

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Caswell Caplan and Richard S. Rymland, Co-Partners
of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition (1) that the zoning status of the herein described property be re-classified, pursuant
to the Zoning Law of Baltimore County, from an D.R. 3.5 (R-10) zone to an
D.R. 16 (R.A.) zone, for the following reasons:

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

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for N.A.

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

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

Quail Meadows Limited Partnership Caswell Caplan and Richard S. Rymland,
CO-Partners,
by James D. Nolan by James D. Nolan
Contractors, Legal Owner
Joel Y. Zenitz, General Partner Caswell Caplan, Partner
Address 21st Floor, One Charles Center Address 211 N. Charles St.

Baltimore, Maryland 21201 Baltimore, Maryland 21201
James D. Nolan
Jan. 16, D. Nolan, Petitioner's Attorney
204 W. Pennsylvania Ave.
Address Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 8th 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 through-
out 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 5th day of March, 1972, at 1:00 o'clock

(over)

28 COUNTLAND WEST
BAL. CO. 21014
930-6143

July 24, 1972

2800 JORDAN ROAD
BALTIMORE, MD. 21113
930-5500

Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Case No. 72-210-R
Northside Gordon Avenue - 1st District
Caswell Caplan, et al - Petitioners

Dear Sir:

Please enter an Appeal on behalf of Joseph F. Coursey and
William P. Murphy, Protestants in the above entitled case.

A check in the amount of \$95.00 is enclosed to cover the
costs of this Appeal.

Very truly yours,

Harry S. Swartzwelder, Jr.
Harry S. Swartzwelder, Jr.

HSS/bb
enclosures



RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 3.5 to D.R. 16 : COUNTY BOARD OF APPEALS
N/S of Gordon Avenue 454' :
W. of Belmont Avenue : OF
1st District :
Caswell Caplan, et al, : BALTIMORE COUNTY
Petitioners :
Quail Meadows Limited :
Partnership, General Partner : No. 72-210-R

OPINION

This case comes before the Board on an appeal by the Protestants from an
amended Order of the Zoning Commissioner, dated July 7, 1972, granting the subject
petition.

Circumstances now have changed for the Petitioner, and through his attorney
at an open hearing before the Board stated that he wished to withdraw his petition for
reclassification.

The burden of proof to perfect his appeal is on the Petitioner. Since he
has elected not to give any testimony on this appeal to the Board, he has failed to meet said
burden. Therefore, the Board will hereby reverse the Order of the Zoning Commissioner,
and will deny the subject petition for reclassification from a D.R. 3.5 zone to a D.R. 16
zone.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 8th day
of November, 1972, by the County Board of Appeals, ORDERED that the reclassification
petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100,
subtitle 8 of Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Lowik, Chairman

Walter A. Keller, Jr.

John A. Miller

RE: PETITION FOR RECLASSI- : BEFORE THE
FICATION : ZONING COMMISSIONER
N/S Gordon Avenue, 545' W :
of Belmont Avenue - 1st : OF
District, Caswell Caplan, et al - :
Petitioners : BALTIMORE COUNTY
NO. 72-210-R (Item No. 29) :

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Balti-
more County this 7th day of July, 1972, that the Order dated July 6,
1972, passed in this matter should be and the same is hereby AMENDED to
read as follows:

"Therefore, it is ORDERED by the Zoning
Commissioner of Baltimore County, this 6th
day of July, 1972, that the herein described prop-
erty or area should be and the same is hereby
Reclassified from a D.R. 3.5 Zone to a D.R. 16
Zone."

James D. Nolan
Zoning Commissioner of Baltimore
County

ORDER RECEIVED FOR FILING

DATE July 7, 1972

BY James D. Nolan

AUTHENTICITY ASSURED

RE: PETITION FOR RECLASSI- : BEFORE THE
FICATION : ZONING COMMISSIONER
N/S Gordon Avenue, 545' W :
of Belmont Avenue - 1st : OF
District, Caswell Caplan, et al - :
Petitioners : BALTIMORE COUNTY
NO. 72-210-R (Item No. 29) :

The Petitioners request a Reclassification from a D.R. 3.5
Zone to a D.R. 16 Zone for a parcel of property located on the north side of
Gordon Avenue, five hundred and forty-five feet (545') west of Belmont
Avenue in the First District of Baltimore County, containing 3.71 acres of
land, more or less.

Without reviewing the evidence in detail but based on all the
evidence presented at the hearing, in the judgement of the Zoning Commis-
sioner, the Comprehensive Zoning Map as adopted on March 24, 1971, is in
error in classifying the subject property D.R. 3.5.

It is obvious the Baltimore County Council did not take into
consideration the boundary lines of the subject property and cut a small
portion of the larger tract therefrom classifying it D.R. 3.5 leaving the re-
mainder of the tract zoned D.R. 16. Furthermore, the total tract was at
issue before the County Council prior to the adoption of the Comprehensive
Zoning Map and the County Council should have taken cognizance of the prop-
erty lines involved with reference to the over-all property. Further testi-
mony indicated that the granting of this reclassification would not be detri-
mental to the health, safety and general welfare of the community and would
provide for a better development of the total tract.

Therefore, it is ORDERED by the Zoning Commissioner of
Baltimore County, this 6th day of July, 1972, that the herein describ-
ed property or area should be and the same is hereby Reclassified from a
D.R. 16 Zone to a D.R. 3.5 Zone.

James D. Nolan
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 7, 1972

BY James D. Nolan

AUTHENTICITY ASSURED

**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 parcel of acres D.R. 3.5:

1. This petition represents the requested correction of an error
of omission made by the County Council in classifying certain adjoining
properties in a common ownership D.R. 16, and erroneously omitting
to bring the subject parcel into a similar D.R. 16 status, thereby leav-
ing it an isolated peninsula of D.R. 3.5 property adjoining D.R. 16 zoned
property owned by the Petitioners and control purchaser, with nearby
impinging B.M. and M.L.R. zoning as well.

2. All public utilities are fully and adequately available to the
subject tract to allow development at a density of D.R. 16 or greater, and
it was erroneous for the Council to fail to fully consider the adequacy of
these utilities.

3. The entire character of this area bounded on the east by the
Beltway, on the north by Dogwood Road, on the south by Interstate 70N
and on the west by North Rolling Road has been completely altered by the
closing of Belmont Avenue, by the extension of Security Boulevard from its
former terminus west of the Beltway through and across North Rolling Road,
by the present construction of the new, vast Security Shopping Center, by
the construction of Martins West, by the construction and continued expan-
sion of the Security Industrial Park, not to mention the continued, rapid
expansion of the Social Security Complex and the intensive activity at the

Mendows Industrial Park; and all of these, and other factors, render
D.R. 3.5 zoning clearly erroneous.

4. The tract is completely unusable in a D.R. 3.5 status, as it
can only be effectively used or gained access to by use in conjunction
with the larger parcel placed in a D.R. 16 zone; and it, thus, was error
to place this smaller parcel in a D.R. 3.5 status.

5. That the remaining "peninsula" of D.R. 3.5 of which the sub-
ject parcel is a part is completely erroneous in view of the radically
changed nature of the area, particularly the nearby industrial and com-
mercial areas, and it was error by the Council to create and/or to con-
tinue this incongruous D.R. 3.5 area.

6. 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 avail-
able to the Council.

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 in 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,

James D. Nolan
James D. Nolan, Attorney for
Property Owners



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

Associates:
Ronald W. Boyles
George W. Bushby
Robert W. Craven
Lester M. Glass
Edmund F. Hall
Norman F. Harman
Paul Lee
Paul P. Morahan
Wilson F. Outen
Paul S. Smetan

DESCRIPTION

2.71 ACRE PARCEL

PART OF KIRK TRACT

SOUTH OF DOGWOOD ROAD

WEST OF BALTIMORE BELTWAY

FIRST ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

This Description is for DR 16 Classification

Beginning for the same at a point located N 39° 21' 45" W 814.30 feet, as measured along the northeast outline of the land conveyed to Herbert S. Garten and others by deed recorded among the Land Records of Baltimore County in Liber G. L. B. 3308, page 434, from the easternmost corner of said land and from a point in the center line of Gordon Road, said last mentioned point being distant 545 feet, as measured southwesterly along said center line of Gordon Road from its intersection with the center line of Edward Avenue, said beginning point being at the northernmost corner of said land and in the first line of the land conveyed to Caswell J. Caplan and others by deed recorded among said Land Records

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Page Two

In Liber O. T. G. 4934, page 232, thence binding reversely on a part of said first line, (1) N 51° 01' 27" E 266.67 feet to the stone heretofore set at the beginning of said land, thence binding reversely on a part of the last line thereof, (2) N 56° 06' 46" W 925 feet, more or less, thence along the northeast line of the area zoned DR 16, (3) S 39° E 884 feet to the place of beginning.

Containing 2.71 acres of land, more or less.

HGW:mp1

J. O. #71068

October 15, 1971



MATZ, CHILDS & ASSOCIATES, INC.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 8, 1971

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

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

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

RE: Property Owner: Caswell, Caplan, Rymland
Location: N/S Gordon Ave., 545' W. of Belmont Avenue
Present Zoning: D.R. 3.5
Proposed Zoning: Reclous. to D.R. 16
1st District Section: Northwestern
No. Acres: 2.71
Item No. 29

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.

The subject property is located on the southside of Dogwood Road, north of Rolling Road. It is a part of a large undeveloped tract of land, all of which is zoned D.R. 16 with the exception of this triangular shaped parcel on its northernmost side. As of the day of the field inspection, we found that a good portion of this open area has been used as a dumping area for various items of junk and debris.

In reviewing the overall site plan submitted in general it meets the requirements of the Zoning Commissioner's rules of procedure. However, it does not indicate in the apartments where windows are to be located, and, therefore, some of the setbacks between buildings may be in error. This petition should be considered in conjunction with Item 31 as the two parcels abut one another, and in all probability will be developed as one parcel.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JJD:rcm

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

OLIVER L. MYERS
Chairman

MEMBERS

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DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclous. to D.R. 16
Location: N/S Gordon Ave., 545' W. of Belmont Avenue
Petitioners: Caswell, Caplan, Rymland
1st District
Item 29

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 south side of Dogwood Road, north of Rolling Road. It is a part of a large undeveloped tract of land, all of which is zoned D.R. 16 with the exception of this triangular shaped parcel on its northernmost side. As of the day of the field inspection, we found that a good portion of this open area has been used as a dumping area for various items of junk and debris.

BUREAU OF ENGINEERING

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

Highways

Access shall be provided by Dogwood Road on an existing road which shall with 10' be improved as a 10 foot curbed street on a 60-foot right-of-way.

Land which is to be provided to extend through this property as a 60-foot curbed street on a 70-foot right-of-way.

Gordon Road shall be improved as a 10 foot 35-foot curbed street on a 60-foot right-of-way.

Access will have to be maintained for Belmont Avenue, which is a public road.

James D. Nolan, Esq.,
Item 29
Page 2

Storm Drainage

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.

This property falls within a stable drainage area and will require studies to determine the correct size of the structures and drainage reservations required.

Sediment Control

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 issuance of any grading or building permits.

Water and Sanitary Sewers

Public water and sanitary sewer are available to serve this site.

DEPT. OF TRAFFIC ENGINEERING

The subject petition is requesting a change of .79 acres from DR 5.5 to DR 16. Although this reclassification is small, the total 27 acre tract does not have adequate access to Gordon Road and unless Gordon Road is improved to Dogwood Road, access will be prohibited.

BOARD OF EDUCATION

The area being petitioned for is a part of an area already zoned DR 16 and which has 402 apt. units proposed for it. This DR 3.5 portion (if changed to DR 16) would not yield any students since only about 24 one bedroom units are proposed for it.

FIRE PREVENTION

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

James D. Nolan, Esq.,
Item 29
Page 3

The hydrants shall be located at intervals of 300 feet along an approved road.

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

ZONING ADMINISTRATION DIVISION

In reviewing the overall site plan submitted in general it meets the requirements of the Zoning Commissioner's rules of procedure. However, it does not indicate in the comments where windows are to be located, and, therefore, some of the setbacks between buildings may be in error. This petition should be considered in conjunction with Item 31 as the two parcels abut one another, and in all probability will be developed as one parcel.

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:rcm

Enc:

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
HYPER-OFFICE CORRESPONDENCE

TO: S. Eric D'Nenna
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 29 - Cycle Zoning II

Date: November 9, 1971

Property Owner: Caswell, Caplan, Rymland
Gordon Ave. West of Belmont Avenue
Reclous. to DR 16

The subject petition is requesting a change of .79 acres from DR 5.5 to DR 16. Although this reclassification is small, the total 27 acre tract does not have adequate access to Gordon Road and unless Gordon Road is improved to Dogwood Road, access will be prohibited.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:rc

BALTIMORE COUNTY ZONING DIVISION

ZONING ADVISORY COMMITTEE MEETING

OF RECORD OF CITY OF BALTIMORE

Petitioner: Caswell, Caplan, Rymland

Location: N/S Gordon Ave., 545' W. of Belmont Ave

District: 1

Present Zoning: DR 3.5

Proposed Zoning: DR 16

No. of Acres: 2.71

Comments: THE AREA BEING PETITIONED FOR IS A PART OF THE AREA ALREADY ZONED DR 16 WHICH HAS 402 APT. UNITS. PETITIONED FOR IT. THIS DR 3.5 PORTION (IF CHANGED TO DR 16) WOULD NOT YIELD ANY STUDENTS SINCE ONLY ABOUT 24 ONE BEDROOM UNITS ARE PROPOSED FOR IT.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
1115 CHESAPEAKE STREET
BALTIMORE, MARYLAND 21204HUGHES L. MYERS
CHAIRMAN

MEMBERS

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CHAIRMANHUGHES L. MYERS
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CHAIRMANHUGHES L. MYERS
CHAIRMANJames D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204Re: Type of Hearings: Reclass. to D.R. 16
Location: N/S Gordon Avenue, 545' W. of
Belmont Avenue
Petitioners: Caswell, Caplan, Rymland
1st District
Item 29

Dear Sir:

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 south side of Dogwood Road, north of Rolling Road. It is a part of a large undeveloped tract of land, all of which is zoned D.R. 16 with the exception of this triangular shaped parcel on its northernmost side. As of the day of the field inspection, we found that a good portion of this open area has been used as a dumping area for various items of junk and debris.

BUREAU OF ENGINEERING:

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

Highways:

Access shall be provided by Dogwood Road an existing road which shall ultimately be improved as a 40-foot curbed street on a 60-foot right-of-way.

Lord Baltimore Drive is proposed to extend through this property as a 50-foot curbed street on a 70-foot right-of-way.

Gordon Road shall be improved as a minimum 36-foot curbed street on a 60-foot right-of-way.

Access will have to be maintained for Richards Avenue, which is a public road.

James D. Nolan, Esq.,
Item 29
Page 2**Storm Drains:**

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.

This property falls within a sizable drainage area and will require studies to determine the correct size of the structures and drainage reservations required.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

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

Water and Sanitary Sewers

Public water and sanitary sewer are available to serve this site.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change of .75 acres from DR 5.5 to DR 16. Although this reclassification (as such), the total 27 acre tract does not have adequate access to Gordon Road and unless Gordon Road is improved to Dogwood Road, access will be prohibited.

BOARD OF EDUCATION:

The area being petitioned for is a part of an area already zoned DR 16 and which has 462 sq. units proposed for it. This DR 3.5 portion (if changed to DR 16) would not yield any students since only about 24 one bedroom units are proposed for it.

FIRE PREVENTION:

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

James D. Nolan, Esq.,
Item 29
Page 3

The hydrants shall be located at intervals of 300 feet along an approved road.

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

ZONING ADMINISTRATION DIVISION:

In reviewing the overall site plan submitted a general it meets the requirements of the Zoning Commission's rules of procedure. However, it does not indicate in the apartments where windows are to be located, and, therefore, some of the setbacks between buildings may be in error. This petition should be considered in conjunction with Item 31 as the two parcels abut one another, and in all probability will be developed as one parcel.

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 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

JJD, Jr.:rv

Enc:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric D. Myers, Zoning Commissioner
FROM: Mr. Oliver L. Myers, Chairman
Date: October 27, 1971SUBJECT: Item #29 (Cycle October 1971 - April 1972)
Property Owner: Caswell, Caplan, Rymland
Location: N/S Gordon Avenue, 545' W. of Belmont Avenue
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass. to D.R. 16
District: 1st District: Northwestern
No. Acres: 2.71

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

Highways:

Access shall be provided by Dogwood Road an existing road which shall ultimately be improved as a 40-foot curbed street on a 60-foot right-of-way.

Lord Baltimore Drive is proposed to extend through this property as a 50-foot curbed street on a 70-foot right-of-way.

Gordon Road shall be improved as a minimum 36-foot curbed street on a 60-foot right-of-way.

Access will have to be maintained for Richards Avenue, which is a public road.

Storm Drains:

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.

This property falls within a sizable drainage area and will require studies to determine the correct size of the structures and drainage reservations required.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Item #29 (Cycle October 1971 - April 1972)
Property Owner: Caswell, Caplan, Rymland
Page 2
October 22, 1971**Sediment Control: (Cont'd)**

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

Water and Sanitary Sewers

Public water and sanitary sewer are available to serve this site.

END:RAN:RCH:rs

1-SE Key Sheet
AM 2 & 3 O Topo

Edward A. Davis
EDWARD A. DAVIS, P.E.
Chief, Bureau of Engineering

OFFICE COPY

70237
1/4
10/11/71PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Caswell Caplan and Richard S. Rymland, Co-Partners legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an.....D.R. 3.5 (R-10)..... zone to an.....D.R. 16 (R-10)..... zone; for the following reason:

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

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for.....N.A.....

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

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

Quail Meadows Limited Partnership Caswell Caplan and Richard S. Rymland,
Co-Partners,
by: *Joel Y. Zonitz* Contract Purchaser by: *Richard S. Rymland* Legal Owner

Joel Y. Zonitz, General Partner Caswell Caplan, Partner
Address: 21st Floor, One Charles Center Address: 221 N. Charles St.
Baltimore, Maryland 21201 Baltimore, Maryland 21201

James D. Nolan, Petitioner's Attorney
204 W. Pennsylvania Ave.
Address: Towson, Maryland 21204

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County: That the said petition be advertised, as required by the Zoning Law of Baltimore County, in the newspapers of general circulation throughout Baltimore County that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 103, County Office Building in Towson, Baltimore

TO: S. Eric D. Myers, Zoning Commissioner
Attention: Mr. Myers

DATE: October 27, 1971

FROM: Fire Prevention Bureau
Fire Department

SUBJECT: Property Owner: Caswell, Caplan, Rymland

LOCATION: N/S Gordon Avenue, 545' W of Belmont Avenue

ITEM # 29 zoning Agenda: Cycle for October '71

- (1) 1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.
The hydrants shall be located at intervals of 300 feet along an approved road.
- () 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.
- () 4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.
- (1) 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.
- () 6. The Fire Department has no comment on the proposed site.

H. Myers
Filing Division
Fire Prevention Bureau

Note: Above comments indicated with a check apply.

nb

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 11-26-1971
Posted for: *Richard S. Rymland*
Petitioner: *Richard S. Rymland*
Location of property: *N. of Gordon Ave. 545' W. of Belmont Ave.*
Location of Sign: *Q. of E. of Belmont Ave. E. of Belmont Ave.*
Q. of E. of Belmont Ave. W. of Belmont Ave.
Remarks:
Posted by: *John M. Smith* Signature Date of return: *NOV 1 - 1971*

PETITION FOR
 ZONING REVISION
 LOCATION: North side of
 Chase Avenue and West of
 Chase Avenue, Towson, Maryland.
 DATE & TIME: FEBRUARY 28, 1972.
 PUBLIC HEARING: Held at
 County Office Building, 111 W.
 Chase Avenue, Towson,
 Maryland, on the 28th day of
 February, 1972, at 7:00 P.M.
 The following persons were
 present: James D. Nolan, Esq.,
 Attorney for Petitioner; Eric
 Dineen, Zoning Commissioner of
 Baltimore County; and a
 representative of the public.
 The Petitioner presented a
 petition for a zoning revision
 to the Zoning Commission of
 Baltimore County. The petition
 was read and the Commission
 discussed the merits of the
 petition. The Commission
 then voted on the petition and
 the following resolution was
 adopted: "That the petition
 for a zoning revision be
 denied." The Commission
 then adjourned.

ORIGINAL OFFICE OF THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 February 28 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of
 S. Eric Dineen
 Zoning Commissioner of Baltimore County
 was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-
 lished in Baltimore County, Maryland, once a week for
 one 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 *Eric Dineen*

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 24, 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
 one week before the 28 day of February 72, the first publication
 appearing on the 24 day of February 1972.

THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Origin J		Duplicate		Tracing		GSD Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>SM</i>										
Previous case:										

Revised Plans:
 Change in outline or description Yes
 Map # _____

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 1502
 DATE March 16, 1972 ACCOUNT 01-662
 AMOUNT \$132.00
 DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER
 Quail Meadows Limited Partnership
 C/O Urban Development Co. & Associates
 1101 St. Paul St., Suite 404
 Baltimore, Md. 21202
 Advertising and posting of property for Caswell
 Caplan, et al
 672-210-8

James D. Nolan, Esq.
 204 W. Pennsylvania Avenue
 Towson, Maryland 21204

Item 29

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 8th day of February 1972

Eric Dineen
 S. Eric Dineen,
 Zoning Commissioner

Petitioner: Caswell Caplan, et al

Petitioner's Attorney James D. Nolan, Esq., Reviewed by: *James D. Nolan*
 Chairman of
 Advisory Committee

25643 #72-010-R CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15
 Posted for: *ADPRA*
 Petitioner: *Caswell Caplan*
 Location of property: *N/S. of Gordon Ave. E. of Belmont Ave.*
 Location of Sign: *1/2 S. of Gordon Ave. E. of Belmont Ave.*
 Remarks: *2 N/S. of Gordon Ave. S.E. of W. of Belmont Ave.*
 Posted by: *R. D. Nolan*
 Date of return: *Feb. 19, 1972*

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 304

DATE May 19, 1972 ACCOUNT 01-662

AMOUNT \$50.00

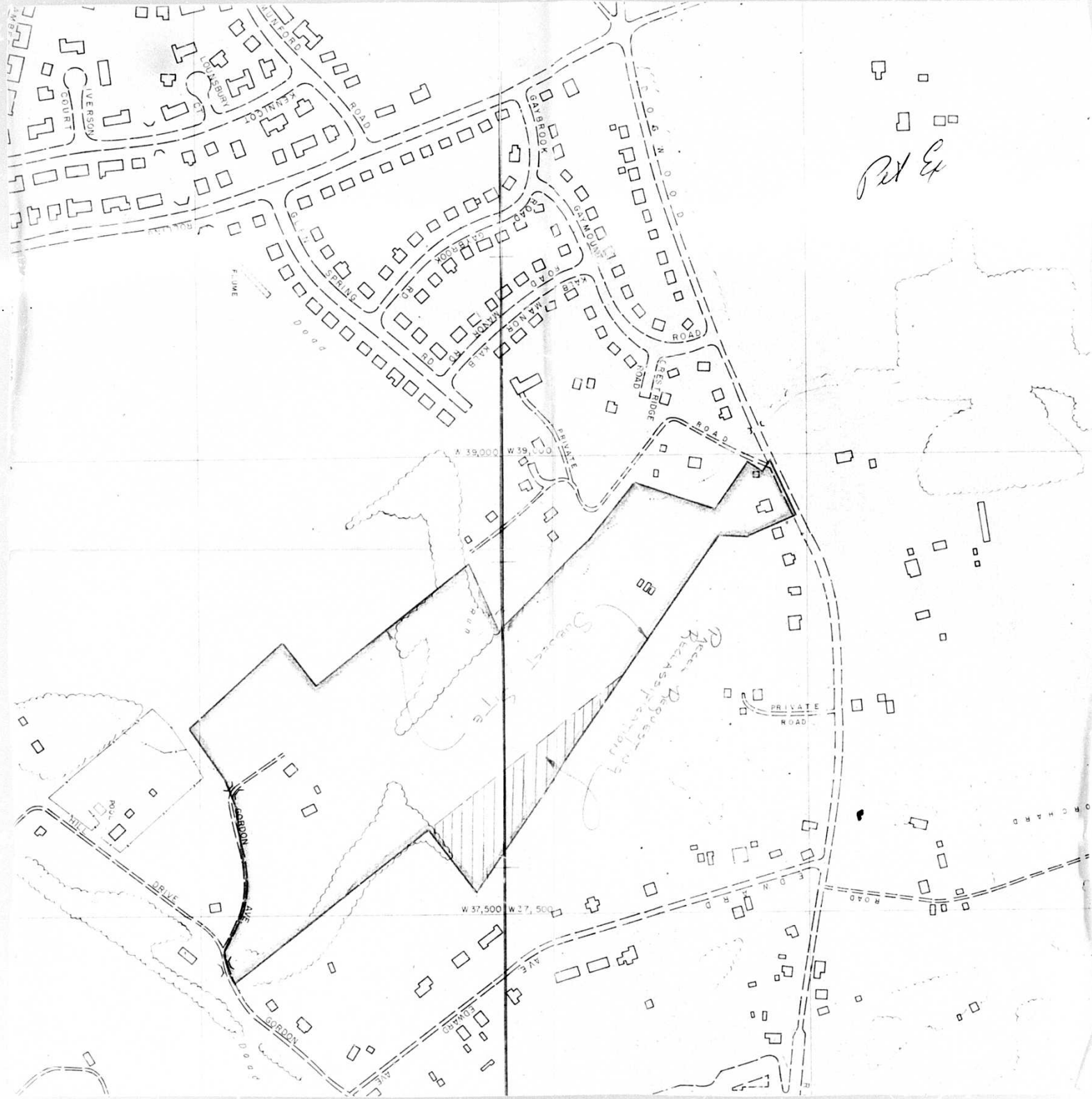
DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER
 Harry S. Swartzwelder, Jr., Esquire, 400 Totman
 Building, 210 East Potomac Street, Baltimore,
 Maryland 21202 - Cost of Appeal and Posting of
 Property on Case No. 72-210-R, N/S of Gordon Ave.
 and Belmont Avenue - 1st District,
 Caswell Caplan, et al - Petitioners

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 3779

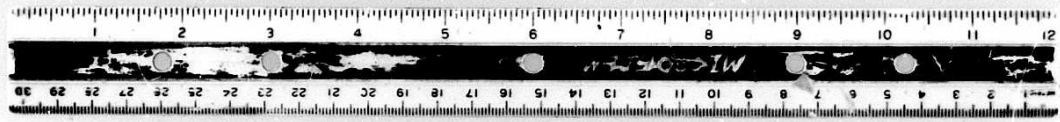
DATE August 4, 1972 ACCOUNT 01-662

AMOUNT \$85.00

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER
 Harry S. Swartzwelder, Jr., Esquire, 400 Totman
 Building, 210 East Potomac Street, Baltimore,
 Maryland 21202 - Cost of Appeal and Posting of
 Property on Case No. 72-210-R, N/S of Gordon Ave.
 and Belmont Avenue - 1st District,
 Caswell Caplan, et al - Petitioners



Plat E



[illegible]

UNIT TABULATIONS

#BLKS

#APTS

#BLKS

#APTS

#BLKS

#APTS

#BLKS

#APTS

#BLKS

#APTS

21

42

7

42

12

24

19

36

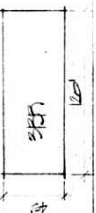
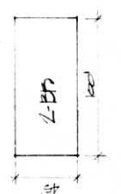
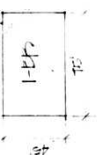
4

12

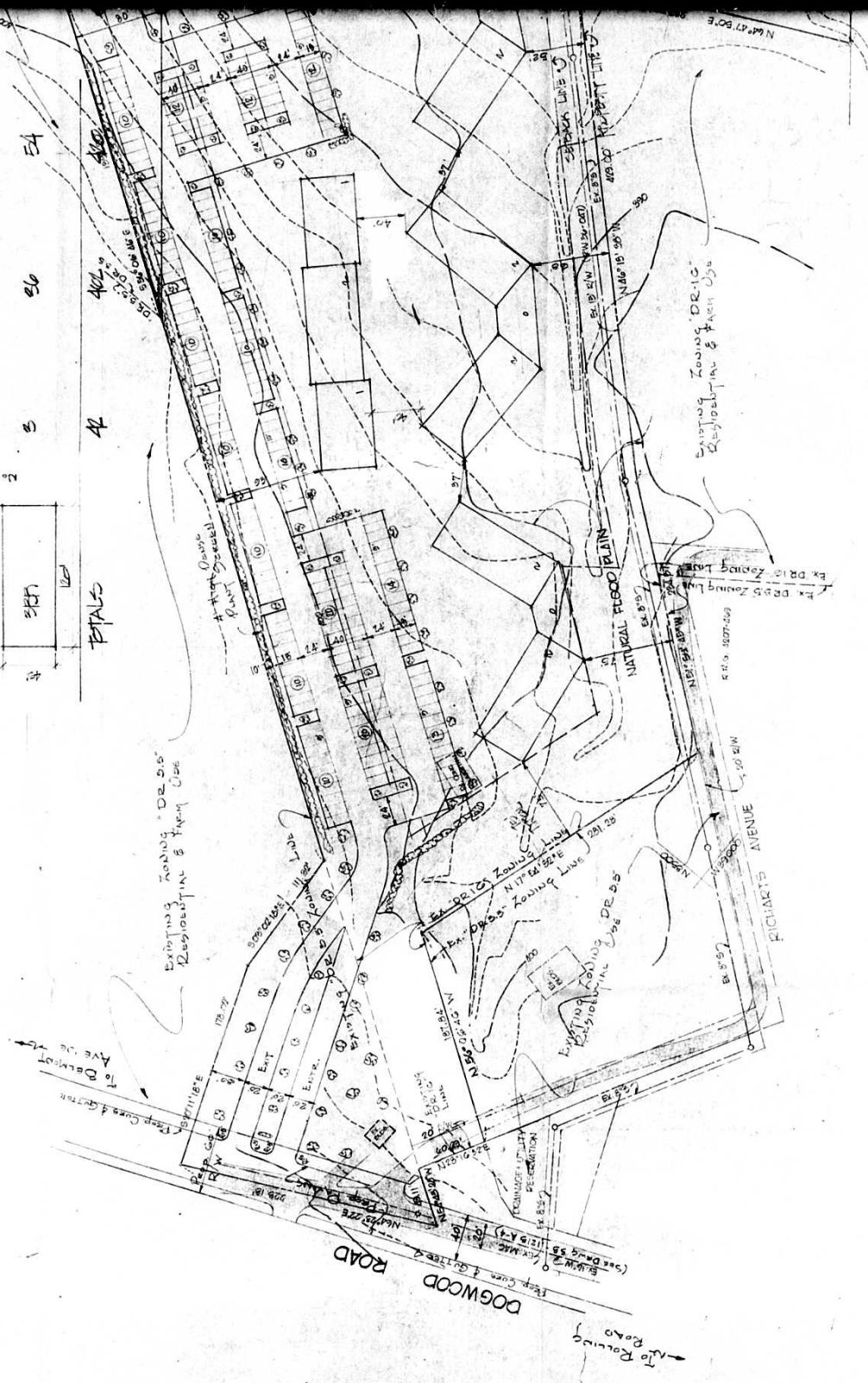
12

12

No Windows in Sides of Buildings



PLATE



GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALLY 2700 ACRES
2. AREA OF TRACT REQUESTING RECLASSIFICATION EQUALLY 2700 ACRES
3. EXISTING ZONING OF TRACT DR-10, DR-25, DR-10
4. EXISTING ZONING OF TRACT DR-10, DR-25, DR-10
5. EXISTING ZONING OF TRACT DR-10, DR-25, DR-10
6. EXISTING ZONING OF TRACT DR-10, DR-25, DR-10
7. EXISTING ZONING OF TRACT DR-10, DR-25, DR-10

Area	DR-10	DR-25
Acres	1200	1500
Units	400	500
Units	400	500
Units	400	500
Units	400	500



COPYRIGHT-MAP DIVISION-1972
MD. DEPT. OF ASSESS. & TAX.

854

857

860

863

DEPT. OF ASSESSMENTS & TAXATION
SUB-DIVISION BOUNDARY
CONTINUING OWNERSHIP - Z L E - 2 - 2 - 2
PARCEL NUMBER - P. 540 (ASSIGNED TO IDENTIFY AND INDEX
BY MAP NUMBER)

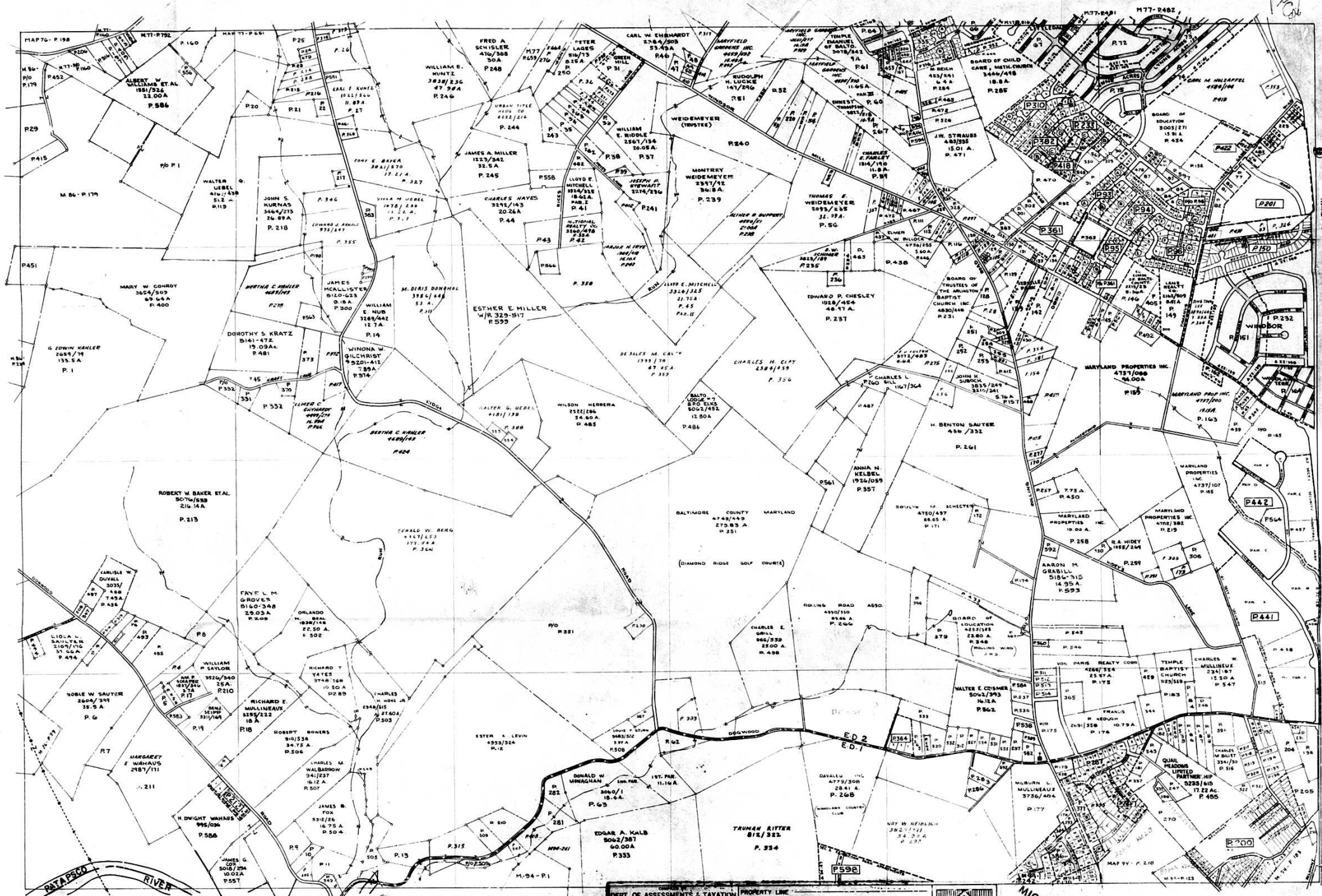
SCALE: 1" = 600'

REVISED TO: DATE JAN. 72 LWR 5129 BY LAR E. NO. 343 PHOTO 4/77 QUADRANGLE

SCALE IN FEET

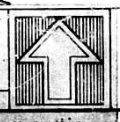
0 600 1200 1800

MAP NO. 94

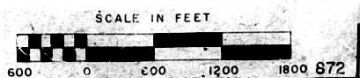


COPYRIGHT-MAP DIVISION-1967
MD. DEPT. OF ASSESS. & TAX.

DEPT. OF ASSESSMENTS & TAXATION
TAX-MAP DIVISION
PROPERTY LINE
SUB-DIVISION BOUNDARY
CONTRIBUTING OWNERSHIP Z L - 2 - 2 - 2
PARCEL NUMBER - P.349 ASSIGNED TO IDENTIFY AND MONITOR
SCALE: 1" = 600'
REVISED TO: DATE JAN. 72 5225 AFR. 602



MICROFILMED



MAP NO.
97

BALTIMORE COUNTY