

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Albert J. Schraml
or we, Dorothy M. Schraml, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 15, 5, 5 zone to an D.R. 16 zone, for the following reasons:

SEE ATTACHED BRIEF

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:

Property is to be posted and advertised as prescribed by Zoning Regulations. If we agree to pay expenses of above referenced petition and has made an agreement, 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.

Property is to be posted and advertised as prescribed by Zoning Regulations. If we agree to pay expenses of above referenced petition and has made an agreement, 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.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of April, 1972, at 10:30 o'clock.

Zoning Commissioner of Baltimore County

(over)

June 21, 1972

Lawrence K. Ginsberg, Esquire
215 Dunkirk Building
Baltimore, Maryland 21222

RE: Petition for Reclassification
SW/S Putty Hill Road, 350' NW of
Rolling View Road - 14th District
Albert J. Schraml - Petitioner
NO. 72-228-R (Item No. 13)

Dear Mr. Ginsberg:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:mc

Enclosure

cc: Mr. Merle B. Gordon
7934 Rolling View Avenue
Baltimore, Maryland 21236

MCA

MCA CONSULTING ENGINEERS
1080 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/623-0900

Lester Malt
John C. Givels
Associates
Robert W. Givels
George W. Givels
Robert W. Givels
Edward M. Givels
Edmund F. Givels
Norman F. Givels
Paul Lee
A. Maria Liscerman
Fred F. Liscerman
William F. Liscerman
Paul B. Smelter

DESCRIPTION

3.4780 ACRE PARCEL

1068.66 FEET SOUTHWEST OF PUTTY HILL ROAD

BALTIMORE COUNTY, MARYLAND

This Description is for DR 16 Zoning

Beginning for the same at a point on the last line of the land described in the deed from Straw Man Inc. to Katherine Schraml and others as recorded among the Land Records of Baltimore County in Liber C. W. B. Jr. 1052, page 141, said point being distant S 35° 56' 20" W 1068.66 feet from the beginning of said last line as located in the center of Putty Hill Road, said point in Putty Hill Road being distant N 70° 09' 52" W 225 feet, more or less, is measured along the center line of said Putty Hill Road from its intersection with the center line of Rolling View Road, running thence binding on the outlines of said land, three courses: (1) S 35° 56' 20" W 488.08 feet, (2) N 44° 57' 50" W 326.28 feet and (3) N 30° 48' 50" E 405.00 feet, thence for a line of division, (4) S 59° 20' 25" E 359.88 feet to the p. ce of beginning.

Containing 3.4780 acres of land.

RWB:impl J.O. 70169 September 23, 1971
Water Supply • Sewerage • Drainage • Highways • Structures • Land Use • Zoning • Reports



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 E. 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

Lawrence K. Ginsberg, Esq.
215 Dunkirk Building
Baltimore, Maryland 21222

RE: Type of Hearing: Reclass. to D.R. 16
Location: SW/S Putty Hill, 350' NE of
Rolling View
Petitioners: Albert J. and Dorothy Schraml
14th District
Item 13

Dear Sirs:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have great bearing on his decisions.

Sincerely yours,

JAMES E. OYER,
Zoning Supervisor

JED:JD

Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 E. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS:

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STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

November 9, 1971

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

RE: Property Owners: Albert J. and Dorothy Schraml
Locations: SW/S Putty Hill, 350' NE of
Rolling View
Present Zoning: D.R. 15, 5, 5
Proposed Zoning: Reclass. to D.R. 16
14th District - Sector: Northeastern
No. Acres: 3.4780
Item 13

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 south side of Putty Hill Road just north of Rolling View Avenue. The front portion of the property is already zoned D.R. 15. It is the rear portion of this tract that is the subject of this petition. Just to the east of the site is Rolling View Avenue which is a small residential street developed with attractive, small dwellings in good to excellent repair. The property that lies between the subject property and the Baltimore County Beltway is combination residential and farm use. The tract in question itself is heavily wooded, and no portion of the D.R. 15 has been developed as of this date.

The plat submitted does not show the existing dwellings adjacent to the property involved in this petition. Also, the petitioner's engineer should be aware that the remainder of the D.R. 15 development is not in accord with the requirements of 301C No. 100 insofar as setbacks from the proposed apartment buildings to their tract boundary lines and the location of the swimming pool and bathroom are concerned.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JED:JD

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Lawrence K. Ginsberg, Esq.
215 Dunkirk Building
Baltimore, Maryland 21222

RE: Type of Hearing: Reclass. to D.R. 16
Location: SW/S Putty Hill, 350' NE of
Rolling View
Petitioners: Albert J. and Dorothy Schraml
14th District
Item 13

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 Putty Hill Road just north of Rolling View Avenue. The front portion of the property is already zoned D.R. 15. It is the rear portion of this tract that is the subject of this petition. Just to the east of the site is Rolling View Avenue, which is a small residential street developed with attractive, small dwellings in good to excellent repair. The property that lies between the subject property and the Baltimore County Beltway is combination residential and farm use. The tract in question itself is heavily wooded, and no portion of the D.R. 15 has been developed as of this date.

BUREAU OF ENGINEERING

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

General:

The portion of the subject property which is currently zoned D.R. 15 has recently received tentative approval by Baltimore County and we are generally in accord with the subject plat. However, the proposed development of this property is contingent upon the acquisition of off site easements for sanitary sewers and the purchase of the parcels of land shown on the unrecorded plat of Rolling View Avenue.

Lawrence K. Ginsberg, Esq.
Page 2
Item 13

Road access and all utilities are available to this property based on the above conditions.

DEPT. OF TRAFFIC ENGINEERING:

The 3.5 acres should change in trip density from 160 trips per day to 400 trips per day. This minor increase in trip density should not create any major problem with the relocation of Putty Hill at Belair Road.

PROJECT PLANNING DIVISION:

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

BOARD OF EDUCATION:

The Fullerton Elementary School which services this area is currently 101 students over-capacity. The area as currently zoned could yield approximately 7 elementary pupils when fully developed, while the 1 & 2 bedroom apartment proposal could ultimately yield but 1 student.

FIRE DEPARTMENT:

The hydrants shall be located at intervals of 500 feet along an approved road.

HEALTH DEPARTMENT:

Metropolitan water and sewer must be extended to building site before building permit is approved.

ZONING ADMINISTRATION DIVISION:

The plat submitted does not show the existing dwellings adjacent to the property involved in this petition. Also, the petitioner's engineer should be aware that the remainder of the D.R. 15 development is not in accord with the requirements of 301C No. 100 insofar as setbacks from the proposed apartment buildings to their tract boundary lines and the location of the swimming pool and bathroom are concerned.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be

ORDER RECEIVED FOR FILING

DATE

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it 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 Reclassification should be had; and that the same is hereby ordered.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of June, 1972, that the herein described property or area should be and the same is hereby reclassified; from a D.R.S.5. Zone to a D.R.16 Zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it 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 day of 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 zone, and or the Special Exception for be and the same is hereby DENIED.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: Richard B. Williams
SUBJECT: Item 11 (Cycle Zoning 1971 - April 1972)
Property Owner: Albert J. and Dorothy M. Schraml
Location: Putty Hill Rd, 350' N/W of Rolling View Ave.
Present Zoning: D.R. 16
Proposed Zoning: Reclass. to D.R. 16
District: 14th Sector: Northeastern
No. Acres: 3.4780

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.

General:

The portion of the subject property which is currently zoned D.R. 16 has recently received tentative approval by Baltimore County and we are generally in accord with the subject plat. However, the proposed development of this property is contingent upon the acquisition of offsite easements for sanitary sewers and the purchase of the parcels of land, shown on the unrecorded plat of Rolling View, required for access from Rolling View Avenue.

Road access and all utilities are available to this property based on the above conditions.

Richard B. Williams
Richard B. Williams, P.E.
Chief, Bureau of Engineering

WDR:RAB:Dis

1-SE Key Sheet
29 NS 19 Position Sheet
30 NS 200' Scale Topo
31 Tax Map

BALTIMORE COUNTY, MARYLAND

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

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 13 - Cycle Zoning 11
Property Owner: Albert J. & Dorothy M. Schraml
Putty Hill Rd of Rolling View
Reclass. to D.R. 16

The 3.5 acres should change in trip density from 160 trips per day to 400 trips per day. This minor increase in trip density should not create any major problem with the relocation of Putty Hill at Belair Road.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna
Zoning Commissioner
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #13

Baltimore County Reclassification Cycle for the Period of October '71 to April '72
Albert J. and Dorothy M. Schraml
S/W/S Putty Hill, 350' N/W of Rolling View

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

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING OF BALTIMORE COUNTY - APRIL 1972

Petitioners: Albert J. & Dorothy M. Schraml
Location: Putty Hill, 350' N/W of Rolling View
District: 14
Present Zoning: D.R. 16
Proposed Zoning: D.R. 16
No. of Acres: 3.4780

Comments: The Fire Protection Element of the Comprehensive Zoning Ordinance states that this area is currently not suitable for development. The area as presently zoned could meet approximately 7 elementary schools which have been developed under the 1 & 2 bedroom apartment buildings could completely view the 1 & 2 bedroom

TO: S. Eric DiNenna, Zoning Commissioner
Attention: Mr. Myers
FROM: Fire Prevention Bureau
Fire Department
SUBJECT: Property Owner: Albert J. and Dorothy M. Schraml
LOCATION: S/W/S Putty Hill, 350' N/W of Rolling View
ITEM # 13 zoning Agenda: Cycle for October 1972

- (a) 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.
- () 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.

Ray V. Bonner
Ray V. Bonner
Planning Division
Fire Prevention Bureau

Note: Above comments indicated with a check apply.

nb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
FROM: Hoyt V. Bonner
SUBJECT: Item 13 - Zoning Advisory Committee Meeting, October 20, 1971

13. Property Owner: Albert J. and Dorothy M. Schraml
Location: S/W/S Putty Hill, 350' N/W of Rolling View
Present Zoning: D.R. 16
Proposed Zoning: Reclass. to D.R. 16
District: 14
Sector: Northeastern
No. Acres: 3.4780

Metropolitan water and sewer must be extended to building site before building permit is approved.

Hoyt V. Bonner
Hoyt V. Bonner
Sanitarian II
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

HVB/kir

STATE OF MARYLAND DEPARTMENT OF GENERAL SERVICES

OFFICE OF THE SECRETARY
301 WEST PRESTON STREET
BALTIMORE, MARYLAND 21201
TELEPHONE: 313-3880

George R. Lewis
Secretary

February 25, 1972

Mr. George A. Reier, Chief
Bureau of Public Service
Baltimore County Office Building
Towson, Maryland 21204

Re: Jack H. Fechter and Company
Utility Easement
Putty Hill Avenue-State of Maryland
Property
14th Election District
Baltimore County

Dear Mr. Reier:

This is to advise you that Jack H. Fechter and Company have approached the State of Maryland to acquire 4.3 acres of its property located at the Parkville Armory, 370' Putty Hill Avenue. This matter was presented to the Board of Public Works on February 3, 1972 at which time they declined to approve the sale but did agree to grant Jack H. Fechter and Company a utility easement. This approval was subject to working out the consideration to be paid as well as the legal details. However, it is understood that the Board of Public Works will grant an easement to Jack H. Fechter and Company.

Very truly yours,
George R. Lewis
George R. Lewis
Secretary

GRL:ASL:ks

(c) The subject property is adjoining and is in the immediate vicinity of two proposed boulevards and the existing beltway, thereby making the property more desirable for single family housing.

[illegible]

Lawrence E. Gishers Esq.
 215 Bankirk Building
 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 29th day of February 1978 2

John L. Munn
 J. L. MUNN
 Zoning Commissioner

Petitioners: Albert J. and Dorothy Schram
 Petitioner's Attorney Lawrence E. Gishers Reviewed by John L. Munn
 Chairman of
 Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 2128
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 4, 1972 ACCOUNT 01-562

AMOUNT \$122.50

DISTRIBUTION

WHITE - CARRIER	PAID - AGENCY	YELLOW - CUSTOMER
Jack H. Fechter & Co. 3403 Birch Hollow Road Baltimore, Md. 21208 Advertising and posting of property for Ralph Schramm 672-228-R		1225

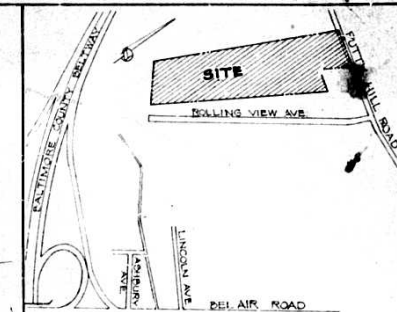
COORDINATES			
NORTH	EAST	NORTH	EAST
102 7,000.00	28217.24	185 28595.15	28647.19
103 26250.89	27986.67	186 28635.75	28676.64
104 28578.72	28154.15	187 28697.30	28707.35
105 29417.77	28384.80	188 28755.81	28750.85
106 29419.82	28627.40	189 28815.57	28802.44
107 29492.87	28867.45	190 28875.34	28860.38
108 29515.22	28896.65	191 28946.50	28928.97
109 29514.92	28980.65	192 29001.57	28978.96
110 29525.20	28905.71	193 29089.34	29002.37
111 29553.30	28621.23	194 29204.34	28567.73
112 29544.70	28551.77	195 29292.79	28464.70
113 29562.33	28714.87	196 29165.17	28564.30
114 29562.33	28670.78	197 29021.22	28534.31

GENERAL NOTES

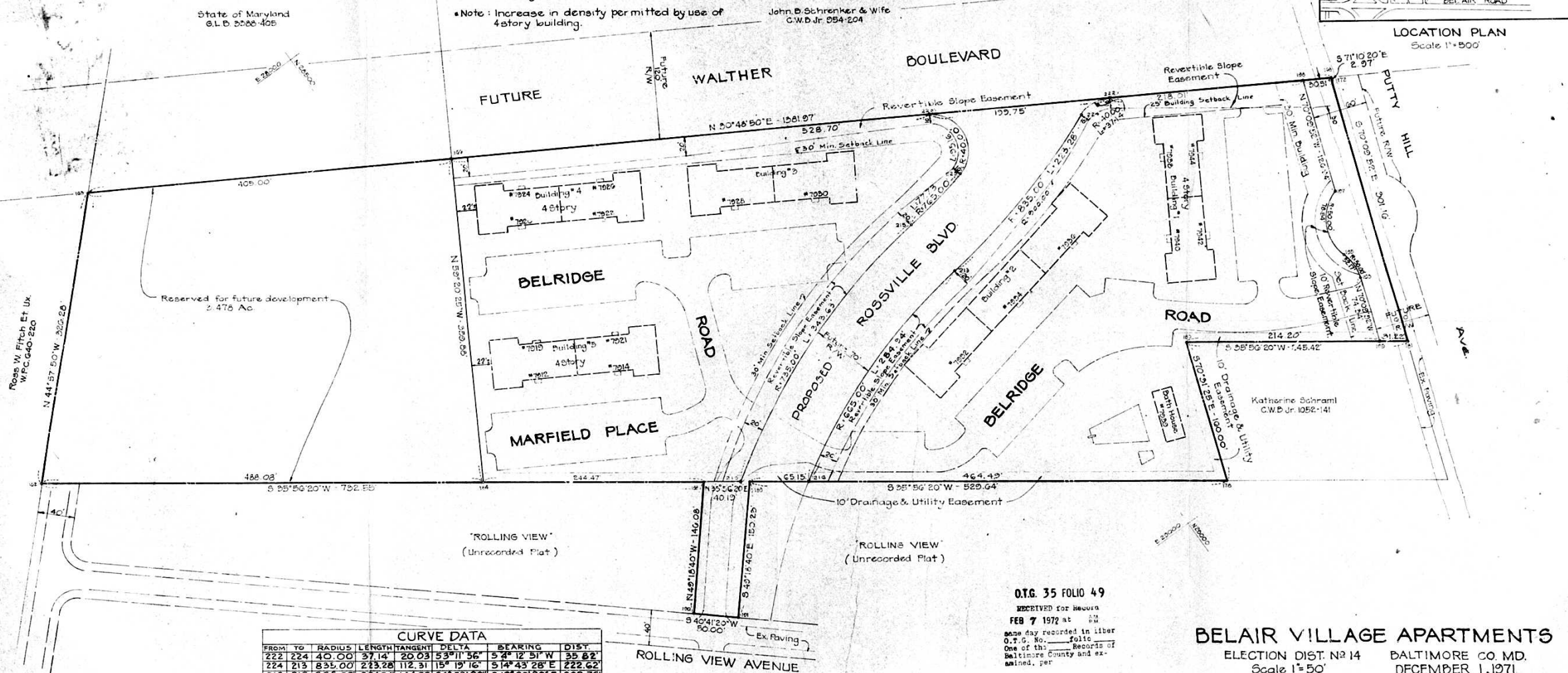
- Gross Area of Tract 12.2076 Ac.
- Gross Area RA 8.0995 Ac.
- Gross Area RG 3.6481 Ac.
- Area of Streets & R/W's 1.887 Ac.
- Net Area RA 7.5209 Ac.
- Allowable Gross Density (8,000 ± 10 L.U./Ac.) 155 L.U.
- Allowable Net Density (7,520 ± 20 L.U./Ac.) 150 L.U.
- Permitted No. of Units 150 L.U.
- Proposed No. of Units 139 L.U.
- Actual Gross Density 16.10 L.U./Ac.
- Actual Net Density 18.48 L.U./Ac.
- No. Parking Spaces 214 (154%)

Note: Increase in density permitted by use of 4 story building.

John D. Schrenker & Wife
C.W.D. Jr. 054-204



LOCATION PLAN
Scale 1"=500'



CURVE DATA							
FROM	TO	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DIST.
222	224	40.00	37.14	20.03	53°11'56"	S 41°12'51"W	35.82
224	213	835.00	213.28	112.31	15°19'16"	S 14°43'28"E	222.62
213	216	665.00	284.94	144.65	24°33'00"	S 19°20'20"E	282.76
225	223	40.00	35.16	22.76	136°18'03"	S 81°02'09"E	74.25
215	225	765.00	77.73	38.90	5°45'17"	S 9°58'25"E	77.69
219	215	735.00	343.63	175.01	26°47'13"	S 20°27'26"E	340.51
191	195	50.00	32.17	16.67	36°52'10"	N 88°35'57"W	31.62
195	197	50.00	78.54	50.00	88°55'56"	N 62°02'04"W	70.71

O.T.G. 35 FOLIO 49

RECEIVED for Record
FEB 7 1972 at 11:00 AM
6000 day recorded in Liber
O.T.G. No. 1011
One of the Records of
Baltimore County and ex-
hibited, per

BELAIR VILLAGE APARTMENTS

ELECTION DIST. NO 14 BALTIMORE CO. MD.
Scale 1"=50' DECEMBER 1, 1971

DEVELOPER

JACK H. PECHTER
3405 BIRCH HOLLOW ROAD
BALTIMORE, MD. 21208

APPROVED, BALTIMORE COUNTY PLANNING BOARD

2/1/72
DATE: DIRECTOR:

APPROVED

12/1/72
DATE: DEPUTY STATE & COUNTY HEALTH OFFICER:

NOTE:

STREETS and/or ROADS shown hereon and mentioned therein are for purposes of description only, and the same are not intended to be dedicated to public use. The fee simple title to the lands thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:

COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established by The Baltimore County Metropolitan District and are based on the following traverse stations:

X 2057 N 29175.95 E 20555.56
X 2009 N 29420.00 E 28604.80

OWNERS CERTIFICATE:

The requirements of Section 72-8, Article 17 of the Annotated Code of Maryland, (Buck 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.

JACK PECHTER MARILYN PECHTER
ALBERT SCHRAML DOROTHY SCHRAML

SURVEYORS CERTIFICATE:

I, JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1965 and subsequent amendatory acts.

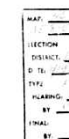
REGISTERED LAND SURVEYOR: No 3022 DATE



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

COMPUTED: H.S.K. DRAWN: K.L.T. CHECKED: W.P.O. NO. 70100

AUG 12 1974



GENERAL NOTES

- | | |
|--|---|
| 1. Total Area of Tract | 12.10 Acres |
| 2. Existing Zoning of Tract | DR-10% - 1.50 Acres |
| 3. Existing Use of Tract | Residential |
| 4. Proposed Zoning of Tract | DR-10% - 1.50 Acres |
| 5. Proposed Use of Tract | Residential |
| 6. Area of Tract Zoned DR-10% | 1.50 Acres |
| 7. Area of Tract Neighboring SR-100 | 2.40 Acres |
| 8. Existing DR-10 Area has been used for | Low Density Agriculture of Balto Co. tentatively approved |

DENSITY CALCULATIONS

	Ex DR-10	Spec DR-10
Gross Area	3,352 Ac ±	3,478 Ac ±
Area R/Ws	1,024 Ac ±	
Net Area	7,944 Ac ±	3,478 Ac ±
Allotwale (2007)	100	100
Net Units	100	100
Floor Net Units	100	100
Net Density	15.25	15.25
Gross Density	15.00	15.00
Seal Parking	15.25	15.25
Spec. Parking	214	100

- 4 Story Building in 1st Section

PLAT TO ACCOMPANY PETITION
FOR

RECLASSIFICATION OF PROPERTY VICINITY
 10000 HILL GATE & COLLING WOOD AVENUE

ELECTION DIST. NO 14 BALTIMORE CO, MD.
Scale 1"=50' Oct 22, 1971

Scale 1"=50'

Sect 23, 1971

BALTIMORE COUNTY BELTWAY

Existing Zoning
PUBLIC LAND
No Use

Existing Zoning "DR-10"
Farm use & No Use

Existing "DR-10" Zoning Line
Public Land Line

FUTURE WALTHER BOULEVARD

Existing Zoning "DR-10"
Farm Use & No Use

Public Land Line

Existing "DR-10" Zoning Line

BLDG. N# 6
2 1/2 Stories
24 LU

BLDG. N# 4
3 Stories
24 LU

BLDG. N# 3
2 1/2 Stories
24 LU

BLDG. N# 7
3 Stories
24 LU

BLDG. N# 5
4 Stories
24 LU

BLDG. N# 2
3 Stories
24 LU

BLDG. N# 1
3 Stories
24 LU

PROPOSED BELAIR VILLAGE APARTMENTS

"ROLLING VIEW"
(Unrecorded plot)

ROLLING VIEW AVENUE

Existing Zoning
RESIDENTIAL
"DR-10" USE

EXISTING ZONING "DR-10"
RESIDENTIAL USES

MCA 
MATZ, CHILDS & ASSOCIATES INC.
CONSULTING
ENGINEERS

1020 Corner Bridge Rd. Baltimore, Md.

