

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ASAC WE AMERICAN TOTALISATOR CO., INC. 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... MR. AND M.L. zone to an DR-16 zone; for the following reasons:

With representatives of Metro Housing, Inc., a non-profit housing development corporation, we had requested DR-16 zoning on all portions of our property shown on the attached plat as part of a relocation housing site for the residents of East Towson but that the map finally adopted by the County Council on March 24, 1971 only included a portion of this property in DR-16 zoning. See attached description.

WHEREFORE, it is contended that there was inadvertent error in the original map adoption process.

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 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.

AMERICAN TOTALISATOR CO., INC.

By: *Francis N. Iglehart*

Contract purchaser

Legal Owner

BY METRO HOUSING, INC., Agent and

Attorney-in-fact

102 W. Pennsylvania Avenue

Suite 603, Towson, Maryland 21204

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... day

of December, 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, this... day of January, 1973, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

AMERICAN TOTALISATOR COMPANY, INC.
A GENERAL INSTRUMENT COMPANY

383 HILLEN ROAD
TOWSON, MD. 21204

March 13, 1972

Mr. Francis N. Iglehart, Secretary
Metro Housing, Inc.
102 West Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Iglehart:

This letter is to confirm our understanding regarding approximately 1.19 acres at the north-west end of our property located at 383 Hillen Road, Towson, Maryland.

It is our intention to donate this property to Metro Housing, Inc. after it has obtained the proper tax-exempt status.

Yours very truly,

John A. B. Fisher

John A. B. Fisher

President

JAB:fvs

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
CATION : DEPUTY ZONING
NE/S of Hillen Road, 476' SE :
of Eudowood Lane - 9th District :
American Totalisator Company - :
Petitioner : COMMISSIONER
NO. 73-155-R (Item No. 90) : OF
: BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a M.R. and M.L. Zone to a D.R. 16 Zone. The property is located on the north side of Hillen Road, four hundred and seventy-six (476) feet southeast of Eudowood Lane, and represents a portion of the American Totalisator Company's property that lies within and west of a storm water reservation that bisects the said company's property.

Mr. Francis N. Iglehart testified in behalf of the reclassification. His testimony was, in effect, as follows.

Mr. Iglehart is secretary and counsel to Metro Housing Incorporated, a non-profit organization established for the purpose of finding homes for low income families that will or have been displaced by roads recently constructed or under construction in East Towson.

Mr. Iglehart has, on several occasions, met with the American Totalisator Company, owners of the subject property, and has a written commitment stating that American Totalisator will make a charitable donation of this parcel of land to Metro Housing Incorporated. The total area of the parcel to be donated consists of approximately 1.8 acres of land and is presently zoned M.R., M.L., and D.R. 16. That portion of the parcel that lies east of the center line of the storm drain reservation, is the subject of this Petition.

It was Mr. Iglehart's opinion that the M.R. and M.L. zoning designation, was placed on the subject property in error. His opinion was based on the fact that several meetings and discussions had taken place between the former Director of Planning, Mr. George E. Gavrelis, and himself. During these

meetings, Mr. Gavrelis had given every indication that the property to be conveyed to the Metro Housing Incorporated, was to be zoned D.R. 16 in its entirety, to the eastern boundary of the storm drain reservation.

Metro Housing Incorporated has a firm commitment to build low rise two (2) and three (3) story apartments on the subject site. The error was discovered during the preparation of plans for this development.

Mr. Peter Christi and Mrs. Iona McQuay, architect and vice-president, respectively, for Metro Housing Incorporated, also testified in behalf of the reclassification. Mr. Christi stated that the base map used to prepare the zoning map was not correct. The stream had been physically realigned, and the base map used to prepare the present zoning map, had not been revised to show the new location of the stream. Mrs. McQuay stated that she was also Chairwoman of the East Towson Association - there are approximately one hundred and fifty (150) families living in East Towson - and that she had made a report on this Petition and the proposed apartment project to that association. She further indicated that the association was solidly behind the project.

The following Petitioner's Exhibits were offered into evidence:

- Exhibit No. 1 Plat showing right of way to be acquired by the County Commissioners of Baltimore County, prepared October 24, 1946 and approved by roads engineer on November 12, 1946.
- Exhibit No. 1A Plan accompanying zoning petition East Towson Housing Development dated November 13, 1972.
- Exhibit No. 2 Planning Board recommendations for the Reclassification of the subject property.
- Exhibit No. 3 Letter from John A. B. Fisher, President of the American Totalisator Company Incorporated, giving Metro Housing Incorporated the authority to file for this Petition.
- Exhibit No. 4 A letter to Mr. Charles B. Heyman, Chairman of the Baltimore County Planning Board, requesting that the Petition be heard out of cycle.

ORDER RECEIVED FOR FILING

DATE January 11, 1973

BY *John A. B. Fisher*

Protestant's Attorney

MEMORANDUM IN SUPPORT OF PETITION FOR ZONING RECLASSIFICATION OF AMERICAN TOTALISATOR CO., INC.

Metro Housing, Inc. was chartered as a non-profit housing development corporation and has received tax exempt status from the Internal Revenue Service. It has acquired options on four (4) individually owned parcels of land and a commitment to donate 1.19 acres of land owned by the American Totalisator Co., Inc. to constitute the relocation housing development site not shown in phase I of the attached plan prepared by George William Stephens and Associates dated November 13, 1972.

In the fall of 1970 the Planning Director and other staff members were shown this site development plan and apprised of the commitment of the petitioner to the housing plan. It was understood by the petitioner and representatives of Metro Housing, Inc. that the staff of the Office of Planning and Zoning would present the map for this sector to the Planning Board of Baltimore County showing a shift from MR and ML to DR-16 as far easterly as the eastern boundary of the drainage easement on the petitioner's property, thereby placing all of the housing development site in phase I in DR-16 zoning.

Through an apparent failure in communication at some staff level in the map adoption process, the map presented to the County Council and adopted by them only shifted that portion of the development site west of the stream line to DR-16 zoning and omitted the northern portion of the petitioner's property presently zoned MR from the zoning change. The northern portion of the petitioner's property as shown on the attached plat is not only needed for required parking space but also must be zoned DR-16 in order to yield a sufficient number of housing units within phase I to accommodate those East Towson families that would be displaced by highway projects in the vicinity.

The petitioner can and will support this request with an affidavit of the former Director of the Office of Planning and Zoning, George E. Gavrelis.

WHEREFORE, it is contended that the present zoning adopted on March 24, 1971 represented inadvertent error on the part of the Planning Board and the County Council.

Francis N. Iglehart
Francis N. Iglehart
102 W. Pennsylvania Avenue
Suite 603, Towson, Maryland 21204
Phone: 825-0711
Attorney for Petitioner

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

Description of area to be reclassified from MR to D.R. 16
Containing 0.11 Acres ±

November 14, 1972

Beginning for the same in the center of Hillen Road at a point measured South 35° 54' 52" East 476 feet more or less southeasterly from the centerline intersection of said Hillen Road and Eudowood Lane; said point of beginning being the corner of areas zoned D.R. 16 to the northwest and M.L. to the southeast; thence from said place of beginning binding on said zoning line North 53° 05' 08" East 22.0 feet to the centerline of an existing culvert thence binding in the center of a stream there situated, and as shown on Baltimore County 200 foot scale Zoning Maps, and continuing to bind on said zoning line running northeasterly 227 feet more or less to the zoning line between areas zoned MR to the southwest and ML to the northeast, thence binding on said last mentioned zoning line South 44° 56' 00" East 25.59 feet to intersect the outline of the property of the herein named petitioner, thence binding on said outline South 57° 44' 16" West 251.58 feet to the center line of Hillen Road, thence binding on said centerline North 35° 54' 52" West 17.50 feet to the place of beginning.

Containing 0.11 Acres of land more or less.



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

Description of area to be reclassified from ML to D.R. 16
Containing 0.49 Acres ±

November 14, 1972

Beginning for the same at the end of the three following lines viz: from the center line intersection of Hillen Road and Eudowood Lane, South 35° 54' 52" East 476 feet more or less, North 54° 05' 08" East 22.0 feet and northeasterly 227 feet, binding in the center of a stream there situated and binding on the existing zoning line, said place of beginning being the corner of the areas zoned DR 16 on the northwest, MR to the southwest and ML to the northeast, said place of beginning also being in the center of a stream there situated, and as shown on Baltimore County 200 foot scale Zoning Maps, thence from said place of beginning, binding in the center of said stream and binding on the zoning line between areas zoned DR 16 to the northwest and ML to the southeast, northeasterly 255 feet more or less, to the corner of said zoned areas, thence continuing to bind on said zoning line with area zoned DR 16 to the southwest and area zoned ML to the northeast, North 86° 06' 04" West 66.21 feet to the outline of the herein named petitioner, thence binding on said outline North 24° 02' 35" East 133.14 feet to a point 30 feet north of the south right of way line of a Baltimore Gas and Electric Company Right of Way, 66 feet wide, thence running parallel with and 30 feet north of said south right of way line, South 86° 06' 04" East 83.82 feet, thence binding on the outline of the herein named petitioner the three following lines viz: South 25° 24' 16" West 182.40 feet, thence southeasterly by a curve to the right having a radius of 217.50 feet for a distance of 107.46 feet, said arc being subtended by a chord bearing South 39° 34' 16" West 106.46 feet, thence South 53° 44' 16" West 124.55 feet to intersect the zoning line between areas zoned ML to the northwest and MR to the southeast, thence binding on said zoning line North 44° 56' 00" West 25.59 feet to the place of beginning. (Savings and Excepting that portion owned by the Baltimore Gas & Electric Co. Containing 0.073 Acres ±)

Containing 0.49 Acres of land more or less.



MAR 28 1973

Francis N. Iglehart
This is the way
the building
is being done
Mr. Secretary
Our Service is Your Guarantee of Accuracy
PET EXHIBIT #2

County Council of Baltimore County
County Office Building, Towson, Maryland 21204

December 5, 1972

COUNCILMEM

First District
FRANCIS X. BOSSLE
Second District
GARY HUGHES
Third District
WALTER TYRIS, JR.
Fourth District
WALTER C. DAVE
Fifth District
HARRY J. BORTENFELDER
Sixth District
FRANCIS C. BARRETT
Seventh District
WALLACE A. WILLIAMS

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Attached herewith please find copy of Planning Board Resolution concerning the Petition of the American Totalisator Company, Inc. which the County Council passed at their meeting on Monday, December 4, 1972.

Very truly yours,

Herbert E. Hohenberger
Herbert E. Hohenberger
Secretary

HEH:bi

Attachment

CC: Mr. Albert Quimby

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Albert V. Quimby
Acting Director
Room 301
County Office Building
Towson, MD 21204
416-3311

November 21, 1972

The Honorable Francis C. Barrett
Chairman, Baltimore County Council
Towson, Maryland 21204

Dear Sir:

At its regular meeting on Thursday, November 16, 1972, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, unanimously approved a resolution to certify to the County Council that early action is manifestly required in the public interest on the petition filed by American Totalisator Company, Inc., to change the zoning classification on 0.6 acres of its holdings from M.R. and M.L. to D.R. 16.

The Planning Board is of the opinion that comprehensive map classification of the two small parcels involved resulted from incomplete and partially inaccurate information as to the actual boundaries of the parcels which American Totalisator Company, Inc., had committed itself to donating to Metro Housing, Inc.

A copy of the petition and the plat, together with explanatory material, are attached.

Additional information, if needed, can be provided upon your request. Notice to the Zoning Commissioner of the County Council's action on this matter is necessary so that his early action may be taken in accordance therewith.

Sincerely,

Albert V. Quimby
Albert V. Quimby
Acting Secretary
Baltimore County Planning Board

AVQ:cm

cc: The Honorable Francis X. Bossle
The Honorable Gary Huddles
The Honorable G. Walter Tyris, Jr.
The Honorable Walter C. Dave
The Honorable Harry J. Bortenfelder
The Honorable Wallace A. Williams
Mr. Herbert E. Hohenberger
Mr. S. Eric DiNenna

AMERICAN TOTALISATOR COMPANY, INC.
A GENERAL INSTRUMENT COMPANY

CABLE ADDRESS
AMTAL BALTIMORE

383 HILLEN ROAD
TOWSON, MD 21204
November 15, 1972

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

Dear Mr. DiNenna:

This letter is written to advise you that our Company has given Metro Housing, Inc., a non-profit housing corporation, authority to file a petition for reclassification from MR and ML to DR 16 zoning for those two parcels of the Company's property as shown on the plat prepared by George William Stevens, Jr. and Associates dated November 13, 1972 and computed at 0.11 acres and 0.49 acres respectively.

Metro Housing, Inc. will act as our Agent and Attorney, in fact, to seek this zoning reclassification on the basis of error in the maps adopted by the County Council on March 24, 1971.

By virtue of our commitment to donate this portion of the Company's land for the proposed housing project shown on the Steven's plat, it was intended that the apartment zoning demarcation line coincide with the eastern boundary of the drainage and utility easement which represents the eastern boundary of the parcel that we will deed to Metro Housing, Inc.

It is understood that Mr. Francis Iglehart, Secretary and Counsel, to Metro Housing, Inc. will sign the petition and any other necessary documents on our behalf.

Yours very truly,

John A. B. Fisher
John A. B. Fisher
President

JAB:vs

PET EXHIBIT # 3

Our Service is Your Guarantee of Accuracy

AMERICAN TOTALISATOR COMPANY, INC.
A GENERAL INSTRUMENT COMPANY

CABLE ADDRESS
AMTAL BALTIMORE

383 HILLEN ROAD
TOWSON, MD 21204
November 15, 1972

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

Dear Mr. DiNenna:

This letter is written to advise you that our Company has given Metro Housing, Inc., a non-profit housing corporation, authority to file a petition for reclassification from MR and ML to DR 16 zoning for those two parcels of the Company's property as shown on the plat prepared by George William Stevens, Jr. and Associates dated November 13, 1972 and computed at 0.11 acres and 0.49 acres respectively.

Metro Housing, Inc. will act as our Agent and Attorney, in fact, to seek this zoning reclassification on the basis of error in the maps adopted by the County Council on March 24, 1971.

By virtue of our commitment to donate this portion of the Company's land for the proposed housing project shown on the Steven's plat, it was intended that the apartment zoning demarcation line coincide with the eastern boundary of the drainage and utility easement which represents the eastern boundary of the parcel that we will deed to Metro Housing, Inc.

It is understood that Mr. Francis Iglehart, Secretary and Counsel, to Metro Housing, Inc. will sign the petition and any other necessary documents on our behalf.

Yours very truly,

John A. B. Fisher
John A. B. Fisher
President

JAB:vs

Our Service is Your Guarantee of Accuracy

LAW OFFICES
HESSIAN & IGLEHART
SUITE 603, 102 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
AREA CODE 301
852-0771
852-8440

November 15, 1972

Mr. Charles B. Heyman
Chairman, Baltimore County Planning Board
County Office Building
Towson, Maryland 21204

Dear Mr. Heyman:

I enclose a photocopy of a letter signed by Mr. John A. B. Fisher, President of the American Totalisator Company, Inc., authorizing me to file a petition for reclassification from MR and ML to DR 16 zoning for two small parcels of the company property totaling .60 acres of land on Hillen Road in East Towson. I have today filed the petition for reclassification and am hereby requesting consideration by the Planning Board of a resolution supporting this request for reclassification, with the additional request that it be exempted from the cycle zoning system by action of the Baltimore County Council.

The change of zoning is necessary in order to accommodate the low income site development site plat prepared by our architect, Mr. Christie, and his associates. It was our original understanding, as well as that of the officers of the American Totalisator Company, that the DR 16 zoning line would coincide with the eastern boundary of the drainage easement on their property, which represents the eastern boundary of the parcel of land consisting of 1.19 acres that the company has agreed to donate to our client, Metro Housing, Inc., as a charitable donation to assist the East Towson community.

Favorable action is a matter of some urgency, in that our options on the four privately owned lots in Phase I of the development site will expire on March 8, 1973, and we must have our financing commitment and final approval from FHA prior to that date.

BALTIMORE COUNTY, MARYLAND

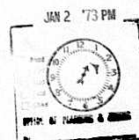
INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 2, 1973
FROM: Baltimore County Planning Board
SUBJECT: Petition #73-155-R. N/E/S of Hillen Rd., 476' S/E of Eudowood Lane
Petition for reclassification from M.R. and M.L. to D.R. 16
Petitioners - American Totalisator Co., Inc. & Metro Housing, Inc.
9th District

HEARING: Wednesday, January 3, 1973 (11:00 A.M.)

In drafting the recently adopted comprehensive zoning maps, it was the intention of the Planning Board to recommend D.R. 16 zoning here. However, it seems apparent from a review of this petition that this 0.60 acre portion of the property was inadvertently zoned for industrial uses.

The Planning Board, therefore, recommends that D.R. 16 zoning be granted so as to correct this apparent oversight.



PET EXHIBIT # 2

Mr. Charles B. Heyman

November 15, 1972
page 2

Unfortunately, I do not expect to be able to attend the Board meeting scheduled for tomorrow, due to a jury trial. However, Mr. Quimby and other members of the staff are familiar with this request, which was discussed at a meeting of department heads with the County Executive, Dale Anderson, on November 3, 1972.

With kind regards,

Sincerely yours,

Francis M. Iglehart
Francis M. Iglehart

FMI:hg

Encl.

CC: Mr. Albert V. Quimby
Mr. James E. Dyer

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 20, 1972

COUNTY OFFICE BUILDING
102 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAVEL & TOURISM

STATE BUSINESS COMMISSION

BUREAU OF THE TREASURY

HEALTH DEPARTMENT

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Francis M. Iglehart, Esq.,
102 W. Pennsylvania Avenue
Suite 603, Towson, Maryland 21204

Re: Reclassification Petition
from
American Totalisator Co., Inc. - Petitioner

Dear Mr. Iglehart:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

The subject property is located on the north side of Hillen Road, 476 feet east of Eudowood Lane, in the 9th District of Baltimore County. This narrow strip of land, which is zoned MR and MLR, is requesting a change to DR 16 and is proposed to be developed as part of the East Towson Housing Complex, which has been the subject of a great deal of interest over the past several years.

This petition is to reclassify a small strip 25 feet wide that borders the easternmost boundary of this property. We are considering only the reclassification at this time. However, it should be noted that prior to development, it appears that several variances will be required in conjunction with the overall development of this site.

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,

John J. Dillon, Jr.
John J. Dillon, Jr.,
Chairman
Zoning Advisory Committee

JJD:JD
Enclosure

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 6, 1972

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

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 90, Zoning Advisory Committee Meeting
December 5, 1972, are as follows:

Property Owner: American Totalizer Co., Inc.
Location: N/S Hillen Road, 476' E of Endwood Lane
Present Zoning: M.R. & M.L.
Proposed Zoning: Reclassification to D.R. 16
District: 9
No. Acres: 0.49

Metropolitan water and sewer are available to the site.

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.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVD:ms

cc: W.L. Phillips

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Olsky
Acting Director

Jefferson Building
Suite 201
Towson, Md. 21204
49-3231

December 6, 1972

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
49-3231

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #90, Zoning Advisory Committee Meeting, December 5, 1972, are as follows:

Property Owner: American Totalizer Co., Inc.
Location: N/S Hillen Road 476' E of Endwood Lane
Present Zoning: M.R. and M.L.
Proposed Zoning: Reclassification from M.R. and M.L. to D.R. 16
District: 9
No. Acres: 0.49 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Winkley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 13, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #90 ZAC meeting of December 5, 1972
Property Owner: American Totalizer Co., Inc.
Location: N/S Hillen Road, 476' E. of Endwood Lane
Present Zoning: M.R. and M.L.
Proposed Zoning: Reclass from M.R. and M.L. to D.R. 16

District: 9
No. Acres: 0.49 acres

Dear Mr. DiNenna:

No adverse effect on student population because of the size of the acreage involved.

Very truly yours,

W. Nick Putrovich
Field Representative

WNP:ld

T. BARBARA WILLIAMS, JR., PLANNING
REPRESENTATIVE
K. ROBERTSON, JR., PLANNING
REPRESENTATIVE

EUGENE PATRICK
K. ROBERTSON, JR., PLANNING
REPRESENTATIVE

M. EMILIE PATRICK
K. ROBERTSON, JR., PLANNING
REPRESENTATIVE

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
828-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Acting
Zoning Advisory Committee

Re: Property Owner: American Totalizer Co., Inc.

Location: N/S Hillen Road, 476' E. of Endwood Lane

Item No. 90 Zoning Agenda Tuesday, December 5, 1972

Gentlemen:

Pursuant to your request, the referenced property has 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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *W. Nick Putrovich* Noted and Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLYBORN, P.E. Director
W. T. MILLER, Deputy Traffic Engineer

December 8, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 90 - ZAC - December 5, 1972
Property Owner: American Totalizer Co., Inc.
Hillen Road E. of Endwood Lane
Reclass from M.R. & M.L. to D.R. 16
District 9

Dear Mr. DiNenna:

The subject petition is requesting a change of .6 acres. This change should have little or no effect on traffic volumes generated from the site.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM:nc

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

December 11, 1972

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

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #90 (1972-1973)
Property Owner: American Totalizer Co., Inc.
N/S Hillen Road, 476' E. of Endwood Lane
Present Zoning: M.R. and M.L.
Proposed Zoning: Reclass. from M.R. and M.L. to D.R. 16
District: 9th
No. Acres: 0.49 acres

Dear Mr. DiNenna:

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:

This proposed subdivision will provide housing for families to be displaced by the construction of Towson Boulevard. The development is being constructed by a non-profit organization under Federal subsidies.

Baltimore County is to bear the cost of water and sanitary sewer extensions, storm drainage and paving. The development company is responsible for providing all construction drawings for these facilities.

Highways:

Highway comments for the 0.49 acre of reclassification will be provided at time of future development.

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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #90 (1972-1973)
Property Owner: American Totalizer Co., Inc.
Page 2
December 11, 1972

Storm Drains: (Cont'd)

Storm drainage is required in conjunction with the proposed road construction. A drainage study is required in regard to a closed storm drain system or open channel with appropriate right-of-way. This study will be required with future development of the property.

The development company 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 development company.

Water and Sanitary Sewers:

Public water is available, or can be made available by construction of water main extensions, to serve this site. Additional firehydrant protection appears to be required.

Public sanitary sewerage is available, or can be made available by construction of sanitary sewer extensions, to serve this site.

Easements must be retained by Baltimore County for existing utilities outside of existing or proposed public roads.

It is the responsibility of the Petitioner to ascertain all rights-of-way within this property and to initiate such action as may be required to relocate, widen or abandon such rights-of-way.

It is noted that the northernmost portion of this property encroaches upon the Baltimore Gas and Electric Company Transmission Line Right-of-Way.

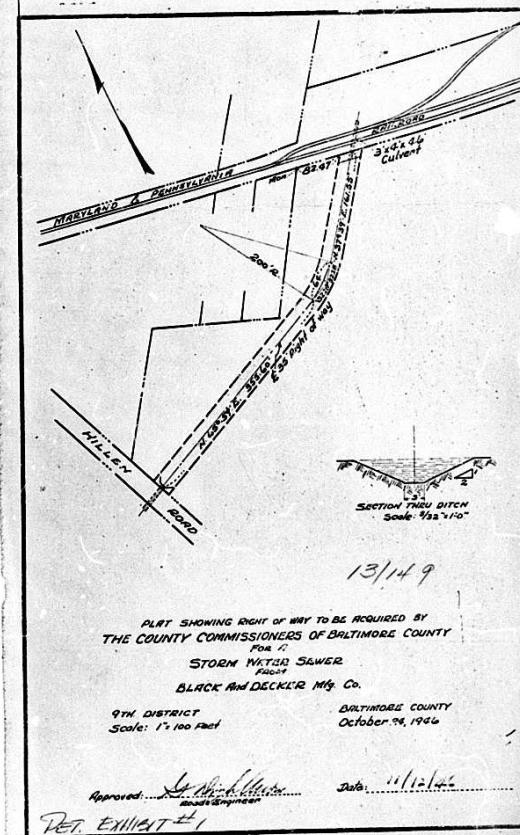
Very truly yours,

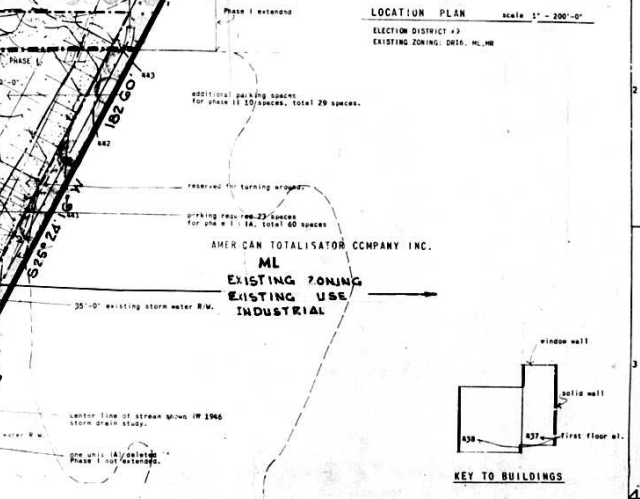
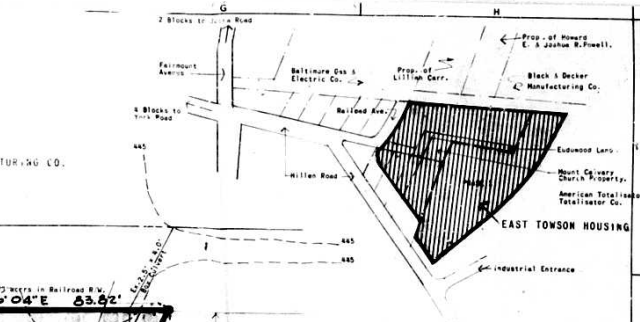
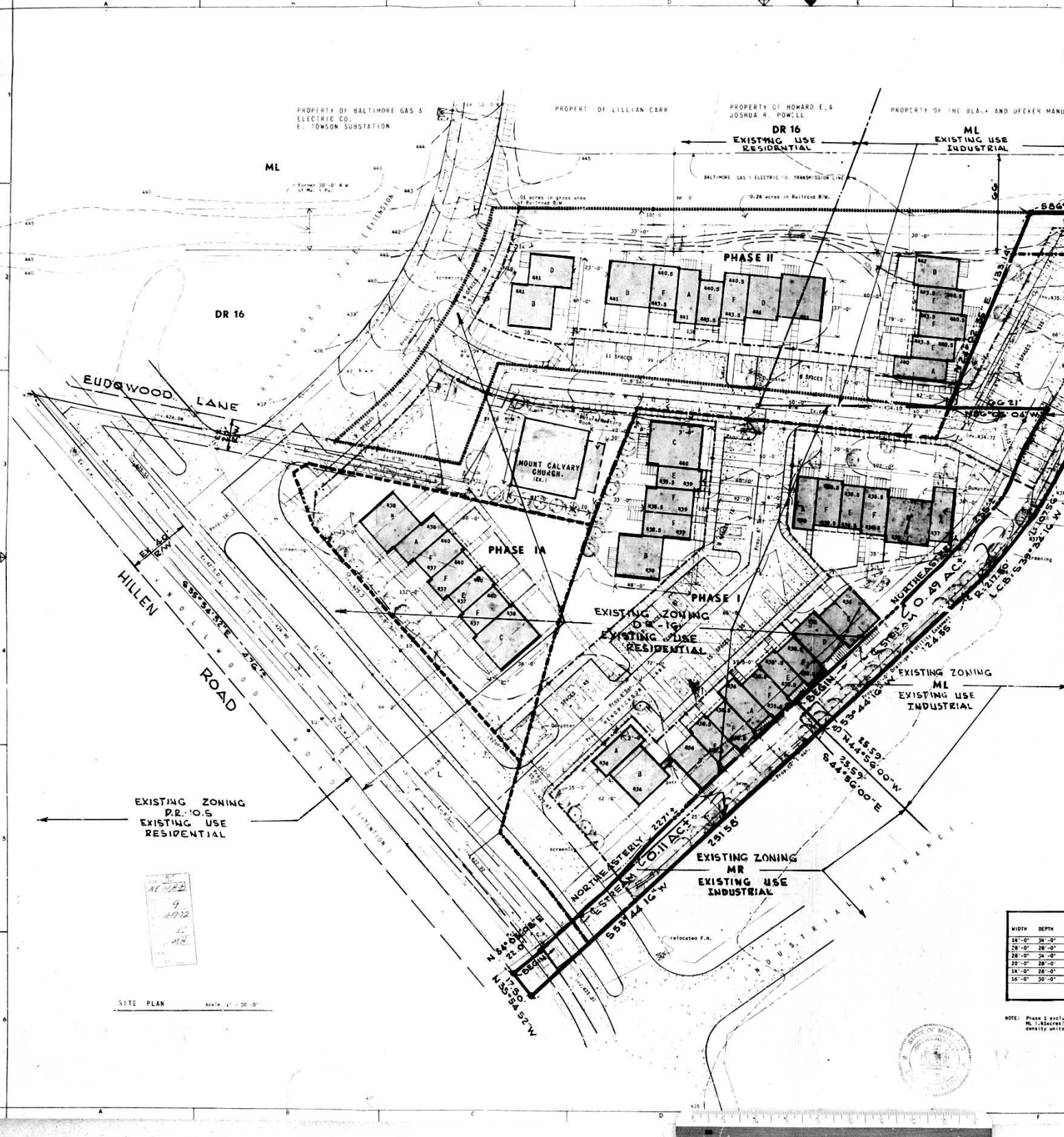
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:ENH:PM:iss

cc: George Reier

N-W Key Sheet
37 NE 1/4 & S Position Sheet
ME 10 A & B Topo
70 Tax Map





	PHASES					
	I	Extended	(Total)	IA	II	TOTAL
AREAS						
Net Acres	1.70	0.07	1.77	.39	.35	3.11
Gross Acres	1.78	0.07	1.85	.61	1.15	3.61
Density Units/Acre	16	16	16	16	16	16
Maximum Number Density Units	28.45	1.15	29.60	9.36	18.4	57.76
Density Units As Proposed	28	1	29	9 1/2	18 1/2	57
FA Limit/Acre	12	12	12	12	12	12
Maximum Number Buildings (FA)	21.6	0.6	22.20	7.37	15.8	43.3
Number Buildings Proposed	42.8	1.53	44.33	7	14	43
Area of Buildings	28500	950	29450	9550	18750	57750
Parking Baltimore County 1.53 x Density Unit	42	2	44	14.54	28.31	(87.95) 88
Parking FA (2 x Buildings)				14	28	42
BUILDING TYPES						
	Width	Depth	Height	Type	Stories	Total
18'-0" 36'-0" 19'-6"	A	2	3	1	3	1
28'-0" 28'-0" 19'-6"	B	2	3	1	3	1
28'-0" 28'-0" 19'-6"	C	2	3	1	3	1
20'-0" 28'-0" 28'-6"	D	3	1	2	2	1
14'-0" 28'-0" 28'-6"	E	3	1	2	2	1
16'-0" 30'-0" 28'-6"	F	3	1	2	2	1
TOTAL	21		22	7	14	43

NOTE: Phase I exclusion of MR 1.07 acres and ML 1.07 acres would allow only 21.6 density units or 16 buildings.

PLAT TO ACCOMPANY ZONING PETITION RECLASSIFICATION FROM M.R. & ML. TO DR-16 EAST TOWSON HOUSING DEVELOPMENT

BALTO. CO. MD. ELECT. DIST. #9
 SCALE: 1" = 30' NOV. 13, 1972

REVISIONS

NO.	DATE	REVISION
1	10-17-72	ORIGINAL SUBMISSION
2	11-13-72	REVISION

CONSULTANT

TAA
 THE ARCHITECTURAL AFFILIATION
 22 WEST PENNSYLVANIA AVENUE
 TORRONS, BALTIMORE, 21204
 TEL: 333-7000

EAST TOWSON HOUSING
 FOR
 METRO HOUSING INC.
 c/o Francis Ignatowski
 180 N. Pennsylvania Ave.
 Towson, Md. 21204

SITE PLAN
 PHASE I, IA & II

PROJ. NO. 6918
 SCALE 1" = 30'-0"
 DATE 24 OCT. 1972
 LAST REV. 7 NOV. 1972

T1