# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Charles F. Sandusky and Helen G. Jandusky

Charles F. Sangusky and Helen G. Jangusky
I, or we. legal owner. of the property situate in Baltimore
County and which is described in the description and plat atta-hed hereto and made a part hereof, hereby petition (i) that the soning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltinore County, from an D, R, 3,5 (R-10) \_\_\_\_\_\_\_ zone to an D, R, 16 (R.A.)

In classifying the property D.R. 3.5 (R-10) the County Council countried errors as set out in the attached exhibit, which is incorporated by reference herein (as to the R.A. alternate classification request, numerous changes have totally altered the character of this neighborhood since the property was last erroneously classified

and (2) for a Special Exception, under the said Zoning Law and Zoning ! 

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

I, or we, agree to pay expenses of above re-lissification and/or Special Exception posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning litimore County adopted pursuant to the Zoning Law for Baltimore Charles F. Sandusky

Liberty Road

Randallstown, Maryland 21133

bonde

Helen G. Sandusky Legal Owner ew York, New York 10017

D. Nolamittoner's Att 204 W. Pennsylvania Ave.

. 197 2, that the subject matter of this petition be a red by the Zoning Law of Baltimore County, 'tro newspapers of general circulation throughout Satinger County, that property be posted, and that the public hearing be had before the Zoning

Baltimore County in Room 106, County Office Building in Towson, Baltimore day of Harch .... 1972 at 1:00 o'clock 15th TP.M. enua

Re: PETITION FOR RECLASSIFICATION \*
Beginning 547.84\* E. of Grierson
Road on the N & S Sides of Southall \* REFORE THE Road - 2nd District Charles F. Sandusky - Petitioner NO. 72-208 R (Item No. 36) BALTIMORE COUNTY

> . . . . . . . . . . . ORDER FOR APPEAL

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Mr. Zoning Commissioner:

Please enter an Appeal to the Baltimore County Board of Appeals only from those portions of Your Order of August 11, 1972, denying the ted reclassification to DR 16 on that portion of the property that lies north of the north right-of-way of 3ranchleigh Road, and/or the projection of said right-of-way line in an easterly direction to a point on the eastern most tract boundary; the said appeal only as aforesaid being taken by the oners, Charles F. Sandusky and Helen G. Sandusky and Jacob Morrow the Contract Purchaser, all parties aggrieved by the aforesaid portions of the Decision and Order of August 11, 1972.

> James D. Nolan Molen, Rumberg Williams Nolan, Plumhoff Williams Attorneys for Petitioner and Contract Purchaser 204 West Pennsylvania Avenue Towson, Maryland 21204 Telephone: 823-7900



RE: PETITION FOR RECLASSIFICATION from D.R. 3.5 zone to D.R. 16 zone From D.K. 3.3 20ne to D.K. 10 20ne Beginning 547.84 feet East of Grierson Road on the North Side and South Side of Southall Road 2nd District

Charles F. Sandusky, at us Petitioners

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RE: PETITION FOR RECLASSIFI-CATION

MR. CLERK:

Wallace, Protestants.

CATION
Beginning 547.84'E of Grieron
Road on the N & S sides of Sou
hall Road - 2nd District
Charles F. Sandusky
Potitioner
do. 72-208-R (Item No. 36)

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4.12-25

3115/72 yours.

g \_\_\_\_\_\_\_

BEFORE COUNTY BOARD OF APPEALS FOR

BALTIMORE COUNTY No. 72-208-R

. . . . . .

## GRDER OF DISMISSAL

Petition of Charles F. Sandusky, et ux (Jacob Morrow, contract purchaser) for reclassification from D.R. 3.5 zone to D.R. 16 zone, on property beginning 547.84 feet east of Grierson Road on the north side and south side of Southall Road, in the 2nd

WHEREAS, the Board of Appeals is in receipt of Order of Dismissal of Appeals filed February 5, 1973 (a copy of which is attached hereto and made a part hereof), from the attorneys representing the Petitioners-Appellants and the Protestants Appellants in the above entitled matter.

WHEREAS, the said attorneys for the said Petitioners-Appellants and the -Appellants request that the appeals filed on behalf of said Petitioners and Protestants be dismirsed and withdrawn as of February 5, 1973.

IT IS HEREBY ORDERED, this 8th day of February, 1973, that said eals be and the same are DISMISSED.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

APPEAL

Marry S. Suartzvalder, Jr. 2 10 ft. Redwood Street Be'timore, Maryland 21202 727-4929

Actornay for Protestants

for Baltimore County from the decision of the Deputy Zoning

Commissioner entered in the above case on August 11, 1972,

on behalf of John Dale Cochran, Charles B. Colton and James R.

BEFORE THE

DEPUTY ZONING

COMM1SSIONER OF

BALTIMORE COUNTY

71227

PETITION FOIL RECLASSI-FICATION Beginning 547.84 E. of Grierson Roal - 2nd District Charles F. Sandusky, Petitioner No. 72-208-R (Item No. 36)

. . . . . . . .

Please dismiss our appeals from the Order of the Deputy Zoning Commissioner dated August 11, 1972, "with prejudice"

in the above captioned matter

James D. Nolan 204 W. Pennsylvania Avenus Towson, Maryland 21204 Telephone: 823-7800

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Reid 2/5/73

D.R. 2

BASE MAP IC

R.D.P.

BALTIMORE COUNTY EOARD OF APPEALS

ORDER OF DISMISSAL WITH PREJUDICE

Mr. Clerk:

Mike I known W. Lee Harrison 306 West Joppa Road Towson, Maryland 21204 Telephone: 823-1200

James R. Waliace

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 8, 1971

0

Please strike the appearance of Harry S. Swartzwelder, Jr., and

enter the appearance of W. Lee Harrison, 306 West Joppa Road, Towson,

Maryland 21204 for James R. Wallace Paul Duffy, J. Dale Cochrane, and

ORDER TO STRIKE AND ENTER APPEARANCE

BEFORE THE

BALTIMORE COUNTY

BOARD OF APPEALS

Harry S. Swartzwelder, Jr.

Baltimore, Maryland 21202 727-4929

W. Lee Harrison

306 West Joppa Road Towson, Maryland 21204 823-1200

PETITION FOR RECLASSIFICATION Beginning 547, 84' E of Grierson

Road on the N & S sides of Southall

Charles F. Sandusky-Petitioner

Road - 2nd District

OLIVER L. MYERS

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERIN

STATE ROADS COMMIT BUFFAU OF HEALTH DEPARTMEN PROJECT PLANNIN BUILDING DEPARTME BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

Hr. George E. Gavrelis, Director Office of Planning & Zoning Room 301, Jefferson Building Towson, Maryland 21204 RE: Property Junes: Charles F. S Heien G. Sandusky Location: Vicinity Live Oak Rds. bet. Southall Present Configs DaR, 35 Proposed Zonings Reclass. to D.R. 16 Districts 2nd Sector: Northwestern No. Acress 26.90 Item 36

The following comments were compiled after a field investigation and an in-office review which will provide the Planning Board and/or the petitioner with pertinent information of possible development problems.

Branchleigh Road and the proposed live Oak Road, It iles adjacent to an existing apartment development that is now under construction. There is a transcentinental pipe line shich travareas a portion of this property. To the east of the subject site it is just vacent residential property that consists of woods and open field.

between the apartment groups, now does it indicate all setbacks between the apartment groups, now does it indicate whether windows are proposed at the end of these dentiling units. The plan also does not show the proximity of the defining apartments under construction.

Very truly yours, Oliver L. Myers OLIVER L. HYERS, Chairman

JJ0Jr.:J0

PUBLIC R.D.P. DR 55 D.R. 16 D.R. 16 BL-CNS MLR HAR-CS-2 BL- CIVS-D. R. 3.5 D.R.16

PAGE 75

SCALE: 1"

| Amad | David | Amad | Am ZONING DEPARTMENT

SEP 5 72 PM -

APR 27 1973

ETF OFFICES MOLAN, PLUMMOF & WILLIAMS

RE: PETITION FOR RECLASSIFI-Beginning '47, 84' E of Grierson Road on the N & S sides of Southall Road - 2nd District Charles F. Sandusky - Petitioner NO. 72-208-R (Item No. 36)

BEFORE THE

OF

: BALTIMORE COUNTY 111 111 111

\*\*\* \*\*\* \*\*\*

This Petition represents a request for a Reclassification from a D. R. 3. 5 Zone to a D. R. 16 Zone for a parcel of ground situated at the end of Branchleigh Road and the proposed Live Oak Road, containing 26,09 acre of land, more or less, in the Second District of Baltimore County,

Mr. Jacob Morrow, contract purchaser of the subject propert testified in his own behalf. Mr. Movrow, an extensive developer in this are is presently constructing the Woodbridge Apartments, Sections 1, 2, and 3 of an adjoining tract of land and has also contracted with Ryland Homes to construct one hundred and fifty (150) irdividual homes in this neighborhood. The occupancy rate in his completed apartments, as well as other apartments in the vicinity, is very high, and vacancies in the existing apartments are practically nil. He felt that there is a definite trend towards apartment living and that a need for apartments exist at the present time.

Insolar as the development of the site in question is concerne Mr. Morrow feit that it is not suited in any way for individual homes. He gave the following reasons. The site is very irregular in shape and is traverse and/or bisected by Scotts Level Stream, the Transcontinental Gas Pipe Line and three (3) public roads - Branchleigh, Live Oak, and Southall Roads, who alignments through the site has been, more or less, pre-determined

These features do not allow the flexibility needed to develop site for the number of individual homes that would be required, to support ments. It was his contention that an apartment development wou! ! allow the needed design flexibility and that sixteen (16) units to

the acre would allow the number of units required to balance the cost of developing the property. If granted, the subject proper y would be developed as an extension of the existing apartment site and would consist of all one (1) and two (2) bedroom units.

Mr. Charles Fick, a civil engineer with G. W. Stevens and Associates, testified in effect as follows. The site is presently zoned D. R. 3.5 and contains 26.09 acres. It is partially wooded and partially clear. The main access will be by way of Branchleigh and Southall Roads via Tiverton Read. Southall Road will eventually extend through the site and intersect with the proposed Metroplian Boulevard which traverses the site at a point just east of the easternmost boundary. This boulevard was originally planned as a one hundred and twenty foot (120') right of way. However, as of January, this year, its width has been reduced to a seventy foot (70') right of way.

Mr. Fick also pointed out that the site is irregular in shape ar is traversed by the Transcontinental Pipe Line, Scotts Level Branch, and three (3) public roads. It was his expert opinion that a density of 3.5 units the acre could not be accompolished here with a single family development He also indicated that the cost of all improvements would be basically the sar for a single family development as it would be for a development at sixteen

A study of the flood plain through the subject property has not een made by his engineering firm. However, the cost of improving one (1) ot on the adjoining property has been as high as Forty-five Hundred Dollars late an average cost of all lots developed in the area because of the number of vers that the property has been under construction

Mr. John W. Erdman, a treffic engineer whose qualification de ten (10) years experience with both Baltimore County and Baltimore

- 2 -

was to determine the effect of the traffice that would be generated by the proposed apartments on the surrounding roads. If the tract is to be developed in a D. R. 3.5 deneity, eight hundred and sixty-five (865) trips per day would be generated from the site. If the tract is to be developed at a D. R. 16 density, three thousand two hundred and forty (3, 240) trips per day would be generated from the site, two hundred and sixt -- nine (269) vehicles in a peak hour, and about one hundred and eighty (180° as or out at P. M. and A. M. peak hours. This increased traffic load would not take place immediately but would be spread out over the three (3) to four (4) years that the total development of th tract would require. The State Highway Administration's twenty (20) year need study has placed a "B" priority on improvements to Liberty Road in this area. Basically a "B" priority is the highest priority possible without money actually being appropriated - improvements usually follow need Capacities of roads are classified into levels of service that

City, testified in behalf of Mr. Morrow. Mr. Erdman visited the site on

Sunday, August 3, 1969, and this morning prior to the hearing. His objecti

they provide. These levels are designated from "A" to 'F" with the ideal level being at level "C". Under present conditions, the "C" level of Liberty Road should be one thousand (1,000) vehicles per hour during the peak hours The present actual operating capacity of Liberty Road is eleven hundred and fifty (1, 150) vehicles per hour which is above a "C" service level. With the proposed widening, the capacity of Liberty Road would increase to twenty thousand (20,000) vehicles a day.

The granting of the subject reclassification would have the effect of increasing the Liberty Road capacity to fourteen hundred (1, 400) vehicles per hour while a development of 3.5 units to the acre would have th effect of increasing its capacity to eleven hundred and forty (1, 140) vehicles per hour. Tiverton Road has a designed capacity of three hundred and sixty (360) vehicles per hour and is presently carrying two hundred and sixty-six

(266) vehicles during the peak hour.

Mr. Bernard Willemain, a planning expert with over twentyfive (25, years experience in the Baltimore County area, testified in behalf of the contract purchaser. His testimony was essentially as follows. The D. R. 3. 5 zoning is in error and is improper in that it does not permit a reasonable use of the property, and the property should be reclassified to a D. R. 16 Zone. The subject tract is located in a rapidly growing area of Baltimore County. Public facilities are not provided in advance of the deman and should not be a detriment to the proper zoning of the site. The reverse of this is more often true. i.e., public facilities are , rovided when the dem

All area schools are new. The County recognizes that apartment development of one (1) and two (2) bedroom apartments will yield less children than a single family development at D. R. 3, 5 units to the acre. One (1) and two (2) bedroom apartments on a site of this size would yield approximatley twenty-seven (27) elementary school students. While a development of D. R. 3.5 to the acre on the same site would yield forty-four (44) sm:dents, it should also be noted , that the drop in the birth rate has not been consider. by the school board in the computation of their figures.

Traffic problems do exist, however, traific controls are catch ing up with this area. Metropolian Boulevard was designed as a one hundred and twenty foot (120') right of way to be linked up with the Northwestern Expressway. The major purpose of this boulevard was to give relief to th traffic situation in this area. The reduction of the right of way width 'rom or ed and twenty feet (120') to seventy feet (70') is more reasonable and will bring it about faster because the County can now build it

It is true that Liberty Road is and probably will be conjested for some time to come, however, a developer must look and plan ahead for number of years. Mr. Morrow's present Woodbridge Apartment

C 60

probably be under construction for one and one-half (1 1/2) to two (2) years. If the subject propert; should be reclassified, it would represent an extensi of the Woodbridge Apartments and would permit Mr. Morrow to keep a good job going. Construction on the subject s.te would take place over a number years allowing County and State to catch up with improvements to Liberty

Insofar as the development of the site is concerned, Scotts Level Branch is, in fact, a stream and becomes a river with a heavy rain. This is due to the tremendous water shed area that it serves. These proble must be delt with economically as well as physically. Other development items to be considered are the irregular shape of the tract, the street patte that lock the development of the site, and the Transcontinential Cas Line tha bisects the property and presents a grading problem to the developer. In some instances, only a three foot (3') cover exists over the Transcontinenti Gas Line which seriously restricts the amount of grading that can be done in the immediate vicinity of this line

The above development problems that are unique to the Sandusky tract, and the high occupancy rating of the completed apartments in the area establishs a need and clearly indicates that the property should have

Several area esidents were present in protest of the subject reclassification. Mr. John Dale Cochran acted as spokeman for the group ad signed in protest of the reclassification. The petition set forth several reasons as the basis for their objections to the reclassification. The area question has an abundance of existing apartments and many undeveloped areas re zoned and available for new apartment construction. The serious surfarater problems that exist in the Briarwood development, which adjoins the subject tract, could be expanded by improper or careless treatment of drain-

F08

V.D

age facilities in the proposed D. R. 16 area.

They felt that the proposed increased density could place a burden on the public services in the area to an extent that the services would be inadequate. Since most schools in the area are presently operating near or above their desired capacity, an increase in residential density would pla added burdens on the area school system. Mr. Cochran also pointed out that the present traffic loading of Liberty Road is such that this main artery is over-taxed most of the time. Severe problems confront the motorist attempt ing to gain access to Liberty Road from Tiverton Road. The increased population density can only mean additional problems for motorists in this area

In general, Mr. Cochran and the other Protestants felt that the Sandusky tract should be developed with single family homes similar to those presently existing on Branchleigh Road west of the subject tract. Mr. Coch ran also pointed out that Planning Board recommendations for this property ndated that the subject property not be reclassified. Lastly, Mr. Cochran contended that the Petitioner had not proven error and the sub ject property should remain in its present classification of D. R. 3. 5.

After reviewing the above testimony in detail, it is the opini of the Deputy Zoning Commissioner that an error was made and that the sub ject property should at least, in part, be reclassified to a higher density. This error has to do with the physical features of the site and is not reven by map review alone. The recommendations of the Paltimore County Planni indicate that the subject property was not an issue before the Baltimore Cou ty Council and as such, was apparently not one of the cases that received ndividual review and field inspection during the map process. Therefore, one must assume that the Council had no knowledge of the actual physical problems that are unique with the development with this site

Based on the above testimony there is no doubt in the mind of the Deputy Zoning Commissioner that the subject site will be difficult to develop both cost wise and site planning wise

URDER RECEIVED

Approximately one-half the total boundary of the site is presently bounded by apart nent or D. R. 16 zoning. Apartments are being constructed along a small portion of the overall boundary, otherwise the surrounding properties are undeveloped. The area north and west of Branchleigh Road, which provides the main access to the subject site, is zoned D. R 3.5 and is developed in part with single family dwellings. The property adjacent to the northern Soundary is also zoned D. R. 3.5. This area, i.e., the area north of Branchleigh Road and/or Branchleigh Road Extended in a easterly direction to a point on the eastermost tract bounds av should remain in a D. R. 3. 5 classification

The granting of only a portion of the requested reclassification should provide the developer with an increased number of units to help defrathe cost land development, permit more flexibility in design, establish a me appropriate zoning boundary, and at the same time reduce the amount of traffic that will be generated by the subject tract. It is also important to not that the developer plans to build only one (1) and two (2) bedroom apartment units which will produce less school children than would be produced by D. R. 3. 5 single family development

Therefore, IT IS ORDERED by the Deputy Zoning Commissio of Baltimore County this // day of August, 1972, that the subject property be Reclassified from a D. R. 3.5 Zone to a D. R. 16 Zone saving and xcepting therefrom that portion of the property that lies north of the north right of way of Branchleigh Road, and/or the projection of said right of way ine in an easterly direction to a point on the easternmost tract boundary, subject to the approval of a site plan by the Bureau of Public Services and th Office of Planning and Zoning

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS P.O. BOX #6828, TOWSON, HD. 2:203

Petition for Reclassification Existing DR J.5 Zone to DR 16 Part of Sandusky Property.

beginning for the same at the end of the two following distances from the center line of the intersection of Grierson Road, 50 feet wide, and Southall Road, 60 feet wide, first easterly along the center line of said Southall Road 547.84 feet, and second along part of the outline North 2º 15' 17" West 404.44 feet to the said point of beginning, running thence the six following courses, viz: (1) North 62° 28' 38" East 569.12 feet (2) North 34° 10: 53" East 210.92 feet (3) South 74° 54' 46" East 645.01 feet (4) South 18° 03' 26" West 690.62 feet (5) South 49° 15' 17" West 1395.25 feet (6) North 2° 15' 17" West 1239.09 feet to the place of beginning.

Containing 26.90 acres of land more or less.



NED

- 5 -

APR 27 1973

71227

# POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT TRACT D. R. 3, 5

The Petitioners state that the County Council committed at least the following errors in classifying the subject 26, 90 acre parcel

- 1. As can be seen on the plats submitted herewith and on the Zoning Map in issue, Liberty Dam Area 1C, the Council erroneously created an irregularly-shaped salient of D. R. 3.5 zoning jutting into the the existing D, R. 16 area owned by the Petitioner; and which adjoining area is auractively and properly developed in garden apartments known as the Woodridge Apartments, which apartments enjoy a very high occupancy rate is dicative of a considerable public need in the area.
- 2. That as can be seen on the zoning plats, the right of way for Metropolitan Boulevard will pass but a very short distance to the east of this parcel, and it was and is erroneous of the Council to create this pocket of D. R. 3, 5 wedged between the existing apartments, the D. R. 16 zone, and this new major traffic artery, Metropolitan Boulevard.
- 3. That the area utilities are more than adequate to serve the requested P. R. 16 density; and it was and is error to downgrade or restrict this property to anything less than a D. R. 16 category on the basis of utility avail. 'lity and adequacy.
- 4. That placing the area between the existing apartments and the bed of Metropolitan Boulevard in a D. R. 3, 5 zone is completely illogical, us, and poor planning by any and all planning and zoning criteria

since all modern planners would agree that a proper treatment of this wedge of land would be to place it in a D. R. 16 or greater density zone,

- 5 That the Council's error in placing this subject tract in a D. R. 3, 5 zone is readily understood when viewed against the background under which the Council labored during 1970-1971; including, but not only, a hostile press, an emotional and misinformed public, improper pressures, including even physical threats, from every quarter, not to mention the magnitude of the task versus the time and resources available to the Council.
- 6. Southall Road is a county road cutting across the Sandusky tract. Southall Road has all utilities installed in a bed of the street. Therefore, there is no hardship upon the County to construct utilities. In addition, there are new elementary, junior high, and high schools being built on Winands Road, just two blocks away.
- 7. That the Council, in addition to its other handicaps, did not have the benefit of an adequate, adopted Master Plan as required by Section 22, 12 et seq. of the Baltimore County Code (1968 Edition); and, thus, the Council was like a ship without a rudder trying to navigate a typhoon,
- 8. That the Council hearing of March 24, 1971, was not a proper. legally conducted legislative hearing, and this subject property and many other properties were not adequately or properly considered at that meeting, constituting further error by the Council.
- 9. For such other and further reasons as may be disclosed upon minute study throughout this case, and further error by the Council is hereby assigned and will be noted when and as found,

Respectfully submitted.

amus D. nolan Attorney for Property Owners

OF PERIOD OF CCT 71 - NORIC 72

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+68

+ 291

ZONTHO ADVISORY CONMITTEE MEETING

Location: Vic Live Cite Ro Ber. Sperature & Brindelleich Ro.

Comments: The schools resvicing THIS IREA ARE:

THE AREA AS CUERENTLY ZONED COULD FIELD APPROXIMATELY 44 POTENTILL ELEMENTARY STUDENT WHILE A CHINGE TO IV . 2 BEDICON APASTMENT. GOLD YIELD APPROXIMATELY 27

POTENTIAL ELEMENTARY, STUDIOSS. A CHANGE TO 3 BEDINGER

APRETMENTS WOULD NATURALLY INCREASE THIS ESTIMATE A

ENROLL

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Petitioner: Curaces F. & Helen G. JAMOUSKY

CAPACITY 595

mingras Resident

BALTOWRE COUNTY BOLD T ENGATION

District: 2

FRANKLIN JR.

GREAT DEIL.

Present Zoning: D.2 3.5

Proposed Zoning: Dais

RINDILLETOWN SE. 1400

# BALTIL ORE COUNTY, MARYLAN

INTER-OFFICE CORRESPONDENCE

TO Oliver Mycrs	Date
FROM Hoyt V. Bonner	
SUBJECT Item 36 - Zoning Advisory	Committee Meeting, October 22, 1971

36. Property Owner: Charles F. & Helen C. Sandusky
Location: Vicinity Live Oak Rd.,
between Southall and Branchleigh
Roads.
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass. to D.R. 16
District: 2
Sector: Northwestern
No. Acres: 26.90

Hetropolitan water and sewer must be extended to the site before a building permit can be approved.

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 infortation may be obtained from the Division of Air Pollution, Baltimore County Department of Realth.

Sanitarian II
Water and Sewer Section
EAU OF ENVIRONMENTAL HEALTH

HVB/klr

# BALL ORE COUNTY, MARYLA

## INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna Date October 29, 1971 FROM Ellsworth N. Diver, P.E. SUBJECT. (See 236 (Gyole Cetaber 1971 - April 1972)
Property Owner: Charles F. and Helen G. Sandusky
Location: Victinity Liwe Oak Rd. between Southall and Branchleigh Reads
Proceed Zoning: D.N. 3.5
Proposed Zoning: Realass, to D.R. 16
Bistriot: 2nd Sector: Northwestern
No. Agrees 25.50

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

Live Oak Road, Branchleigh Road and Southall Road are proposed roads to be extended through this property and are planned to be constructed as a bo-cot curved paring sections on 60-foot rights-of-ways. Improvements, consisting of curb and gutter, Leable paring, entrances and didewlike will be required in connection with the development of this property.

The alignments of Southall Road and live Oak Road ere not concurrent with those which have been established by the Bureau of Engineerieg; therefore, the plan should be revised in accordance with the established alignments.

The Petitioner will be required to subsit a drainage study for the establishment of a 50-year flood plain and design of the box culvert for the stream traversing this property.

No provisions for accommodating storm water have been indicated on the in homewer, storm drain familities and utility easements will be required connection with the development of this property.

The Petitioner must provide necessary drainage facilities (temporary or persanent) to prevent creating any nuisances or damages to adjacent proporties, sepecially by the concurrention of surface waters Correction of any problem which may result, due to improper grading or improprinted listed or drainage facilities, would be the full responsibility of the Petitioner.

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

Item #36 (Cycle Octob 1971 - April 1972) Property Owner: Cho. F. and Helen G. Sandusky

Property Owner: Page 2 October 27, 1971

Sediment Control: (Cont'd)

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.

Water:

Public water can be made available by the construction of public water main extensions in Southall Road, Branchleigh Road and Live Oak Road.

Public manitary sewering can be made available to serve this property by construction of a public sanitary sewer extension in Live Cak Road.

Improvements to the public system may be required for adequate service.

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 read, rights-of-way, or esseement, except for connection to the public sower located therein. All private and/or ounts sewerage must conform with the Beltimore County Flumbing Code and standards as adopted by the Beltimore County Americant of Public Works,

The plan for development of this property is subject to approval of the State Department of Health prior to accordance of a preliminary or f'nal plat for recordation.

Seem to Diver

END:EAM:MAK:85

P-NW Key Sheet 31 & 32 NW \*\* Position Sheets NW 8 J Tope

BALLIMORE COUNTY, MARYLAIN

S. Eric DiNenna Attn: Oliver L. Myers C. Richard Moore

November 4, 1971

SUBJECT: Item 36 - Cycle Zoning II Property Demer: Charles F. 6 Helen G. Sandusky Live Oak Road bet. Southall 6 Branchleigh Roads Reclass. to DR 16

The subject petition is requesting a change from Dr 3.5 to DR 16 of 26.9 acres. This should increase the trip dentity of the subject site from 950 trips to 3100 trips a day. Liberty Road can not be expected to handle this increased trip density, due to its existing capacity problems.

CRM: nr

DATE: October 27, 1971

S. Bric Dillenna, Zoning Commissio

FROM: Fire Prevention Dures Fire Department

SUBJECT: Property Owner: Charles F. & Helen C. Sandusky

LOCATION: Vicinity Live Oak Rd., bet. Southall and Branchleigh Rds.

ITEH # 36 goning Agenda: Cycle for October '71

( ) 1. Fire hydrants for the proposal atte (are required and) shall be in accordance with Baltimon County Standards. The hydrants shall be located at intervals of \_\_\_\_feet along

( ) 2. A second means of access is required for the site.

( ) 3. The dead-end condition shown at \_ exceeds the maximum allowed by the Fire Department.

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

() 5. The owner shall comply with all applicable requirements of the Mational Fire Protection Association Standard No. 101, "The Life Safety Code ", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

(X) 6. The Pire Department has no comment on the proposed site.

Note: Above comments indicated with a check apply.

# CERTIFICATE OF PUBLICATION

TOWSON, MD. February 2h ....., 19. 72 THIS IS TO CERTIFY, that the an ted adveroument was published in THE JEFFERSONIAN, a weekly cewspaper printed and published in Towson, Baltimore County, Md., once in each

appearing on the 24th day of February

HO D THE JEFFERSONIAN. I Leanh Structor

Cost of Advertisement, \$\_\_\_\_\_

O. ICE OF

CATONSVILLE TIMES

CATONSVILLE, MD. 21228 February 28 - 1972

THIS IS TO CERTIFY, that the amexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a veekly newspaper pub-

lished in Baltimore County, Maryland, once a week for one

Exposestor week/before the 28 day of February 72, that is to say,

the same was inserted in the issue of February 24, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

2516115

2-208-R

CERTIFICATE OF POSTING ZONES DEPARTMENT OF BALTIMORE COUNTY

District 2 Nd	Date of Posting OCT 3 - 1972
osted for APPEAL	
etitioner CHARLES F. SANDO	sky
ocation of property 547 FT. 8414	FOF BRIERSON Rd. ON THE N/S AND
S/s OF SOUTH	

tocation of Signs Q DEAD AND OF BRANKHIE SH. ROAD CONTILL STANGED

Posted by Clark 21. Mad Date of return OET 13-1972

### CERTIFICATE OF POSTING TONING DEPARTMENT OF BALTIMORE COUNTY

District 24	Date of Posting 18 B. 26 1971
Posted for RECIASS FICETION	
Petitioner CHERIES F. SHOWLERY	
Location of property 5 47 FT. 84 F F	CF CRIERS - ROLDER THE LORTH AND
SOUTH SIDES OF SCUTHALL	Red
	SOUTHALL ROAD (2) Is of BRUCHLEON
ROAD ACRES FROM HOLEHINE ET.	DEN END OF BRHAMMER PORT
D-marks	

Posted by Charle M. Mark Date of return MARCH 3-1871

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

day of February

PETITION	M	APPI	NG	PRO	GRE	SS	SHE	ET		
FUNCTION	Wall Map Ori		Orig	iginal Duplicate		icate	Tracing		200 Sheet	
	date	by	data	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to putline										
Denied										
Granted by ZC, BA, CC, CA										

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

DATE October 27,1972 ACCOUNT 01-662

Harry S. Swartzwelder, Jr., Esquire

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

DATE January 9, 1973 ACCOUNT 01-562

DIVISION VELOW: CHITOMER PROPERTY VELOW: CHITO

BALTIMORE COUNTY, MARY LAND

DA. &September 25,1972ACCOUNT 91-662

AMOUNT \$70.00

PINK - AGENCY Marry G. Swartzwelder, Jr., Esquire
Cost of Appeal on Cose No. 72-200-R
Beginning 547.84' E of Grierron Road on the N/S
and S/S of Southall Padd - 2nd District
Charles F. Sandusky Petitioner 70.0000

BALTIMORE COUNTY, MARYLAND	No.	158
OFFICE OF FINANCE - REVENUE DIVISION		100
MISCELLANEOUS CASH RECEIPT		

DATE Mar. 16, 1972 ACCOUNCI-662

AMOUNT

OSTRIBUTION
Edward J. Dublin Intl. Addrey
16 Court Street
Brooklyn, N.Y. 1109
Advertising and posting of property for Charles
F. Sandusky 2 1 \*\*2 \*\*\* 17 \*\*\* 13 0 2 5 \*\*\*
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BALTIMORE COUNTY, MARYLAND

\$70.00

Mewton A. Williams, Saquire
Cost of Appeal on Case No. 72-208-R
Beginning 347.84 to G Griorson Road on the N/S
and S/S of Southall Road - 2nd District
Charles P. Sandbky - Petitioner

OFFICE OF PANCE - REVENUE DIVISION

Cost of posting property of Charles F. Sandusky for appeal hearing. Care Ro. 72-200-R Beginning 547.84' E of Grierson Road on the N/S and S/S of Southall Road - 2nd District

AMOUNT STO.00

DATECT. 27, 1971 ACCOUNT 01-662 AMOUNT\_\$50.00

-WHITE CASHIER PINK AGENCY
Hessr. Nolan, Plumboff and Williams
204 u. Penna. Ave.
Tourson, Nd. 21204 Petition for Reclassification for Charles Sandusky BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE September 25,1970 01-662

PINK - AGENCY



Woodridge Apartments

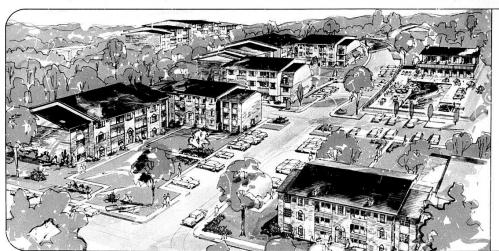
3901 Noyes Circle (off 9700 Liberty Road, turn right at Tiverton Road) Randallstown, Maryland 21133 / Phone 655-7777

The beauties Nature Unspoiled



**Woodridge Pipartments**in picturesque Randallstown

Of or #1



# Apartments as exciting as their wooded setting

Wooded setting

The terrain, the apartments, the amenti'ss;
everything about Woodridge Apartments reflects the
good line' level. The second in a proposed partments reflects the
good line' level. The second in imposited matural beauty,
imaginatively designed garden apartments have been
carefully set to take full advantage of the park-like
surroundings. Dotting the landscape are the gently
colling foothilis of Scotts Level Park, a permanent
and and reverse that provides in a desist for
treat, apartments offer a breath-taking sees of the
treat, apartments offer a breath-taking sees of the
treath-partments of the partment living so
desitable! Amo, the free; provide reversion
who building. Schools, cooping, the tere, boutes of
worship are just moments from your Woodridge
Apartment door, offering every city convenience
while providing suburban living at its best!

# Among the trees:

# Recreation facilities for residents only



# Giant-size pool

Maintained for the free and exclusive use of tenants and attended by a qualified lifeguard. Swim, frolic in the huge pool or sun and relax at poolside. Separate tots' pool, too.

# Dressing pavilion and community hall

Locker rooms and shower facilities. Billiard, table tennis, card rooms as well as banquet-size rooms with well-equipped kitchen facilities for meetings and parties.

# Fun-equipped playground areas

Private tot lots completely equipped for year round fun.

# Under the trees:



# Luxurious 1 and 2 bedroom apartments, offering a world of privacy and deluxe features for carefree living

Efficiently-planned kitchens, completely equipped with color-matched, work-saving major appliances by General Electric!

Separate dining area highlighted by dramatic wood paneled wall!
Sliding glass doors to your own private terrace or balcony provide a breathtaking view of a lush, scenic wooded wonderland!

Fully equipped laundry and individual storage facilities on every floor!

Central heat and air-conditioning by Fedders. Individual controls in every apartment permit regulation of temperature to personal preference.

Decorated and fully carpeted public halls and entrance ways!

Gas for heating and hot water are included -- furnished at no extra cost!

Luxury bathrooms with mar-proof-top decorator styled vanitories!

# plus these important extra features

- Kitchens include 15 cu. ft. self-defrosting double-door refrigerator, 4-burner electric range with automatic timing center and seethrough window oven, dishwasher, disposer and easy-clean cabinets and counter tops.
- Family-size breakfast room. Strategically placed window captures sun and light to provide for a bright, cheerful eating area.
- Sound-proofing for maximum privacy
- Fireproof apartment entrances
- One way see-through door interviewers

- Walk-in closets with built-in racks to hold shoes, handbags, boxes, etc.
- Pre-wired telephone outlets
- Built-in panel for kitchen wall phone
- Underground telephone and electrical wiring eliminates unsightly poles.
- Master TV antenna connections in every apartment for better picture reception on color and black-and-white sets.
- Pre-finished oak parquet flooring.
- Convenient parking at your door.

# Beyond the trees:

# Every convenience moments from your door



## School

Woodridge is close by excellent schools. Two elementary schools, two junior high schools and a senior high school are only minutes from your door.

# Houses of worship

are also close at hand — situated within a 5-minute drive from Woodridge Apartments.

# Randallstown and Liberty Road shopping

are moments near with supermarkets, theatres, retail shops, service stores and specialty shops.

# Major thoroughfares. .

the broad Liberty Road provides quick and ready access to other major thoroughfares including arteries direct to the downtown area and the Baltimore Beltway.

