

MAY 14 1973

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

JOHN J. DILLON, JR.
Chairman

MEMBERS

ROBERT D. DILLON

DEPARTMENT OF

PLANNING AND ZONING

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PLANNING AND ZONING

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

Re: Special Exception Petition
Item 108
Universal Housing and Development Co. -
Petitioner

Dear Mr. Nolan:

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 of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the south side of Compass Road, opposite Maple Crest Drive. In the 15th District of Baltimore County. This residential (D.R.16) zoned site is presently being graded for the construction of apartments and rental office building. The property surrounding this site on the north side of Compass Road is developed with apartments. The apartments to the west are still under construction. This site is part of Section IV-B of the existing Maple Crest Apartments.

The Special Exception that is being requested and is described is for the existing building on the subject site. The parking area is not included in the zoning description. Since this development is providing more than 100 cars over the required parking, we do not feel that this is a serious problem. However, we recommend that the commissioner restrict the 14 parking spaces to be located as indicated on the submitted site plan and be reserved for the office building use.

January 17, 1973

James D. Nolan, Esq.
Page 2
Item 108
January 17, 1973

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:GAE:JD
(Enclosure)

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

Office of Engineering
ELLSWORTH M. DIVER, P.E., CHIEF

January 8, 1973

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

Re: Item #108 (1972-1973)
Property Owner: Universal Housing and Development Co.
Intersection: Compass Road and Maple Crest Drive
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office building
District: 15th No. Acres: 0.096 acre

Dear Mr. DiNenna:

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

General:

Baltimore County highway and utility requirements are secured by Public Works Agreements #156918 and #157105, executed in conjunction with the development of Sections II and IV-A, Maple Crest Apartments. No additional Public Works Agreement is required to be executed in connection with the proposed development of Section IV-B, Maple Crest Apartments, of which this site is a part. However, construction plans are required for proposed sanitary sewerage to serve offsite properties.

This office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with the subject item.

Very truly yours,

Ellsworth M. Diver
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:HAM:FR:iss

cc: Matti Kassir
George Heller

1-NE Key Sheet
19 NE 33 & 34 Position Sheets
VS 5 1 Topo
82 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR

W.D. T. MELZER
DEPUTY TRAFFIC ENGINEER

January 17, 1973

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

Re: Item 108 - ZAC - December 19, 1972
Property Owner: Universal Housing & Development Co.
Compass Road and Maple Crest Drive
Special exception for office building
District 15

Dear Mr. DiNenna:

The subject petition is requesting a special exception for an office building. This plan should be revised to show all buildings that are to be served by Lungs Road and the anticipated average daily traffic on Lungs Road.

Very truly yours,

Michael S. Flannan
Michael S. Flannan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

#28-7318

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

Attention: Mr. Jack Dillon
Chairman,
Zoning Advisory Committee

Re: Property Owner: Universal Housing and Development Co.

-Location: Intersection of Compass Road and Maple Crest Drive

Item No. 108 Zoning Agenda Tuesday, December 19, 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
- () 4. EXCEEDS the maximum allowed by the Fire Department.
- (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.

Reviewer: *H. J. Deitz* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 29, 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 108, Zoning Advisory Committee Meeting December 26, 1972, are as follows:

Property Owner: Universal Housing and Development Co.
Location: Intersection of Compass Road and Maple Crest Drive
Present Zoning: J.R. 16
Proposed Zoning: Special Exception for office building
District: 15
No. Acres: 0.096

Since metropolitan water and sewer are available to the site, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WNC:mg

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Cumby
Acting Director
Baltimore County Office Building
Towson, Maryland 21204
#6-3211

January 18, 1973

S. ERIC DINENNA
Zoning Commissioner
County Office Building
Towson, Maryland 21204
#6-3211

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 #108, Zoning Advisory Committee Meeting, December 19, 1972 are as follows:

Property Owner: Universal Housing and Development Co.
Location: Intersection of Compass Road and Maple Crest Drive
Present Zoning: D.R.16
Proposed Zoning: Special Exception for office building
District: 15
No. Acres: 0.096 acres

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

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: December 29, 1972

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

Re: Item #108 ZAC meeting of December 19, 1972
Property Owner: Universal Housing and Development Co.
Location: Intersection of Camp's Rd. and Maple Crest Drive
Present Zoning: D.B. 16
Proposed Zoning: Special Exception for office building

District: 15
No. Acres: 0.096 acres

Dear Mr. Dismena:

No effect on student population.

Very truly yours,
W. Rick Pabovich
W. Rick Pabovich
Field Representative

72359
2/14/73
1 x 2

Re: PETITION FOR SPECIAL
EXCEPTION FOR UNIVERSAL
HOUSING AND DEVELOPMENT
COMPANY
#73-179-X

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

PETITIONER'S MEMORANDUM IN SUPPORT OF REQUEST FOR SPECIAL EXCEPTION

Petitioner, Universal Housing and Development Company, by its attorneys, James D. Nolan and Nolan, Plumbhoff and Williams, submits the following memorandum in support of its request for special exception for office building use in the above-entitled case.

STATEMENT OF THE CASE

On December 6, 1972, the Petitioner duly filed its request for a special exception accompanied by all required site plans and descriptions. Following the Zoning Advisory Committee Comments and Planning Comments, the case was properly advertised and posted in the usual manner and set for hearing before Deputy Commissioner Dyer on Wednesday, February 14, 1973, at 1:00 P.M. Due to the inclement weather, Deputy Commissioner Dyer postponed the beginning of the hearing until approximately 1:20 P.M. in order to be certain that no protestants would be appearing in protest; and, in fact, no one did appear in protest, and the only parties in the hearing room were the attorneys and the witnesses on behalf of the Petitioner.

STATEMENT OF THE FACTS

The Petitioner called three witnesses in support of its Petition, namely, the corporate vice president, Mr. Melvin Colvin, Mr. James O. Armacost, a member of the firm of Stephens & Associates, as well as Mr. Hugh Gelston, a realtor and appraiser who has many times appeared in zoning matters as well as before the Circuit Court.

Mr. Colvin testified that he is the executive vice president and has authority to speak for Universal Housing and Development Company and that he has been with affiliated companies for some twenty-two years. The witness first described the Maple Crest Apartment development, stating that upon full development the Maple Crest Apartments will contain some 1200 units, with the greater majority of these units presently completed or under construction. Mr. Colvin indicated that the proposed office building, which is not actually in existence at the present time, is to be located at the northeast corner of Compass Road and Maple Crest Drive, also known as Sopwith Drive. The building itself is to be serviced by Langa Road, a private drive with driveway access to Sopwith Drive. When fully complete the Maple Crest Apartments and Townhouses will completely surround the proposed office building.

The witness went on to indicate that the building would be one story in height and 116 ft. long by 36 ft. in width. It will have a gable and will be of the same architecture and blend into the surrounding apartments and townhouses. It is the corporation's plan to use the facility for central record keeping for the 1200 units in Maple Crest, as well as 500 additional units in Baltimore County. No space will be leased or used other than by the corporation and rental payments will be received only from Maple Crest tenants at this location. In total, the building will shelter twelve employees, and it will include a maintenance supervisor for the Maple Crest area who will have an office in the building. There will also be some minor storage facilities for apartment maintenance purposes. In summary, the building will appear as a community building similar to those often placed in apartment recreational areas. The office facilities will be open only five days a week from 9:00 A.M. to 5:00 P.M. In response to a detailed question involving Section 502.1 of the Regulations, Mr. Colvin indicated that it would not violate any of the provisions.

The next witness to testify was Mr. James O. Armacost, the engineer affiliated with Stephens and Associates. Mr. Armacost confirmed that the building would be of the same type construction and would blend into the area, and that 14 parking spaces would be provided and reserved exclusively by the use of the office. He went on to state that all sewer, water and other utilities are present and entirely adequate and that, in fact, this office building would place less of a load on utilities than a comparable apartment or townhouse building. The witness also confirmed the fact that this office would be used exclusively for corporation purposes in that its design makes no provision for leasing or rental of outside office space to others and to his knowledge there would be none. Mr. Armacost went on to differ with the Planning Commission, and he indicated that the proposed building would not in any way violate Section 502.1.

The final witness called by the Petitioner was Mr. Hugh E. Gelston, the Towson realtor and appraiser whose qualifications are well known to the Deputy Zoning Commissioner. Mr. Gelston first described the general neighborhood and area, stating that when the Maple Crest development is complete it will completely surround this office building, and it will not be visible from any other neighboring properties. In fact, Mr. Gelston indicated that Maple Crest virtually fills the area between Middle River Road and Bird River Road in the 15th Election District of Baltimore County.

Mr. Gelston reiterated that by the use of the same architecture, style of roof, etc., the building would be completely compatible to its surroundings and blend well with them. In response to a question about effect upon the area and area property values, Mr. Gelston stated that the entire development is a greater improvement over much of what is presently built in the area and that this office building so necessary to service a project so large would not in any way detract from the overall

development or from the area. Mr. Gelston also offered two photographs of the area which were admitted as Petitioner's Exhibit 3A and 3B, the zoning plat prepared by Stephens and Associates having been offered as Petitioner's Exhibit 2, while the preliminary plan of Maple Crest Apartments, also prepared by Stephens and Associates, was received in evidence as Petitioner's Exhibit 1.

In response to a series of questions based upon Section 502.1 of the Regulations, Mr. Gelston indicated that it would be in no way harmful to the area and, in fact, there would be less traffic from this building than if it were developed for apartments or townhouses, and in like manner it would place less of a load on utilities and schools than if used for housing purposes. The hearing was concluded at approximately 2:00 P.M., again without the appearance of any protestants whatsoever.

CONCLUSION

The Petitioner believes that he has fully and adequately proved a case and respectfully requests that the Deputy Zoning Commissioner grant the special exception requested.

Respectfully submitted,

James D. Nolan
James D. Nolan
Attorney for Petitioner

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 25, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of nine times, successive weeks before the 14th day of February, 1973, the first publication appearing on the 25th day of January, 1973.

THE JEFFERSONIAN
H. Leach Smith
Manager

Cost of Advertisement, \$.....

PETITION FOR SPECIAL
EXCEPTION - 1973
UNIVERSAL HOUSING AND DEVELOPMENT COMPANY
#73-179-X
LOCATION: Northeast corner of
Compass Road and Sopwith Drive,
Maple Crest Apartments, February
14, 1973 at 1:20 P.M.
PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for Special Exception for Office and Office Building.
All interested parties should appear at the hearing on the date and at the place specified above. The hearing will be held on Wednesday, February 14, 1973 at 1:20 P.M. in Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The hearing will be held on Wednesday, February 14, 1973 at 1:20 P.M. in Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
JAN 15 1973
OF BALTIMORE COUNTY

PETITION FOR SPECIAL
EXCEPTION
AND EXTRACT
ZONING: Petition for Special
Exception for Office and Office
Building.
LOCATION: Northeast corner of
Compass Road and Sopwith Drive,
Maple Crest Apartments, February
14, 1973 at 1:20 P.M.
PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commission of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a
public hearing.
Petition for Special Exception
for Office and Office Building.
All interested parties should
appear at the hearing on the date
and at the place specified above.
The hearing will be held on
Wednesday, February 14, 1973 at
1:20 P.M. in Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
JAN 15 1973
OF BALTIMORE COUNTY

ORIGINAL

OFFICE OF

THE ESSEX TIMES

ESSEX, MD. 21221 January 29 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dismena
Zoning Commissioner of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one week
before the 29 day of January 1973, that is to say, the same
was inserted in the issue of January 25, 1973.

STROMBERG PUBLICATIONS, INC.

By: Ruth Morgan

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		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: <i>[Signature]</i>										
Previous case: <i>[Signature]</i>										
Revised Plans: Change in outline or description									Yes	No
Map #										

MAY 14 1973

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6 day of

Dec 1972. Item # _____

S. Eric D'Amico
S. Eric D'Amico
Zoning Commissioner

Petitioner Universal Housing Submitted by N. Williams

Petitioner's Attorney J. D. Nolan Reviewed by [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-175-X

District 154 Date of Posting 1-25-73
Posted for: House, Det. 14, 1973, 6, 14, 11 P.M.
Petitioner: Universal Housing & Development Co.
Location of property: SE corner of Campbell Rd. & Separk Lane
Location of Sign: ① 1.000 Corner of Separk Lane Campbell Rd.
Remarks: _____
Posted by: Paul A. Nolan Signature Date of return: 1-1-73

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 108

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

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

Your Petition has been received and accepted for filing

this 5th day of January 1973.

S. Eric D'Amico
S. Eric D'Amico
Zoning Commissioner

Petitioner Universal Housing and Development Co.

Petitioner's Attorney James D. Nolan

Reviewed by [Signature]
Chairman, Advisory Committee

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

No. 7007

DATE Jan. 22, 1973 ACCOUNT 01-662

AMOUNT 850.00

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Nolan, Plushoff and Williams

204 W. Penna. Ave.
Towson, Md. 21204
Petition for Special Reception for Universal Housing
Dev. - #73-175-X

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

No. 7052

DATE Feb. 20, 1973 ACCOUNT 01-662

AMOUNT 848.25

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Nolan, Plushoff and Williams

204 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Universal
Housing Dev. - #73-175-X



MAPLE
CREST
DRIVE
(PUBLIC RD)

REGULATION
SECTION IV-B

No. of Prop.	330
No. Parking Spaces Req.	330
No. Parking Spaces Provided	240
No. Parking Spaces Provided for Lot	48
No. Parking Spaces Provided for Office Bldg.	14
Net Parking Spaces Required for Office Bldg. (Net = 300' x 14' Spaces)	

COMPASS ROAD
(PUBLIC ROAD)

4' High (Min) Concrete
Screen Fencing

LANGS

(PRIVATE) DRIVE ROAD

ONE STORY
RENTAL OFFICE
MAINTENANCE BLDG.
BLADEL LANE 1710

SOPWITH

DRIVE

OWNER/DEVELOPER
Universal Housing & Development Co.
505 Wisconsin Rd.
Baltimore, Md.

Location Map
Scale 1" = 500'

PART TO ACCOMPANY
ZONING PETITION
for Special Exception for One Story
Rental Office Maintenance Bldg.

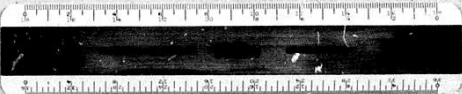
SECTION IV-B
MAPLE CREST LOTS.
BALTIMORE COUNTY, MD
ELECTION DISTRICT NO. 15
SCALE 1" = 50'
DEC. 1, 1972



RET. EX # 2
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
PLANNERS
1000 E. BALTIMORE AVE.
TOWSON, MARYLAND
21204

James C. Anderson
1986

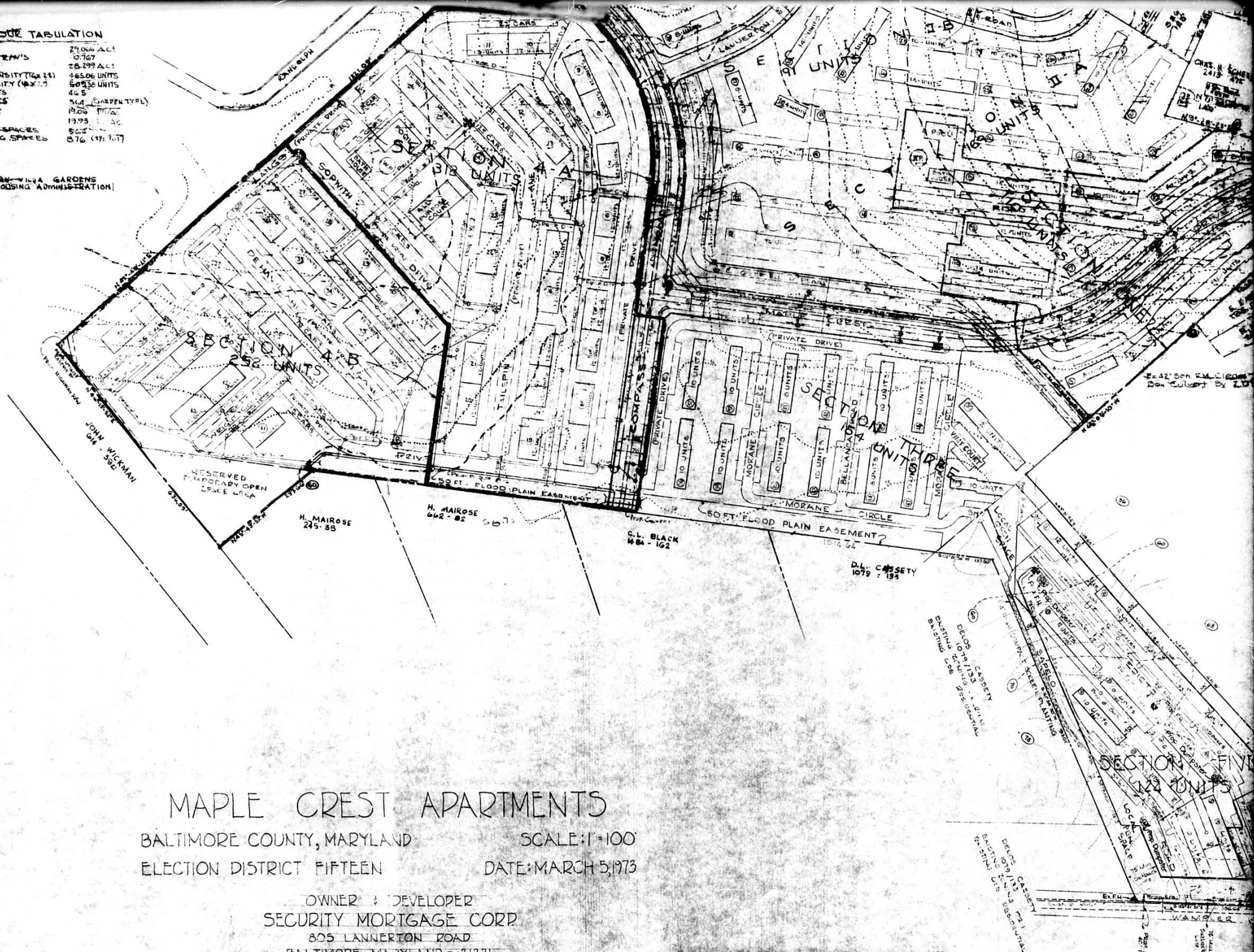
PN 1015



SECTION FOUR TABULATION

GROSS AREA	27,000 AC.
NET AREA	19,707
AVAILABLE GROSS DENSITY (X 100)	28.299 AC.
AVAILABLE NET DENSITY (X 100)	46.506 UNITS
PERMITTED NO. OF UNITS	609.36 UNITS
PROPOSED NO. OF UNITS	445
ACTUAL GROSS DENSITY	56.1 (GARDEN TYPE)
ACTUAL NET DENSITY	19.93 UNITS
REQUIRED NO. PARKING SPACES	500
PROPOSED NO. PARKING SPACES	576 (17.7%)

VICTORIAN VILLA GARDENS
PUBLIC HOUSING ADMINISTRATION



MAPLE CREST APARTMENTS

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT FIFTEEN

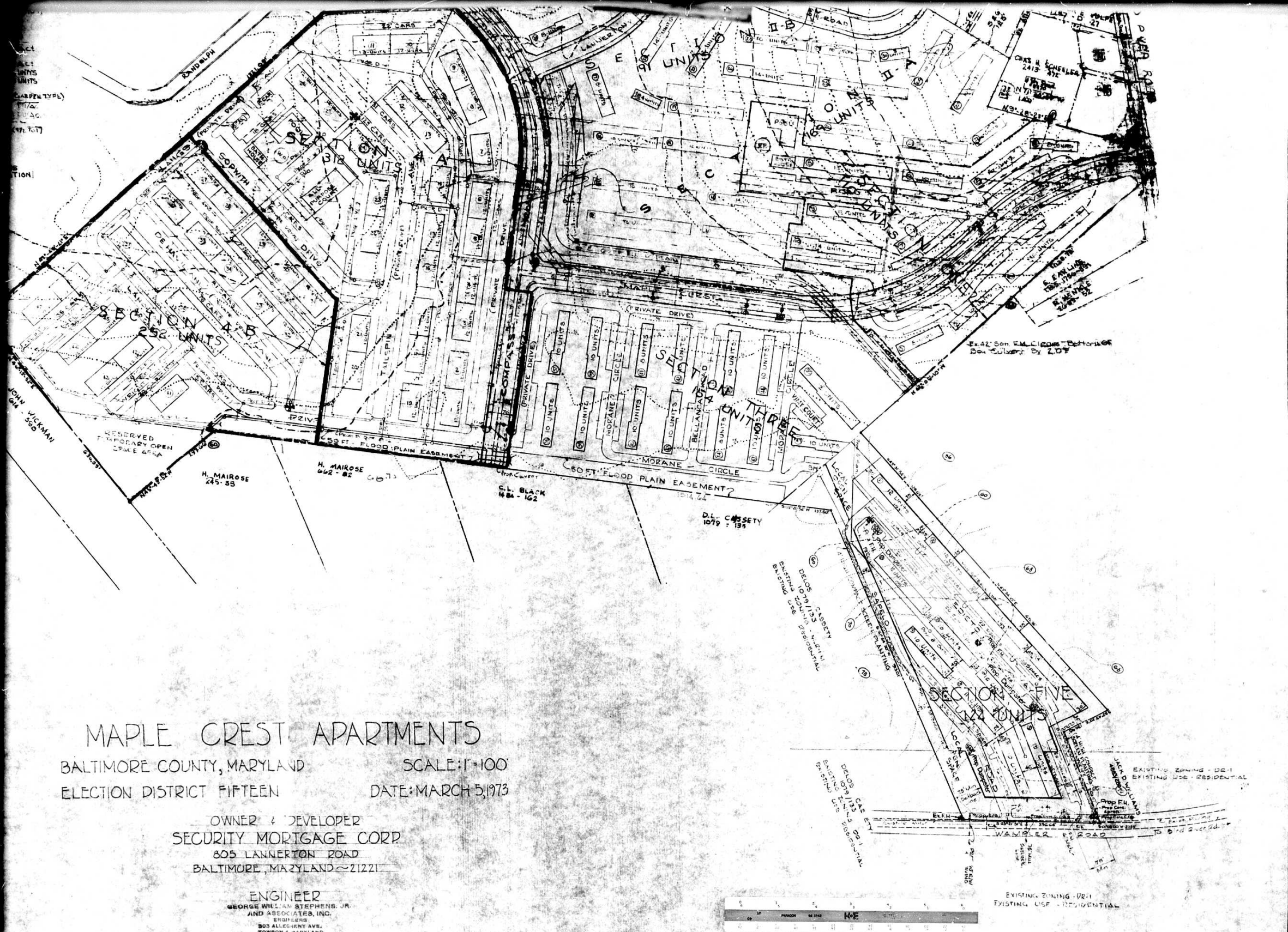
SCALE: 1"=100'
DATE: MARCH 5, 1973

OWNER & DEVELOPER
SECURITY MORTGAGE CORP
805 LANNERTON ROAD
BALTIMORE, MARYLAND 21221

ENGINEER
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
300 ALLEGHENY AVE.
TOWSON, MARYLAND



EXISTING ZONING
EXISTING USE



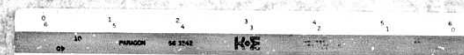
MAPLE CREST APARTMENTS

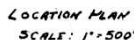
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT FIFTEEN

SCALE: 1"=100'
DATE: MARCH 5, 1973

OWNER & DEVELOPER
SECURITY MORTGAGE CORP.
805 LANNERTON ROAD
BALTIMORE, MARYLAND 21221

ENGINEER
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND





SECTION THREE: TABULATION	
GROSS AREA	11,470 AC
AREA OF SHEETS & E/W	0
NET AREA	11,470 AC
ALLOWABLE GROSS DENSITY (16X11.48)	185.63 UNITS
ALLOWABLE NET DENSITY (18X11.48)	267.52 UNITS
PERMITTED HQ UNITS	182
PROPOSED HQ UNITS	182 (TOWN HOUSES)
ACTUAL GROSS DENSITY	15.91 DU/AC
ACTUAL NET DENSITY	15.91 DU/AC
REQUIRED HQ PARKING SPACES	155
PROPOSED HQ PARKING SPACES	233 (172+1)

SECTION FIVE TABULATION	
TOTAL AREA OF TRACT	834 AC ±
PERMITTED DENSITY (8.34 AC)	100
TOTAL UNITS PROPOSED	124
TOTAL N. PARKING SPACES PROPOSED	124 (ALL 2-BR)
TOTAL N. PARKING SPACES REQ. (28.00)	170
TOTAL N. PARKING SPACES PROPOSED (100)	206
LOCAL OPEN SPACE REQ. (10% - 834)	125 AC ±
LOCAL OPEN SPACE PROPOSED	125 AC ±
GROSS DENSITY (124/834)	1.50

SECTION ONE - TABULATION	
GROSS AREA	9,039 AC.
AREA OF STREETS & E/W'S	1,323 AC.
NET AREA	7,716 AC.
ALLOWABLE GROSS DENSITY (1647039)	144.62 UNITS
ALLOWABLE NET DENSITY (1877414)	138.96 UNITS
PROPOSED NO. OF UNITS	138
PROPOSED NO. OF UNITS	110 (TOWN HOUSES)
ACTUAL GROSS DENSITY	2.16 DU/AC.
ACTUAL NET DENSITY	1.85 DU/AC.
REQUIRED NO. PARKING SPACES	110
PROPOSED NO. PARKING SPACES	228 (2.16)

SECTION TWO TABULATION	
GROSS AREA	21228 AC.
WATER SURFACE AREA	4650 AC.
NET AREA	16 678 AC.
ALLOWED GROSS DENSITY (X 21228)	399.24 UNITS
ALLOWED NET DENSITY (X 16 678)	300.20 UNITS
ADMITTED NO. OF UNITS	300
PROPOSED NO. OF UNITS	360 (TOWN HOUSES)
ACTUAL GROSS DENSITY	12.38 D/A
ACTUAL NET DENSITY	16.56 D/A
PROPOSED NO. PARKING SPACES	260
PROPOSED NO. PARKING SPACES	395 (4% TO 1)

SECTION FOUR TABULATION	
SEAS AREA	29,066 AC.
SEAS & SPORTS SWIM'S	0.767
NET AREA	28,299 AC.
ESTIMABLE GROSS DENSITY (1/2.2)	466.06 UNITS
ESTIMABLE NET DENSITY (1/2.2)	509.36 UNITS
PERMITTED NO. OF UNITS	465
PERMITTED NO. OF UNITS	564 (CAPACITY)
ESTIMABLE GROSS DENSITY	1926 UNITS
ESTIMABLE NET DENSITY	1993 UNITS
PERMITTED NO. OF PARKING SPACES	564
PERMITTED NO. OF PARKING SPACES	876 (1/1.7)

VICTORIA VILLAGES GARDENS
PUBLIC HOUSING ADMINISTRATION

MAPLE CREST-SECT. NR 1
G.L.B. 24 FOLIO 12

TABULA

GROSS RES.
NET RES. T.O
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SECTION THREE TABULATION

GROSS AREA	11.490 AC.
AREA OF SHEETS & E/W	0
NET AREA	11.490 AC.
ALLOWABLE GROSS DENSITY (16X11.49)	153.84 UNITS
ALLOWABLE NET DENSITY (16X11.49)	207.22 UNITS
PERMITTED NO. UNITS	153
PROPOSED NO. UNITS	154 (TOWN HOUSES)
ACTUAL GROSS DENSITY	13.41 DU/AC
ACTUAL NET DENSITY	13.41 DU/AC
REQUIRED NO. PARKING SPACES	155
PROPOSED NO. PARKING SPACES	238 (172:1)

SECTION FIVE TABULATION

TOTAL AREA OF TRACT	534 AC.
DENSITY (8.34/AC)	139
TOTAL NO. UNITS PROPOSED	124
TOTAL NO. DENSITY UNITS PROPOSED	124 (ALL 2-BR)
TOTAL NO. PARKING SPACES REQ. (50:20)	100
TOTAL NO. PARKING SPACES PROPOSED (10)	208
LOCAL OPEN SPACE REQ. (15% - 15M)	125 AC.
LOCAL OPEN SPACE PROPOSED	140 AC.
DENSITY (124/534)	4.07

TABULATION

GROSS RES. AREA	79.22 AC.
NET RES. AREA	60.47 AC.
TOTAL NO. OF APTS. ALLOWED (12G)	126
TOTAL NO. OF APTS. ALLOWED (12G)	126
TOTAL NO. OF APTS. PROPOSED	1212
TOTAL NO. OF PARKING SPACES REQ. (50:20)	1212
TOTAL NO. OF PARKING SPACES PROPOSED	1760
PARKING RATIO	1.45:1
ACTUAL GROSS DENSITY	
ACTUAL NET DENSITY	
EXISTING ZONING	DR-16

MAPLE CREST
APARTMENTS

LOCATION PLAN
SCALE: 1"=500'

NOTE:
BRICK & WROUGHT IRON ARCHWAY
USED BETWEEN SECTIONS 15
OR LESS ARE SHOWN IN THIS

VICTORY VILLA GARDENS
PUBLIC HOUSING ADMINISTRATION

MAPLE CREST SECT. NR 1
G.L.B. 24 FOLIOT 2

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TOWN HOUSES)
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DU/AC.
(2 T)

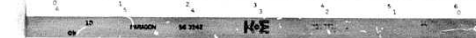
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RESERVATION]

JOHN WICKMAN
G.A. 550

Ex. 42 Son. E.M. Crooms - Baltimore
Don. Culbert. Ex. 208



3-4-17-3

GROSS AREA	11.470 AC.
AREA OF SHEET: 8' W	
NET AREA	11.470 AC.
ALLOWABLE GROSS DENSITY (6X114)	12.24 UNITS
ALLOWABLE NET DENSITY (6X114)	20.75 UNITS
PERMITTED NO. UNITS	162
ACTUAL GROSS DENSITY	154 (6X114)
ACTUAL NET DENSITY	13.11 (6X114)
REQUIRED NO. PARKING SPACES	155
PERMITTED NO. PARKING SPACES	232 (16X11)



SECTION ONE TABULATION

GEOS. AREA	9.039 AC.
AREA OF STEEL-ERIN S	1.523 AC.
NET AREA	7.716 AC.
ALLOWABLE GROSS DENSITY	(6.870%)
ALLOWABLE NET DENSITY	(124.92 UNITS)
PROPOSED GROSS DENSITY	(15.771%)
PROPOSED NET DENSITY	(156.92 UNITS)
PROPOSED NO. OF UNITS	138
EXISTING GROSS DENSITY	11.0 (7.04% UNITS)
EXISTING NET DENSITY	1216 DU/AC
REQUIRE NO. OF UNITS	110
REQUIRE NO. OF PARKING SPACES	225 (2.5%)

SECTION TWO TABULATION

AREA OF PAVED DRIVE	121.16 AC.
AREA OF ASPHALT DRIVE	4,550 AC.
NET AREA	16,778 AC.
ALLOWABLE COWS DENSITY (4.2525)	371.42 AC.
ALLOWABLE NET DENSITY (4.2525)	3,062.90 UNITS
ALLOWABLE NET DENSITY	300
ALLOWABLE NET DENSITY	360 (Town House)
ALLOWABLE NET DENSITY	240
ALLOWABLE NET DENSITY	112.32 (Pav.)
ALLOWABLE NET DENSITY	395.05 (10.1)

SECTION FOUR TABULATION

[illegible]

VICTORY VILAGE GARDENS
PUBLIC HOUSING ADMINISTRATION



<u>E TABULATION</u>	
C	11 490 AC
C	- 11 490 AC
(168 11 49)	- 168 54 UNITS
(168 11 49)	- 267 27 UNITS
	168
	- 154 (168 11 49) AC
	13 41 DUNE
PAGE	168
SERIES	273 (168 11)

TABULATION		(OVER ALL SITE)	
GRASS RES. AREA	100%	100%	100%
NET DES. AREA	100%	100%	100%
100% B. PLANTS ALLOWED (GROSS)	100%	100%	100%
100% B. PLANTS ALLOWED (NET)	100%	100%	100%
100% PLANTS REPLANTED	100%	100%	100%
100% OF FARMING SPACES REQUIRED	100%	100%	100%
100% OF FARMING SPACES REQUIRED	100%	100%	100%
FARMING SPACES REQUIRED	100%	100%	100%
ACTUAL GRASS PLANTING	100%	100%	100%
ACTUAL NET VEGETATION	100%	100%	100%
EXISTING ZONING	100%	100%	100%

TE: BRICK & WROUGHT IRON ARCHWAY
USED BETWEEN BUILDINGS 2
OR LESS ARE SHOW THIS.

MAPLE CREST - SECT. No 1
G.L.B. 24 FOLIO 1.2

VICTORY VILLA GARDENS
PUBLIC HOUSING ADMINISTRATION

H. MAIROSE
662-82

C.L. BLACK
484 - 162

1941.14.
D.L. CASSETY
1079 ÷ 135

Sect. V

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APR 11 2001
BARTON COLLEGE
SCALE 1:100
RECEIVED 11-11-01
RECEIVED 11-11-01

~~SUMMITT~~

REVISED: JAN 27, 1974 - SEE 6-A-46