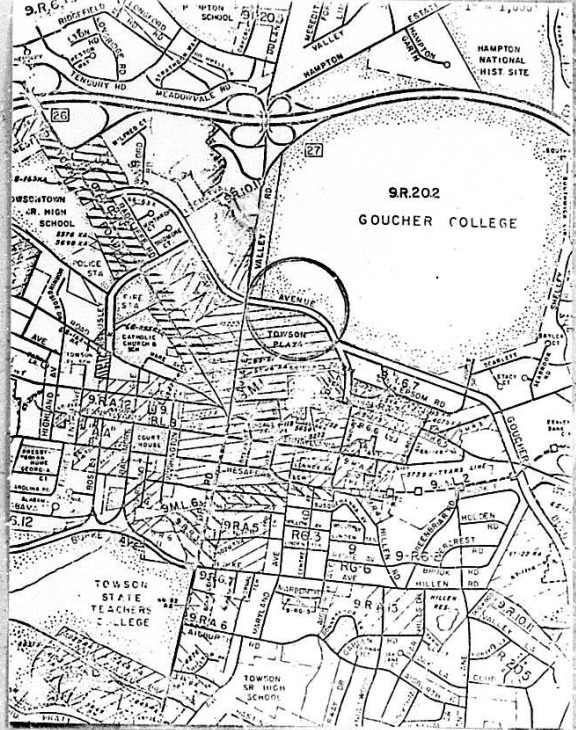
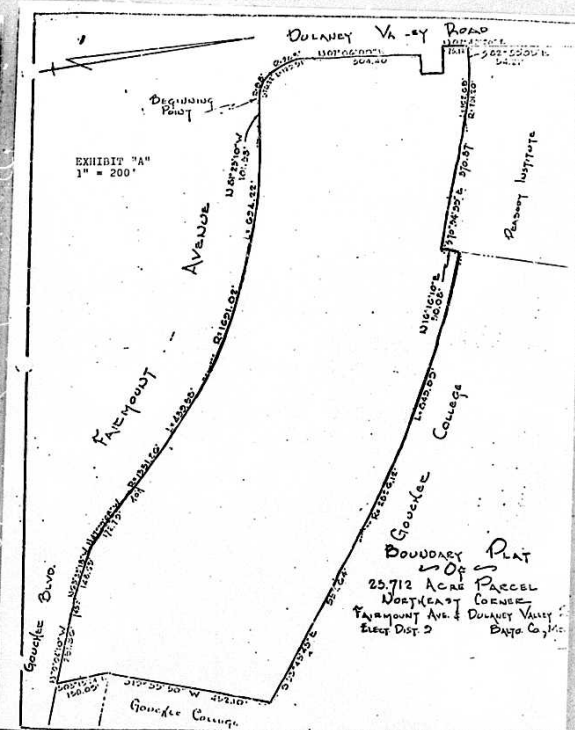
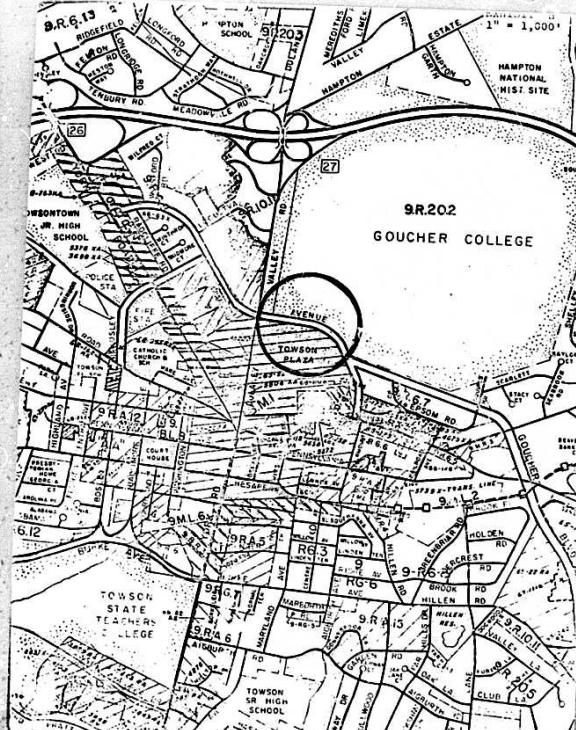
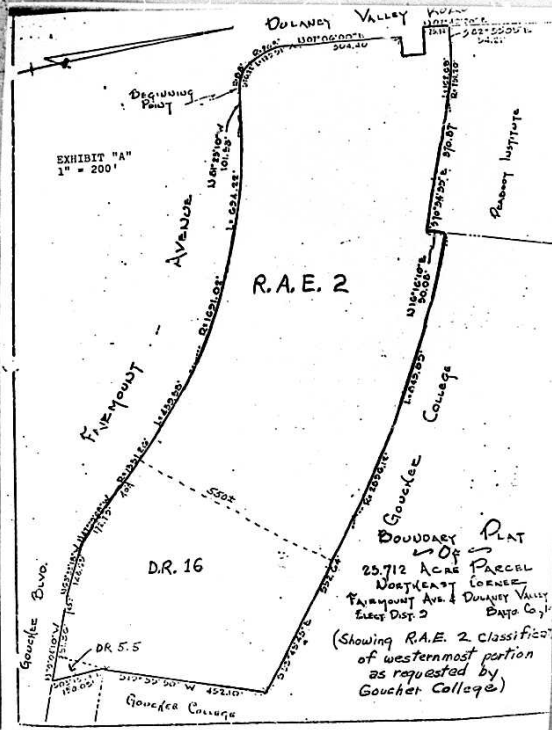
All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point distant North 12 degrees 52 minutes 57 seconds East 500.00 feet from a point in the center line of Fairmount Avenue which is located 400 feet easterly measured along the center line of Fairmount Avenue from the center line of Dulaney Valley Road and running thence parallel with and distant 500 feet northeasterly from the center line of Fairmount Avenue, the two following lines viz: Southeasterly by a line curving toward the right having a radius of 2137.02 for a distance of 718.11 (the chord of said arc bearing South 67 degrees 29 minutes 27 seconds East 714.74 feet) and still Southeasterly by a line curving toward the right having a radius of 1797.26 feet for a distance of 336.17 feet (the chord of said arc bearing South 52 degrees 30 minutes 20 seconds East 335.68 feet), thence North 42 degrees 51 minutes 10 seconds East 140.00 feet, thence running parallel with and distant 140 feet northeasterly from the second and first lines of the parcel of land now being described the two following lines viz: Northwesterly by a line curving toward the left having a radius of 1937.26 feet for a distance of 362.36 feet (the chord of said arc bearing North 52 degrees 30 minutes 20 seconds West 361.83 feet) and still northwesterly by a line curving toward the left having a radius of 2277.02 feet for a distance of 765.16 feet (the chord of said arc bearing North 67 degrees 29 minutes 27 seconds West 761.56 feet) and thence South 12 degrees 52 minutes 57 seconds West 140.00 feet to the place of beginning.

Containing 3.506 Acres of land more or less.

Being the property of Goucher College as shown on the plat plan filed with the Zoning Department.





BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Russell R. Rono, Jr., Esq.,
1800 Mercantile Bank & Trust Building
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Type of Hearing: Reclass. to O, R, 16
and R.A.E. 2
Locations: Rear of NE cor. of Dulany
Valley Road and Fairmount Avenue
Petitioner: Goucher College
9th District
Item 2

Dear Sirs:

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 located on the north side of Fairmount Avenue just beyond a large vacant tract of land east of Dulany Valley Road. It also lies adjacent to the property that is used by the Peabody Institute in connection with the Goucher College complex. This narrow strip is currently an undeveloped, wooded tract, a portion of which bisects the parking area for the Peabody Institute.

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:

Dulany Valley Road is an existing State road.

Fairmount Avenue and Goucher Boulevard are existing County Roads which are built to the ultimate cross section.

Storm Drains:

There are existing storm drains traversing this site, which may be used as an outfall for storm drains to serve the site.

Russell R. Rono, Jr., Esq.
Page 2
Item 2

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

Sediment Controls

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

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

Waters

There is an existing 24-inch water main in Fairmount Avenue.

There is a proposed 48-inch water main which will be installed by Baltimore County adjacent to the northern property line of Fairmount Avenue.

Sanitary Sewers

There is an existing 10-inch sanitary sewer traversing this site.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the site.

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

BOARD OF EDUCATION:

Yield from high rise developments is negligible.

DEPT. OF TRAFFIC ENGINEERING:

As presently zoned, the subject site can be expected to generate approximately 5,000 vehicles a day. However, should the requested reclassification be granted, the trip density should increase to 8,000 vehicles a day.

Russell R. Rono, Jr., Esq.
Page 3
Item 2

The above figures estimate maximum development. The internal circulation as shown appears to be satisfactory except for the western-most exits which must be eliminated, since it will create severe traffic problems with the right and left turn lanes of Fairmount Avenue into Dulany Valley Road. Also, increased traffic can be expected to compound capacity problems which now exist at the intersection of Fairmount Avenue and Dulany Valley Road.

FIRE DEPARTMENT:

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

STATE HIGHWAY ADMINISTRATION:

The existing entrances into the subject site is acceptable to the State Highway Administration.

ZONING ADMINISTRATION DIVISION:

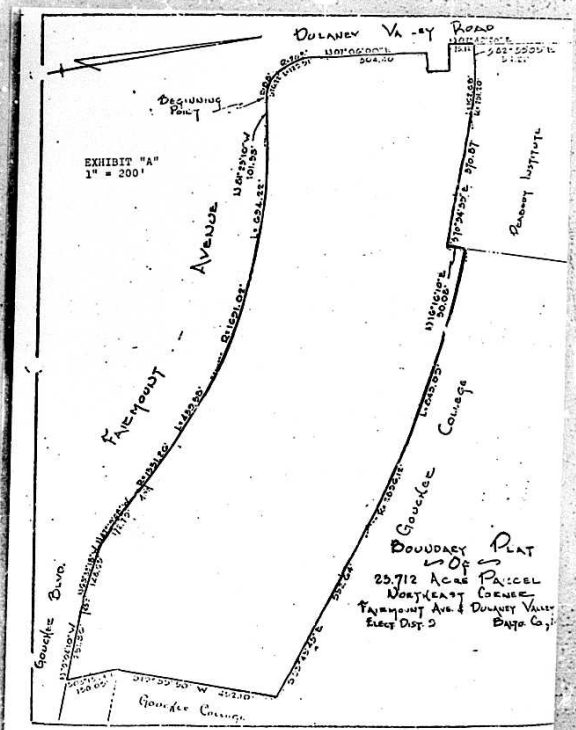
This petition was also a Planning Board and County Council issue under the new zoning map adoption process, a portion of which was granted when the existing zoning map was adopted. The plan as submitted appears to meet the requirements of the Zoning Commission's rules of procedure. However, should the reclassification be granted, the petitioner must meet all requirements of B111 No. 100 and the Comprehensive Design Manual.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JJD:JD
Enc.



PERMISSION FOR RECLASSIFICATION
FROM R-1 TO R-2
The Board of Commissioners of Baltimore County, Maryland, on this 14th day of February, 1972, has granted its permission for the reclassification of the property described below from R-1 to R-2.

OFFICE OF
TOWSON TIMES
TOWSON, MD. 21204 February 21 - 1972

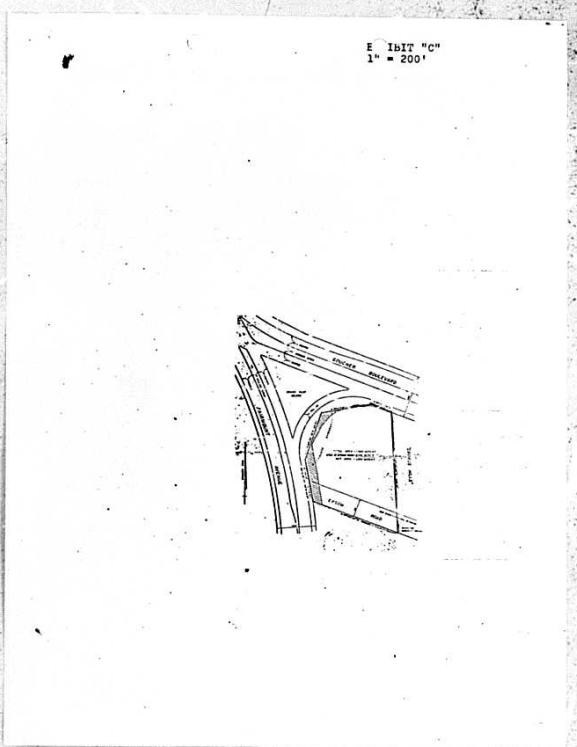
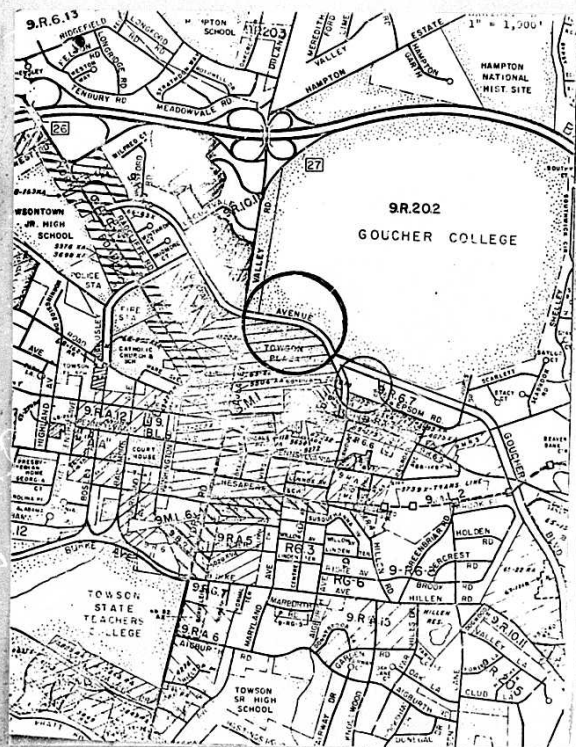
THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dismena
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
before the 21 day of February 1972 that is to say, the same
was inserted in the issue of February 17, 1972.

STROMBERG PUBLICATIONS, Inc.
By *Ruth Morgan*

PERMISSION FOR RECLASSIFICATION
FROM R-1 TO R-2
The Board of Commissioners of Baltimore County, Maryland, on this 14th day of February, 1972, has granted its permission for the reclassification of the property described below from R-1 to R-2.

CERTIFICATE OF PUBLICATION
TOWSON, MD. February 17, 1972
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
before the 21 day of February 1972, the day of publication
appearing on the 17th day of February
1972.

THE JEFFERSONIAN
Manager
Cost of Advertisement, \$



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

No. 1568

DATE March 9, 1972 ACCOUNT 01-662

AMOUNT \$183.50

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Hester, Venable, Bantjer and Howard
1800 Mercantile Bank & Trust Bldg.
Baltimore, Md. 21201
Advertising and posting of property for Goucher College
972-202 8 50.00

Item 2
Russell R. Bann, Jr., Esq.
1800 Mercantile Bank & Trust Building
2 Hopkins Plaza
Baltimore, Maryland 21201

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 2nd day of February 1972

Chairman of
Advisory Committee

Petitioner: Goucher College
Petitioner's Attorney: Russell R. Bann, Jr., Reviewed by: *[Signature]*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland #71-202-R

District 9th Date of Posting 2-17-72

Posted for: *[Signature]* David C. Bantjer
Petitioner: *[Signature]* David C. Bantjer
Location of property: *[Address]*
Location of Signs: *[Address]*
Remarks: *[Text]*
Posted by: *[Signature]* Date of return: 2-24-72

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										
Demo #										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>OFM</i>										
Previous case:										
Revised Plans:					Change to outline or description					
					Yes					
					Map # <i>7-3C</i>					

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

No. 314

DATE Nov. 19, 1971 ACCOUNT 01-662

AMOUNT \$0.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Hester, Venable, Bantjer and Howard
1800 Mercantile Bank & Trust Bldg.
Baltimore, Md. 21201
Petition for Reclassification for Goucher College
50.00

[illegible]

AREA	ACREAGE	UNITS ALLOWED	UNITS PROPOSED	OFF STREET PARKING	STREET PARKING
DR 85	0.47 ±	1	-	-	-
DR 12	11.47 ±	185	175	268	263
RAE 2	13.19 ±	1,050	810	810	1,615
TOTAL	25.07 ±	1,234	885	1078	1,488

SITE DESIGN STUDY
FOR
ZONING PURPOSES ONLY

APARTMENT ZONES

FAIRMOUNT AVE & DULANY VALLEY RD.
ELECTION DISTRICT 9 TOWSON, MD.
SCALE 1"=50' OCTOBER 15, 1971

OWNER
GOUCHER COLLEGE
DULANEY VALLEY RD.
TOWSON, MARYLAND



MCA □ ○ ▷
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
 1020 Chestnut Bridge Rd. Baltimore, Md.



