

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Frank Honza et al, legal owner(s) 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 DR 5.5 zone to an DR 16 zone; for the following reasons:

Error in Zoning

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.

I, or we, agree to pay expenses of above reclassification 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.

Mary Honza
Frank Honza
Legal Owner
Address: Back River Neck Road
Baltimore Co. Md.

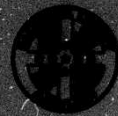
President's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of April, 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 in 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 October, 1972, at 11:00 o'clock.

Frank Honza
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

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

OLIVER L. MYERS
Chairman

MEMORANDUM

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

Frank and Mary Honza
Back River Neck Road
Baltimore, Maryland

Re: Reclassification Petition
3rd Zoning Cycle
Item # 21
Frank and Mary Honza - Petitioner

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 attached comments are a result of that review and inspection.

The subject property is located on the West side of Back River Neck Road, and both the East and West sides of Future Southeastern Freeway in the 15th Election District of Baltimore County. The property is unimproved woods with the exception of three residential properties along Back River Neck Road, that are not part of this property. There is also residential properties on the East side of Back River Neck Road.

The site plan appears to meet the zoning requirements and revised plans will not be requested unless so indicated by another department.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman
John J. Hillman, Jr., Zoning Tech. II

CLN:JCH:ELH

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., Chief

April 21, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #21 (Cycle April - October 1972)
Property Owner: Frank Honza, et al
7400 Back River Neck Rd., 1160' S/E of Hyde Park Ave.
Present Zoning: R.A. 5.5
Proposed Zoning: Reclassification to R.A. 16
District: 15th No. Acres: 32.41 acres

Dear Mr. Myers:

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:

The alignment as shown for the Future Southeastern Freeway (a proposed State Road) appears essentially correct and is subject to State Highway Administration review.

Marlyn Avenue as proposed is located approximately 70 feet to the north from where it is shown on the submitted plat. Therefore, the plat will have to be revised before the Zoning Hearing can be held. Marlyn Avenue will be improved as a 60-foot curb and gutter street on a 70-foot right-of-way. The Petitioner will be responsible for the necessary construction drawings, right-of-way and approximately one half of the paving.

Back River Neck Road is an existing road which will ultimately be improved as a 50-foot curb and gutter street on a 70-foot right-of-way. The Petitioner will be responsible for the necessary construction drawings, right-of-way and the paving to complete the widening on the development side.

Entrance locations will be subject to the approval by the Department of Traffic Engineering.

The interior road will be the Petitioner's responsibility for construction and maintenance.

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 21, 1972

Re: Item #21 (Cycle April - October 1972)

Storm Drainage:

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Petitioner's cost responsibilities include the acquiring of easements and rights-of-way - both on-site and off-site - including the dedicating in fee to the County of the rights-of-way - including construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Petitioner.

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

The Petitioner shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision. If an easement less than 10 feet in width has previously been provided along any bordering property line within an adjacent subdivision, an additional easement to provide for a minimum width of 10 feet shall be provided along that property line within this subdivision.

Reclamation of the marsh area will require approval of the State Department of Water Resources.

Sediment Control:

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

Water:

There is an existing 16-inch water main in Back River Neck Road.

Sanitary Sewer:

Sanitary sewer is currently not available to serve this site; however, a pumping station, force main and gravity sewer system are presently under study and design to accommodate this general area.

Very truly yours,

Ellsworth N. Diver
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:ZAM:PMH:es

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WILLIAM T. MELSER
SENIOR TRAFFIC ENGINEER

April 28, 1972

Mr. Oliver L. Myers
Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning III
Item 21 - ZAR - 4-4-72
Property Owner: Frank Honza, et al
Back River Neck Road SE of Hyde Park Avenue
Reclassification to DR 16 - District 15

Dear Mr. Myers:

The subject petition is requesting a change from DR 5.5 to DR 16. This should increase the trip density from 1600 to 3900 vehicles a day.

The only access to this property is via Back River Neck Road or Marlyn Avenue, which encounters capacity problems during certain periods of the day. This situation can only be expected to get worse, if development continues on the Back River Neck Peninsula. Traffic studies of this peninsula indicate insufficient access to this peninsula as presently zoned.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM:R



STATE HIGHWAY ADMINISTRATION 300 WEST PRESTON STREET BALTIMORE, MD. 21201

April 11, 1972

Mr. S. Eric DiMenna
Zoning Commissioner
Attn: Mr. G.L. Myers

Re: Z.B.C. meeting, April 4, 1972
Reclassification
21, Frank Honza, et al
s/w Back River Neck Rd, 1160'
s/e of Hyde Park Ave.
d.r. 5.5 Reclass. to D.R. 16
District 15 32.41 acres

Dear Mr. DiMenna:

The subject plan does not correctly indicate the right of way for the proposed Southeastern Boulevard. The alignment is somewhat different and the right of way width is 200' rather than 150' as indicated on the plan.

Upon our receipt of three additional copies of the plan, marked copies will be made available to you and to the petitioner. The plan should be revised.

Very truly yours,

Charles Lee Chief,
Development Engineering Section
John E. Myers
Asst. Development Engineer

CL-JM-ns

Baltimore County Fire Department

J. Austin Dierz
Chief



Towson, Maryland 21204

879-7310

April 17, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATTN: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owners: Frank Honza, et al

Location: S/W/S Back River Neck Road, 1160' S/E of Hyde Park Avenue

Item No. 21 Zoning Agenda April 4, 1972

Gentlemen:

Pursuant to your request, the referenced property have been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 500 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: John E. Myers Noted and Approved: Paul H. Dierz
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

4/17/72

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of.....

the above Reclassification should be had; and it further appearing that by reason of.....

A Special Exception for a.....should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this.....day

of....., 197..., that the herein described property or area should be and

the same is hereby reclassified; from a.....zone to a.....

zone, and/or a Special Exception for a.....should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

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....., 197..., 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.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

Apr'l 12, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning & Zoning
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 21, Zoning Advisory Committee Meeting,
April 4, 1972, are as follows:

Property Owner: Frank Honza, et al
Location: S/W/S Back River Neck Road, 1160' S/E of
Hyde Park Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Reclassification to D.R. 16
District: 15
No. Acres: 32.4

Metropolitan water is available to the site.

Metropolitan sewer is not available. There is a serious
drainage problem on the eastern side of this property. Water impounded
between Eastern Avenue and the Penna. Railroad drains under Eastern
Avenue and goes into the Chesapeake Bay. A sanitary sewer is not avail-
able. This is an area characterized by many difficulties with private
sewage disposal systems. The soil in this area is very unlikely to
pass the percolation requirements for a septic tank and dry well.

Department of Water Resources Comments: If lubrication work
and oil changes are performed at this location, revised plans must be
submitted showing method providing for the elimination of waste oil in
accordance with the Department of Water Resources requirements.

Air Pollution Comments: The building or buildings on this site
may be subject to a permit to construct and a permit to operate any and
all fuel burning and processing equipment. Additional information may
be obtained from the Division of Air Pollution and Industrial Hygiene,
Baltimore County Department of Health.

(continued)

Mr. Oliver L. Myers

- 2 -

April 12, 1972

Shopping Center and Apartment House Comments: Approval
for a shopping center or apartment house is based upon owner responsibility
for the collection, storage, and disposal of refuse in accordance with
Health Department requirements.

Department of Health approval for rezoning will require the
extension of public sanitary sewer to this property.

Very truly yours,

J. Stravhorn
Sanitarian II
Water and Sewer Section
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

JS:nn

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM #91

TOWSON, MARYLAND 21204

Property Owner Frank Honza, et al

District 15

Present Zoning DR 5.5

Proposed Zoning DR 16

No. Acres 32.4

The schools servicing this area are:

	Cap.	Enroll.	%/-
Middleborough Elementary	620	648	+28
Deep Creek Junior High	1250	1381	+111
Kenwood Senior High	1985	2232	+247

The area as now zoned could yield as many as 53 elementary pupils, 43
junior high pupils, and 21 senior high pupils. A change to DR 16 could
result in a yield of 299 elementary pupils, 82 junior high pupils and
44 senior high pupils. Since there was no breakdown of bedroom types or
apartment types (Town-house or garden) the highest yield factor was used
(3 bedroom townhouses). Sample factor was taken from the 3 bedroom
townhouses at the East Red Apt. development.

W. EDUARD PARKS, Chairman
EUGENE D. WEISS, Vice-Chairman
MRS. GABRIEL A. DENNEY

MRS. JOSEPHINE BROOKER
JUDITH A. WILSON
ALVIN L. LESTER

W. MARKING HILL, Chairman
RICHARD L. HARRIS, Vice-Chairman
MRS. BRUNHILDE W. HARRIS

GEORGE E. GAVRELIS
Director
Jefferson Bldg.
Rm 301
Towson, Md. 21204
(410) 3211



S. ERIC DINEEN
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
(410) 3211

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 8, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 21, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Frank Honza, et al
Location: S/W/S Back River Neck Road, 1160' S/E of Hyde Park Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Reclassification to D.R. 16
District: 15
No. Acres: 32.4 acres

Buildings 1, 2, 3 and 4 are within 75' of a D.R. zone. Four foot high compact screen planting
must be shown on the plan.

Very truly yours,

Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

Frank and Mary Honza
Back River Neck Road
Baltimore, Maryland 21221

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.....day of.....1972.

S. ERIC DINEEN
Zoning Commissioner

Petitioners: Frank and Mary Honza

Petitioner's Attorney.....

Reviewed by.....
Chairman,
Advisory Committee

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

December 20, 1976

Robert J. Romacko, Esquire
Germania Federal Building
809 Eastern Boulevard
Baltimore, Md. 21221

Re: Case No. 73-70-R
Frank Honza, et al

Dear Mr. Romacko:

As the Petitioner, or representative thereof, in the above
referenced case, you are hereby advised that said case now pending before the
Board of Appeals is considered moot. This decision is based on an opinion
of the Baltimore County Solicitor's office concluding that any reclassification
case pending before this Board on the date of the adoption of new comprehensive
zoning maps (i.e., 10/15/76) is moot.

Therefore, unless you present written objection and/or an
amended appeal, where applicable, to the Board within thirty (30) days from
the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

Walter A. Ketter, Jr., Chairman

cc: Mrs. Mary Honza
John J. Bishop, Jr., Esquire
Mr. Lee R. Miller
Ms. Dorothy M. Forstmann
Mr. John A. Ogonowski
Mr. Walter Nadziny
Mr. Benedict E. Huber
Mr. Louis G. Schiesser, Jr.
John W. Hession, III, Esquire
Mr. W. T. Spoerl

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to D.R. 16 zone : COUNTY BOARD OF APPEALS
SW/S of Back River Neck Road :
1140 feet SE of Hyde Park Ave. :
15th District : OF
Frank Honza, et al : BALTIMORE COUNTY
Petitioners : No. 73-70-R

ORDER OF DISMISSAL

Petition of Frank Honza, et al for reclassification from D.R. 5.5 to
D.R. 16 zone, on property located on the southwest side of Back River Neck Road 1140
feet southeast of Hyde Park Avenue, in the 15th Election District of Baltimore County.

WHEREAS, the Board of Appeals notified all parties of record in the
above entitled matter that this Board considers said case to be moot (copy of said letter
is attached hereto).

THEREFORE, this Board, on its own Motion, will dismiss the within
named appeal.

IT IS HEREBY ORDERED, this 24th day of January, 1977, that said
petition be and the same is declared moot, and the petition dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Ketter, Jr., Chairman
Robert L. Gilland

Herbert A. Davis

RE: PETITION FOR RECLASSIFICATION
SW/S of Back River Neck Road,
1160' SE of Hyde Park Avenue -
15th Election District
Frank Honza, et al - Petitioners
NO. 73-70-R (Item No. 21)
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Frank Honza, et al, for a Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone. Said property is located on the southwest side of Back River Neck Road, 1160 feet southeast of Hyde Park Road, in the Fifteenth Election District of Baltimore County, and contains 32.4 acres of land, more or less.

At the outset of the public hearing, the Petitioner moved to amend his Petition by withdrawing that portion of the subject property east of the proposed Southeast Freeway, as indicated in the plat submitted with said Petition. Said motion was granted and, therefore, that portion of property should be dismissed with prejudice.

The balance of the property is proposed to be constructed into a town-house development, the total density of which would be 118 units. It was indicated that 77 units can presently be constructed on the subject property as a matter of right and that an additional 41 units would not have a detrimental affect upon the area. Access from the subject property would be by way of Marlyn Avenue.

Public water is presently available in Back River Neck Road and public sewer is now available in Marlyn Avenue. It was also testified that a large portion of the subject property is below sea level, is in the flood plain, and is in a marshy condition.

It was cited that there has been a substantial change in the character of the neighborhood, namely Case No. 72-1-R, granted November 22, 1972.

(a) That the dwelling units shall be built for sale and shall be of the type commonly known as "town houses".

(b) That the density for said "town house" dwelling units shall be at the rate of 10.5 units per acre, although the actual zoning for said units shall be 16 units per acre.

A copy of said Deed is attached hereto and marked "Exhibit 2". It is agreed that said Deed shall be recorded upon the obtaining of a final, unappealable ruling by the Zoning Commissioner and adoption by the County Council in its final approval of the Baltimore County Comprehensive Zoning Map in conformity to these joint proposals.

3. That the parties agree that in the event a Petition for Reclassification shall be filed hereafter to rezone a portion of the property located on the west side of the Southeastern Freeway to B.M. with a CNE District, or in the event the County Council proposes to change the zoning map to reflect such a change, said Petition or change by the County Council shall be supported by the parties to this Agreement. The area proposed for said future rezoning is shown by red // on the Revised Plat attached hereto (Exhibit 1).

(e) In the event that the future alignment of Marlyn Avenue is changed from the proposed location as shown on the Revised Plat (Exhibit 1), it is agreed by the parties that the proposed area for B.M. with a CNE District as shown on Exhibit 1 shall also be changed so that it shall be adequate (either northerly or southerly) to Marlyn Avenue as changed.

4. That the parties do agree that in the event a Petition for Reclassification shall be filed hereafter to rezone a portion of the property located on the east side of the Southeastern Freeway to B.L. with a CNE District, or in the event the County Council proposes to change the zoning map to reflect such a change, said Petition or change by the County Council shall be supported by the parties to this agreement. The area proposed for said future rezoning is shown by // marks in red and blue on the

Subsequent to the hearing, a Stipulation Agreement was entered into by the proposed developer and the present owners of the subject property, Messrs. Edward and Carl T. Julio, and many improvement associations in the area. Said Agreement is attached hereto and made a part hereof.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, there have been substantial changes in the character of the neighborhood to justify the granting of the Reclassification request. Also, the residents of the area seem to be in agreement as to how this property should be developed, which can be substantiated in the Stipulation Agreement.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1975, that the herein described property or area, saving and excepting that portion initially referred to in this Opinion, should be and the same is hereby reclassified from a D.R. 5.5 Zone to a D.R. 16 Zone, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

It is further ORDERED that the portion of the subject property east of the proposed Southeast Freeway be and the same is hereby DISMISSED with prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

Revised Plat attached hereto (Exhibit 1).

5. It is agreed by the parties that the zoning regulations and definitions now in force and effect shall be binding on the parties in any future interpretation of this Stipulation Agreement.

AS WITNESS our hands and seals on this day of January, 1976.

TEST:

[Signature] Carl T. Julio (SEAL)

[Signature] Edward Julio (SEAL)

The Essex-Middle River Civic Council
By *[Signature]* (SEAL)

Hyde Park Improvement Association
By *[Signature]* (SEAL)

Fox Ridge Civic Association
By *[Signature]* (SEAL)

Fockaway Beach Improvement Association
By *[Signature]* (SEAL)

Goodwood Improvement Association
By *[Signature]* (SEAL)

Cedar Beach Improvement Association
By *[Signature]* (SEAL)

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221

February 5, 1976

Hon. G. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
Frank Honza et al
S/W/S Back River Neck Road
Case No. 73-70-R

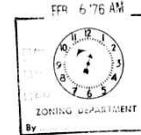
Dear Mr. DiNenna:

Since receiving your Zoning Order granting reclassification of the above captioned property, an Amended Stipulation Agreement has been prepared and I am enclosing a copy of same herewith. I feel you may want the enclosed Amended Stipulation Agreement in your file since the matter has now been appealed by persons other than parties named in the enclosed Agreement.

Very truly yours,

Robert J. Romadka

RJR/dsl
Enc.



Bauernschmidt Manor
IMPROVEMENT ASSOCIATION, INC.
BOX 712, BALTIMORE, MARYLAND 21221

G. Eric DiNenna
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue

Re: 73-70-R, Frank Honza et al

Dear Sir:

Please note an appeal to the County Board of Appeals from your decision of October 17, 1975. On behalf of the undersigned, a check in the amount of eighty dollars is enclosed.

Yours truly,

Lee R. Miller
[Signature]

*Lee R. Miller - Route #1 Box 712: 21221
Dorothy M. Forstermann 513 Back River Neck Rd 21221
John P. Ognowski 518 Back River Neck Rd 21221
Walter J. Padolny 533 Back River Neck Rd 21221
Benedict C. Huber Box 746 RT 1 BAUERNSCHMIDT DR. BALTO 21221
Louis G. Schaeffer Jr Box 732 Route 1 Bauernschmidt Manor Balto, MD 21221

RE: PETITION FOR RECLASSIFICATION
FRANK HONZA, et al
S/W/S Back River Neck Road
Case No. 73-70-R

AMENDED STIPULATION AGREEMENT

WHEREAS, the undersigned did enter into a Stipulation Agreement dated April 9, 1975 pertaining to the Petition for Reclassification above referred to; and

WHEREAS, the parties to said Stipulation Agreement have now agreed to make certain changes to Paragraphs 2, 3 and 4 of said Stipulation Agreement, and which changes are underlined.

NOW, THEREFORE, it is mutually agreed between the parties hereto that the following proposals shall be jointly submitted to the Zoning Commissioner and Baltimore County Planning Board and County Council for Baltimore County with the recommendation that said proposals shall be incorporated in the decision of the Zoning Commissioner and adopted by both the Planning Board of Baltimore County and County Council for Baltimore County in its adoption of the Comprehensive Zoning Map for Baltimore County:

1. The parties agree that the Petition as pertaining to the portion of the subject property east of the proposed Southeastern Freeway, as shown on the Revised Plat dated December 13, 1974, and January 13, 1974, shall be withdrawn, so that the property shall retain its existing zoning. A copy of the Revised Plat is attached hereto, and marked as "Exhibit 1".

2. The parties agree that the Petition should be granted as to the request for Reclassification to D.R. 16 of the land west of the proposed Southeastern Freeway as shown on the Revised Plat dated December 13, 1974, and January 13, 1974 (Exhibit 1), subject to the following conditions which shall be incorporated into a Deed containing covenants that shall be binding on the parties as follows:

October 17, 1975

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Reclassification
SW/S of Back River Neck Road,
1160' SE of Hyde Park Avenue -
15th Election District
Frank Honza, et al - Petitioners
NO. 73-70-R (Item No. 21)

Dear Mr. Romadka:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

[Signature]
G. ERIC DINENNA
Zoning Commissioner

SED/saw

Attachments

John J. Bishop, Jr., Esquire
600 East Joppa Road
Towson, Maryland 21204

Mr. Lee R. Miller, President
Bauernschmidt Improvement Association
Route 1, Box 712
Baltimore, Maryland 21221

Mr. W. T. Spencer
Bureau of Utilities

ROBERT J. ROMADKA
ATTORNEY AT LAW
BALTIMORE, MARYLAND

RE: PETITION FOR RECLASSIFICATION
FRANK HONZA, et al,
S/H/S Back River Neck Road
Case No. 73-70-R



STIPULATION AGREEMENT

The Applicants, Edward Julio and Carl T. Julio, owners, by Robert J. Ronadka, their attorney, and The Essex-Middle River Civic Council, Hyde Park Improvement Association, Fox Ridge Civic Association, Rockaway Beach Improvement Association, Goodwood Improvement Association, by John J. Bishop, Jr., their attorney, having been informed of the pending Petition for Reclassification above referred to, and upon full discussion of the same with their respective legal counsel, do mutually agree that the following proposals shall be jointly submitted to the Zoning Commissioner with the recommendation that said proposals shall be incorporated in the decision of the Zoning Commissioner:

1. The parties agree that the Petition as pertaining to the portion of the subject property east of the proposed Southeastern Freeway, as shown on the Revised Plat dated December 13, 1974, and January 13, 1974, shall be withdrawn, so that the property shall retain its existing zoning. A copy of the Revised Plat is attached hereto, and marked as "Exhibit 1".

2. The parties agree that the Petition should be granted as to the request for Reclassification to D.R. 16 of the land west of the proposed Southeastern Freeway as shown on the Revised Plat dated December 13, 1974, and January 13, 1974 (Exhibit 1), subject to the following conditions which shall be incorporated into a Deed containing covenants that shall be binding on the parties as follows:

(a) That the dwelling units shall be built for sale and shall be of the type commonly known as "town houses".

(b) That the density for said "town house" dwelling

units shall be at the rate of 10.5 units per acre, although the actual zoning for said units shall be 16 units per acre.

A copy of said Deed is attached hereto and marked "Exhibit 2". It is agreed that said Deed shall be recorded upon the obtaining of a final, unappealable ruling by the Zoning Commissioner in conformity to these joint proposals.

3. That the parties agree that in the event a Petition for Reclassification shall be filed hereafter to rezone a portion of the property located on the west side of the Southeastern Freeway to B.M. with a CSA District, or in the event the County Council proposes to change the zoning map to reflect such a change, said Petition or change by the County Council shall be supported by the parties to this Agreement. The area proposed for said future rezoning is shown by //// on the Revised Plat attached hereto (Exhibit 1).

(a) In the event that the future alignment of Marilyn Avenue is changed from the proposed location as shown on the Revised Plat (Exhibit 1), it is agreed by the parties that the proposed area for B.M. with a CSA District as shown on Exhibit 1 shall also be changed so that it shall be adequate (either northerly or southerly) to Marilyn Avenue as changed.

4. That the parties do agree that in the event a Petition for Reclassification shall be filed hereafter to rezone a portion of the property located on the east side of the Southeastern Freeway to B.M. with a CT District, or in the event the County Council proposes to change the zoning map to reflect such a change, said Petition or change by the County Council shall be supported by the parties to this agreement. The area proposed for said future rezoning is shown by //// on the Revised Plat attached hereto (Exhibit 1).

5. It is agreed by the parties that the zoning regulations and definitions now in force and effect shall be binding on the parties in any future interpretation of this Stipulation Agreement.

ROBERT J. RONADKA
ATTORNEY AT LAW
ESSEX, MARYLAND

AS WITNESS our hands and seals on this 9th day of

April, 1975.

TEST:

Edward Julio
Carl T. Julio

Carl T. Julio (SEAL)
Edward Julio (SEAL)

Robert C. Madoff
Secretary

Mary Truesdale
Secretary

Debbie Duckworth
Secretary

Jack Bragg
Secretary

Wanda L. Jones
Secretary

Virginia F. Shindler
Secretary

The Essex-Middle River Civic Council
By *Robert C. Madoff* (SEAL)
President

Hyde Park Improvement Association
By *Robert C. Madoff* (SEAL)
President

Fox Ridge Civic Association
By *Robert C. Madoff* (SEAL)
President

Rockaway Beach Improvement Association
By *Robert C. Madoff* (SEAL)
President

Goodwood Improvement Association
By *Robert C. Madoff* (SEAL)
President

Cedar Beach Improvement Association
By *Robert C. Madoff* (SEAL)
President

ROBERT J. RONADKA
ATTORNEY AT LAW
ESSEX, MARYLAND

- 3 -

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

December 13, 1974

Description to Accompany Zoning Petition
for Reclassification from Existing D.R. 5.5
Zoning to D.R. 16 Zone
14.309 Acres More or Less

Beginning for the same at the end of the two following courses viz: first
commencing at the center line of Hyde Park Avenue at the intersection formed by the
southwest side of Back River Neck Road running thence along said southwest side south-
easterly 1160 feet more or less and second leaving said Back River Neck Road South 49°
00' 00" West 721 feet more or less to said point of beginning, said point being 40
feet more or less northwest of the southwest side of the future Southeastern Freeway
150 feet wide running thence 40 feet northeast of and parallel to said Southwest side
the two following courses viz: first by a curve to the right having a radius of 1765.00
feet and an arc of 582.78 feet said curve being subtended by chord bearing South 30°
57' 13" East 500.13 feet and second South 21° 30' 00" East 687.47 feet thence leaving
said Freeway the five following courses viz: first South 49° 00' 00" West 342.86 feet,
second North 29° 54' 42" West 635.60 feet, third South 64° 25' 06" West 162.52 feet,
fourth North 34° 30' 00" West 555.91 feet and fifth North 49° 00' 00" East 684.99
feet to the place of beginning.

Containing 14.309 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

August 8, 1973

Description to Accompany Zoning Petition
for Reclassification from Existing D.R. 5.5
Zoning to D.R. 16 Zone
13.142 Acres More or Less

Beginning for the same at the end of the two following courses viz: first
commencing at the center line of Hyde Park Avenue at the intersection formed by the
southwest side of Back River Neck Road running thence along said southwest side south-
easterly 1160 feet more or less and second leaving said Back River Neck Road South 49°
00' 00" West 761 feet more or less to said point of beginning, said point being also
on the approximated southwest side of the future Southeastern Freeway 150 feet wide
running thence along said approximated Southwest side the two following courses viz:
first by a curve to the right having a radius of 1725.00 feet and an arc of 569.16
feet said curve being subtended by chord bearing South 30° 57' 08.5" East 566.58 feet
and second South 21° 30' 00" East 701.63 feet thence leaving said Freeway the five follow-
ing courses viz: first South 49° 00' 00" West 300.43 feet, second North 29° 54' 42" West
635.60 feet, third South 64° 25' 06" West 162.52 feet, fourth North 34° 30' 00" West
555.91 feet and fifth North 49° 00' 00" East 684.99 feet to the place of beginning.

Containing 13.142 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

March 28, 1972

Description to Accompany Zoning Petition
from D.R. 5.5 to D.R. 16
32.4 Acres More or Less.

Beginning for the same at a point on the southwest side of Back River
Neck Road said point being located southeasterly 1160 feet more or less from the
intersection of Back River Neck Road and the center line of Hyde Park Avenue,
and running thence binding on the southwest side of Back River Neck Road the two
following courses, viz: first South 32° 18' East 116.13 feet and South 33° 19'
East 204.37 feet, thence South 56° 30' West 159.9 feet, South 34° 30' East 341.92
feet, North 53° 05' East 180.4 feet to the center of Back River Neck Road, thence
on the center of said road South 34° 30' East 152.8 feet, thence South 48° 31'
West 505.8 feet, South 40° 37' East 200 feet, North 48° 21' East 486.18 feet to
the center of Back River Neck Road, thence binding on the center of said road
the two following courses, viz: first South 34° 30' East 118.33 feet and South
41° East 89 feet, thence South 49° West 1272 feet, North 29° 54' 42" West 635.6
feet South 64° 25' 06" West 162.52 feet, North 34° 30' West 555.91 feet,
North 49° East 1364.33 feet to the place of beginning.

Containing 32.4 acres of land more or less.



CERTIFICATE OF PUBLICATION

TOWSON, MD., September 14, 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., on each
at one time, on or before the 5th day of October, 1972, the last publication
appearing on the 14th day of September
1972.

THE JEFFERSONIAN
Robert C. Madoff
Manager

Cost of Advertisement \$

PETITION FOR RECLASSIFICATION
14.309 ACRES
FROM D.R. 5.5 TO D.R. 16
ZONING DISTRICT
LOCATION: Southwest side of Back River Neck Road 1160 feet South of Hyde Park Avenue.
DATE: 8-13-74
PUBLIC HEARING: 11:00 A.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Planning and Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning change on the above described property on the date and at the place specified above.
The property is owned by Frank and Mary Honza, as shown on plat filed with the Zoning Department.
A copy of the proposed zoning change is on file in the Zoning Department.
By: *Robert C. Madoff*
Manager
Sept. 14, 1972

PETITION FOR RECLASSIFICATION
14.309 ACRES
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The property is owned by Frank and Mary Honza, as shown on plat filed with the Zoning Department.
A copy of the proposed zoning change is on file in the Zoning Department.
By: *Robert C. Madoff*
Manager
Sept. 14, 1972

OFFICE OF
THE ESSEX TIMES
ESSEX, MD. 21221

September 18, 1972

IS TO CERTIFY, that the annexed advertisement of
S. Eric Stromberg
Zoning Commissioner of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one XXXXXXXXXX
week before the 18 day of September 1972, that is to say, the same
was inserted in the issue of September 14, 1972.

STROMBERG PUBLICATIONS, Inc.

By: *Ruth Morgan*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Working		200 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:			Revised Plans: Change in outline or description							
Previous case:			Map #							

241210

CERTIFICATE OF POSTING
Baltimore Department of Baltimore County
Towson, Maryland

District: *15* Date of Posting: *Sept. 14-72*

Posted for: *Planning Thursday Oct. 5, 1972 at 11:00 A.M.*

Petitioner: *Frank H. Hays*

Location of property: *SW 1/4 of Block River Nul Rd. 1160' SE of Hyde Park Ave.*

Location of Sign: *3 located on Block River Nul Rd. 1160' SE of Hyde Park Ave.*

Remarks:

Posted by: *Paul H. Hays* Date of return: *Sept. 21-72*

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

No. *2188*

DATE: *May 1, 1972* ACCOUNT: *01-662*

AMOUNT: *\$50.00*

DISTRIBUTION:
PAID - ASSESSOR
George V. Stephens and Assoc., Inc.
303 Allegheny Ave.
Towson, Md. 21204
Petitioner's fee for Frank Hays

Baltimore County Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

August 2, 1972

PETITIONER'S EXHIBIT #2

Robert J. Komacka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

For Ridge Manor School Board Property and House Property Related to Marlyn Avenue Extended

Dear Sir:

Your letter of July 17th received and I hasten to apologize for the belated response.

An investigation has been made regarding the captioned properties and their relationship to Marlyn Avenue Extended.

The Writer has discussed the matter with Mr. Lee R. Miller of the School Board and it was determined that the School Board would be receptive to accepting their responsibility toward the development of Marlyn Avenue affecting the school site. It was indicated however that prior to any final commitment in this regard the School Board would require at least one year notification prior to the allotment of funds to support this improvement. It will therefore be necessary for the developer to program his improvements in such a way that the School Board will have the required advance notice that will ultimately correspond with the developer's construction time.

It is suggested that a continued communication with the School Board be established.

Very truly yours,
GEORGE A. KRIER, CHIEF
BUREAU OF PUBLIC SERVICES

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

No. *2098*

DATE: *Oct. 18, 1972* ACCOUNT: *01-662*

AMOUNT: *\$132.00*

DISTRIBUTION:
PAID - ASSESSOR
Julio Brothers Construction Co.
10 Park Ave.
Cockeysville, Md. 21030
Advertising and posting of property for Frank Hays

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

No. *25983*

DATE: *November 18, 1975* ACCOUNT: *01-662*

AMOUNT: *\$50.00*

RECEIVED FROM: *Mr. Lee R. Miller*

FOR: *Cost of Filing of an Appeal and Posting of Property on Case No. 73-70-R (Det. No. 21) SW 1/4 of Block River Nul Rd. 1160' SE of Hyde Park Avenue - 15th Election District Frank Hays, et al - Petitioners*

CERTIFICATE OF POSTING
Baltimore Department of Baltimore County
Towson, Maryland

District: *15* Date of Posting: *11/27/74*

Posted for: *Planning Monday Dec. 16, 1974 at 10:00 A.M.*

Petitioner: *Frank Hays*

Location of property: *Middle River Rd.*

Location of Sign: *3 located on Middle River Rd.*

Remarks:

Posted by: *Paul H. Hays* Date of return: *11/27/74*

CERTIFICATE OF POSTING
Baltimore Department of Baltimore County
Towson, Maryland

District: *15* Date of Posting: *Dec. 4-75*

Posted for: *Planning*

Petitioner: *Frank Hays*

Location of property: *SW 1/4 of Block River Nul Rd. 1160' SE of Hyde Park Ave.*

Location of Sign: *3 located on Block River Nul Rd. 1160' SE of Hyde Park Ave.*

Remarks:

Posted by: *Paul H. Hays* Date of return: *12/18/75*

RECEIVED
DEC 13 1974
GEO. W. STEPHENS, JR.
ASSOCIATES, INC.

PROTESTANT'S EXHIBIT #A

Mr. Albert J. Gallenbach
Director, Department of Public Works
County Office Building
Towson, Maryland 21204

2nd Country Ridge -
proposed addition
between Southeastern
Terrace and Langfield
Ave. - 15th Election District -
District - Southeastern Copy.

Dear Sirs:

It is our understanding that the development of the captioned subdivision have requested a meeting with the County for the purpose of obtaining approval of their "Sketch Plan - Country Ridge" for highway purposes.

The purpose of this letter is to provide you with input and to state our position prior to your consideration of the developer's request for a meeting.

The Southeastern - Crossway (formerly Southeastern - outward) was originally a Baltimore County project. It is apparent that when the original plans for Country Ridge were processed by the County based on County highway plans dated July 17, 1951 approved of the development plans with the area required for highway, placed in reservation. Evidently, this was agreed to by the developer as the following plats were recorded: Litter 13, Folio 13 on August 24, 1951; Folio 54 on August 25, 1951 and Folio 14 on January 1, 1951.

Subsequently, this highway project was included in the State's highway improvement program. A section terminating at its eastern end was in use under construction. The section involving subject development is included in the 1954/59 program for acquisition in 1971 - construction to be sometime after 1972.

There are no funds available for the purchase of this reserved area at this time. Even if an amount of funds for advance right of way acquisition, or release that it would be establishing a bad precedence and should not be done.

Subject highway is on the County's master plan of highways.

Therefore, since the plans for Country Ridge are a matter of record, and said plat having approval by the County and acceptance by the owners, the reservation of the area is binding and should not be released as the Southeastern Crossway is still a proposed project in the highway program. For orderly development in Baltimore County, and to protect your master plan of highways, it is our opinion that the requested resubdivision of plats contained above, will be given any positive consideration.

It is requested that Baltimore County within its administrative and legal

Mr. Albert J. Gallenbach September 26, 1974 Page 2

parameters deny any request that would permit construction within the area reserved for highways.

Your consideration of our input and position will be greatly appreciated.

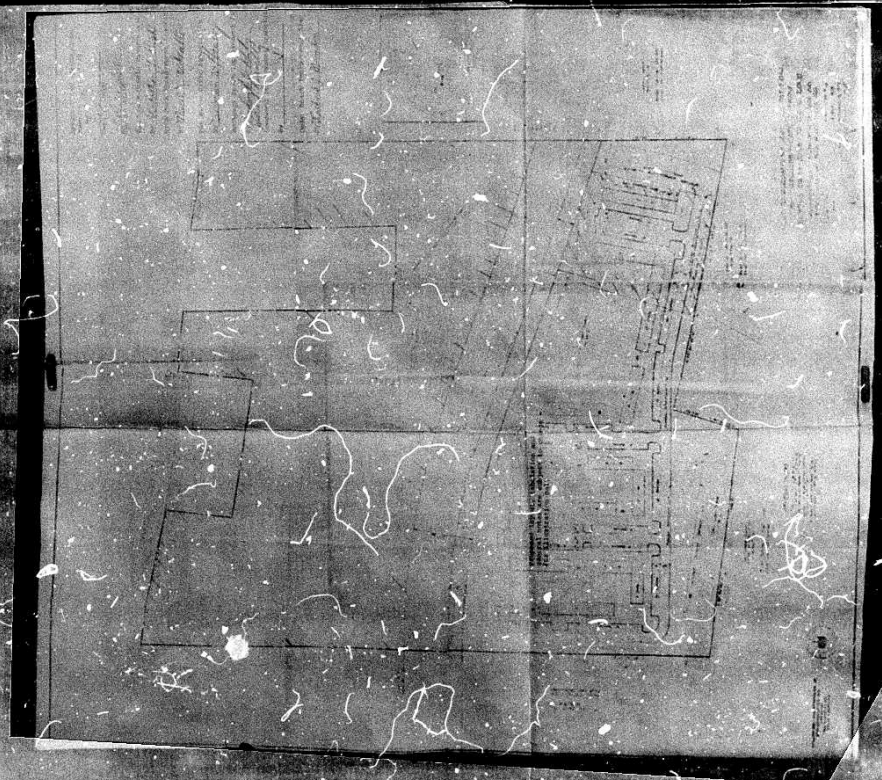
Very truly yours,

Clark

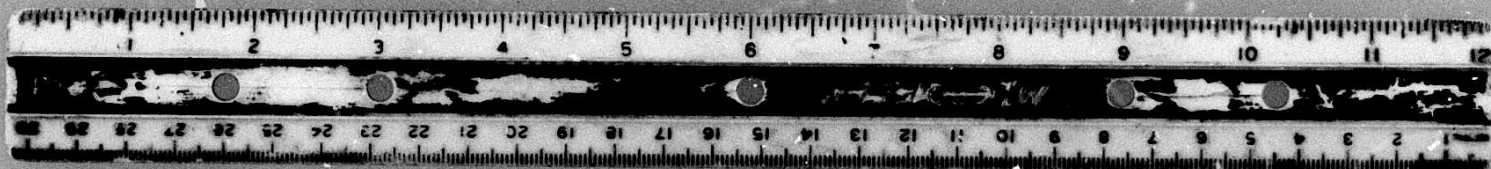
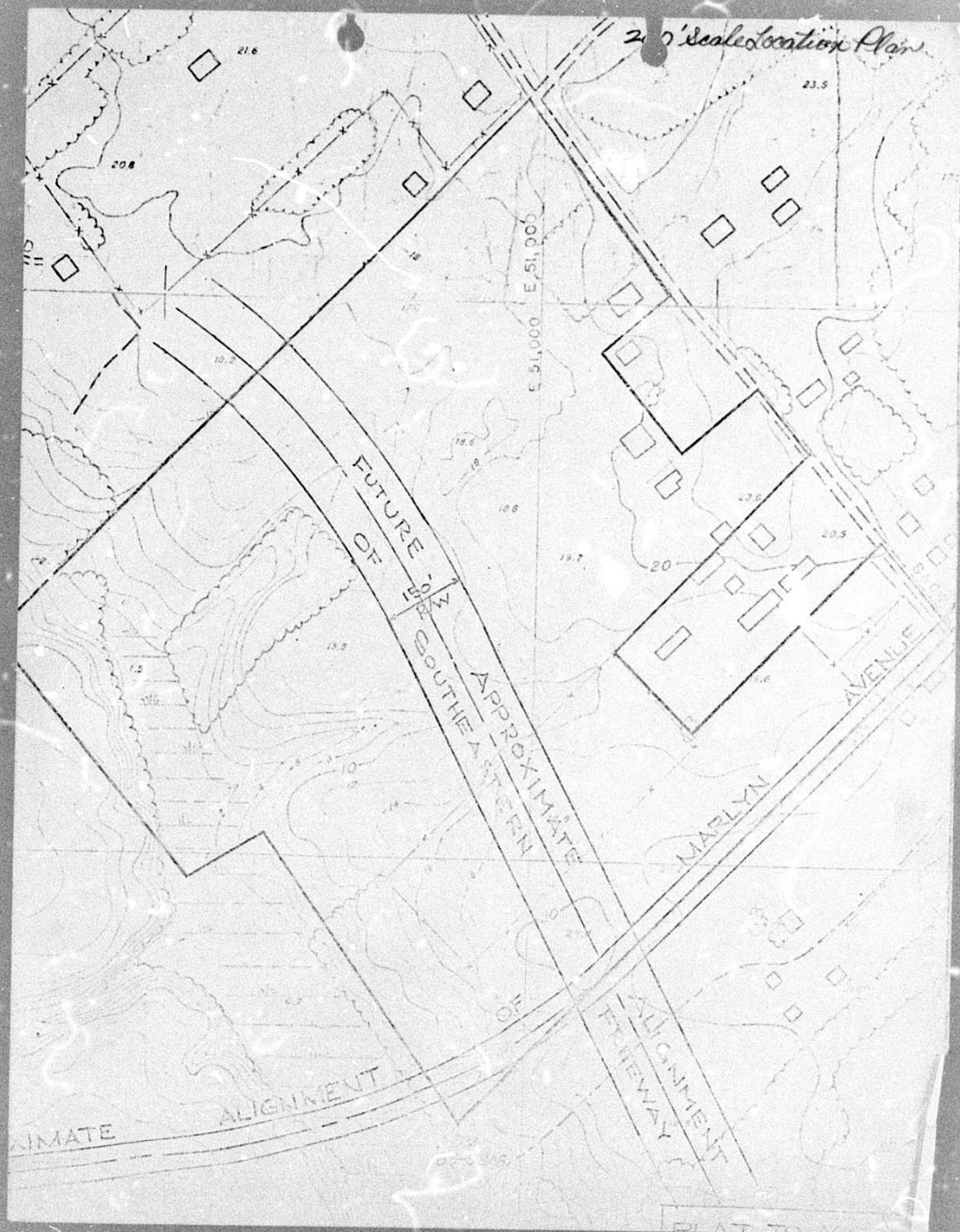
Charles Lee, Chief
Bureau of Engineering
Access for the

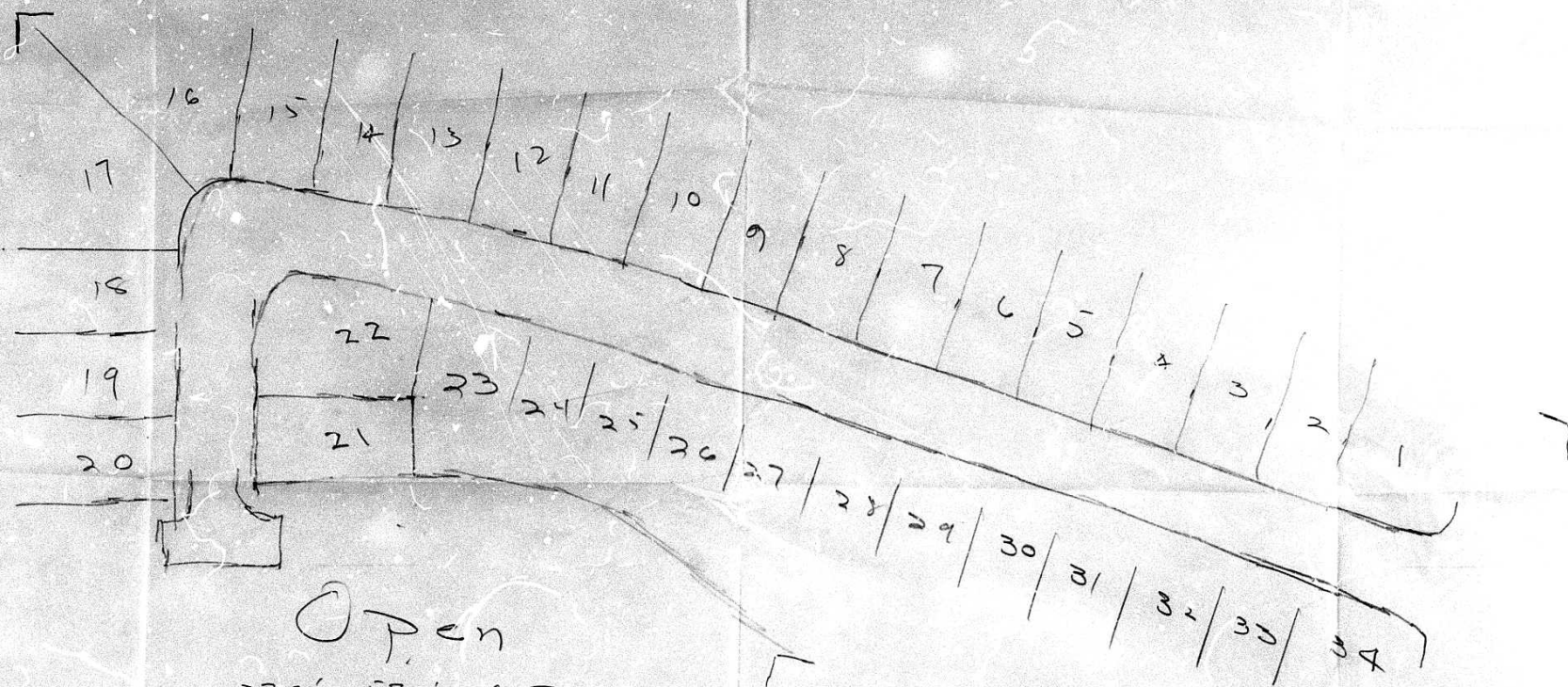
cc: Mr. Lee R. Miller
Bureau of Public Services
County Office Building, Towson, Md.

Mr. J. H. Hays
Mr. J. H. Hays
Mr. J. H. Hays
Mr. J. H. Hays



2c Petitioner's Ex. 1





Open
 $230' \times 570' = 6 \text{ Acres}$

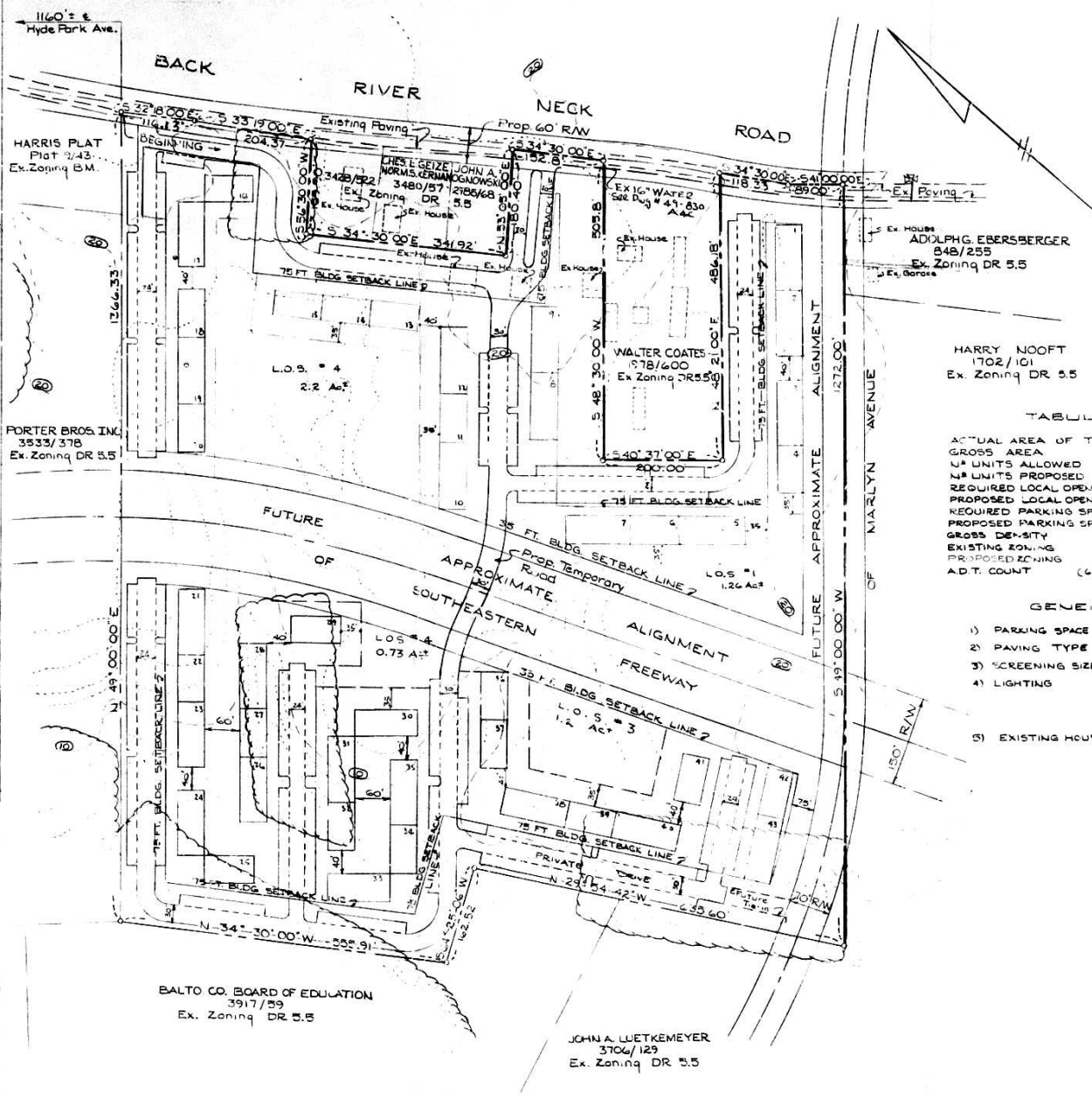
$13.142 \times 5.5 = 72 \text{ lots}$

13.142 Ac.
 $\times 6\% \rightarrow 5^{\text{th}} \text{ zoning } \text{Honz 9}$
 $78^{\text{th}} \text{ Acres Open } 1" = 50'$
 12-13-74

25×25
 625
 $- 50$
 575



MAP 512
RE-512
SECTION 15
D-11 462
TYPE 46
HOURS 46
BY 46
FINAL 46
BY



TABULATION

ACTUAL AREA OF TRACT	32.4 AC.
GROSS AREA	32.4 AC.
4 ¹ / ₂ UNITS ALLOWED	5.8 UNITS
14 ¹ / ₂ UNITS PROPOSED	5.6 UNITS
REQUIRED LOCAL OPEN SPACE (32.4 x .9%)	4.9 AC.
PROPOSED LOCAL OPEN SPACE	5.5 AC.
REQUIRED PARKING SPACES (1.53 x .516)	789 PS.
PROPOSED PARKING SPACES	790 PS.
GROSS DENSITY	1.92 DU
EXISTING ZONING	DR 5.5
PROPOSED ZONING	DR 16
A.D.T. COUNT (6.5 x .516)	3.354

- GENERAL NOTES
- 1) PARKING SPACE SIZE - 9' x 18'
 - 2) PAVING TYPE - BITUMINOUS CONCRETE
 - 3) SCREENING SIZE F TYPE - 4 FT. COMPACT TYPE
 - 4) LIGHTING - ALL INTERIOR LIGHTING TO BE MAX. HEIGHT OF 20 FT. RAY TO BE DIRECTED AWAY FROM EX. RESIDENTIAL HOMES.
 - 5) EXISTING HOUSES ON TRACT TO BE REMOVED.

PLAT TO ACCOMPANY ZONING PETITION
FROM DR-55 TO DR-16

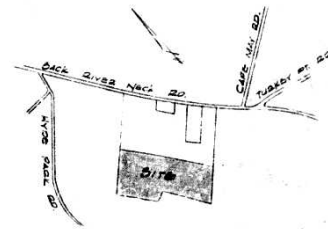
SCALE: 1"=100' DATE: MAR 28, 1972
ELECTION DISTRICT 13
BALTIMORE COUNTY, MARYLAND

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLCHERY AVE.
TOWSON 4, MARYLAND



1160' to E
Hyde Park Ave.

Exist. Zoning ~ DR 55
Exist. Use ~ Residential



LOCATION MAP
Scale: 1"=500'

TABULATION

AREA OF TRACT	19.62 AC ±
NO. UNITS ALLOWED	211 UNITS
NO. UNITS PROPOSED	110 UNITS
REQ. LOCAL OPEN SPACE (1.5x13.42)	1.97 AC ±
REQ. LOCAL OPEN SPACE	5.04 AC ±
REQ. PARKING (5x15/155 x110)	181 SPACES
PROP. PARKING	207 SPACES
CROSS DENSITY	5.08 DU
EXISTING ZONING	DR 55
PROP. ZONING	DR 16

HARRY MOUNT
700 705/1511

Exist. Zoning ~ DR 55
Exist. Use ~ Unimproved

REVISED PLAN
F. Hays Case # 73-70-R-21
DEC 13 '74 AM



REVISED PLAT TO ACCOMPANY ZONING PETITION for RECLASSIFICATION FROM EXISTING DR 55 ZONE TO DR 16 ZONE

PROPERTY 1160' ± SOUTH OF HYDE PARK AVE.
& 761' ± WEST OF BACK RIVER NECK RD.

SCALE: 1"=50'
BALTIMORE CO. MD.

EXHIB. DIST. # 15
AUGUST 1, 1975



ROBERTS, GROSS, INC.
N/A 555/576
Exist. Zoning ~ DR 55
Exist. Use ~ Unimproved

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
305 ALLEGHENY AVE.
TOWSON 4, MARYLAND



BALTIMORE COUNTY
BOARD OF EDUCATION
N/A 5017/50

Exist. Zoning ~ Public Land
Exist. Use ~ Unimproved

GENERAL NOTES

1. All interior lighting to be a maximum height of 80' ft. with rays directed away from exist. residential parties.
2. Screening to be compact, closed, minimum 4' ft. high.
3. Future water and sewer to be constructed in Marlyn Ave. side.

