

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

N.P.M., Inc.; Matthew Mattson and wife;
Robert Purdy and wife, legal owners 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 3.5 to a D.R. 2 zone to an DR 16 zone, for the following reasons:

1. That the topography of the property is of such a nature that subdividing it renders it unsuitable for the lower classification;
2. That substantial changes in the nature and character of the area have occurred since the zoning map was filed;
3. That there is a present need for additional apartment dwellings for middle-income families in the area;
4. That the proposed extension of Gun View Road would accommodate the changing classification;
5. That there presently exists a natural buffer by reason of rights-of-way in favor of the Gas & Electric Company and the U.S. Army;
6. And for such other reasons which will be assigned at the hearing on this matter, 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 apartment use.

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 as applied pursuant to the Zoning Law for Baltimore County.

MP&N, INC. Matthew Mattson and wife Robert Purdy and wife

Address: c/o 406 Title Building, Baltimore, Maryland 21202

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BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request to reclassify 16.6 acres from D.R. 2 and 8.1 acres from D.R. 3.5, to a D.R. 16 Zone. The property is located northwest of Belair Road at the terminus of Dundawan Road, and lies between the northernmost boundary line of Perry Hall Estates, and the southern boundary line of the forest and park property owned by the State of Maryland.

Mr. Russell M. Herbert, a registered land surveyor, provided the only testimony in behalf of the Petitioner's request. This testimony was, in effect, as follows.

The property, which encompasses a total of 24.7 acres, is proposed to be improved with 430 middle class apartment units. Access to the property will be provided by the proposed Gun Road, proposed to be improved as a 50 foot closed type roadway cross section on a 80 foot right of way. This road will not be developed under the capital improvement program, but is a developer's road which will not be built until the area develops along its route. In the meantime, major access to the site will be by way of Kahlan Road, Dundawan Road, Glen Park Road and other non-major residential streets leading from Belair Road.

The topography of the site is rather steep and was considered by Mr. Herbert to be undesirable for the development of individual homes. Water and sewerage was described as being available to be extended to the properties. Zoning on the surrounding properties was described as being public zoned forest and park land along the easternmost property line, D.R. 2 and D.R. 3.5 along the northernmost property line, and D.R. 5.5 along the southernmost

property line, which binds on the center line of a transmission line and/or the northernmost property line of Perry Hall Estates.

Many area residents were present in protest to the Reclassification. Their objections included the congested traffic conditions that presently exist in the area. (Comments by the Department of Traffic Engineering projected an increase from 750 trips per day to 2960 trips per day if the Reclassification should be granted, and also pointed out that the site would be served by Dundawan Road which is a neighborhood street that was not intended to serve this increased volume of traffic.) Other objections were based on the overcrowded school condition that exist in the area, the contention that apartment zoning would be out of character with the area and, as such, would represent a spot zone, and the fact that no substantial land use changes have occurred that would justify the Reclassification.

The present density zoning regulations permits the construction of apartments in all residential zones as a matter of right. This right is conditioned, however, by two major restrictions, i.e., the apartments may not exceed the density at which the property is zoned, and with the exception of the D.R. 16 Zone, a 300 foot transitional area adjacent to existing development must be established, and improved with uses similar to those on adjoining properties.

During the course of the hearing, there was also uncontested testimony that apartments were being constructed in this vicinity on topography similar to the terrain of this site.

These facts, more or less, reduce the Petitioner's request to two major issues should the density be increased and should the transitional area be removed and replaced with the 75 foot setback that would be required in a D.R. 16 Zone.

After reviewing the testimony and considering all the facts presented in this case, it is the opinion of the Deputy Zoning Commissioner that increasing the density and removing the transitional area would have a detrimental

affect on the surrounding communities. In any case, the Petitioner has failed to prove error or substantial change in the area, and the subject property should not be reclassified.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of March, 1973, that the above Reclassification 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 in a D.R. 2 and D.R. 3.5 zoning classification.

James E. Hays
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE March 12 1973

BY John P. Hays

ORDER RECEIVED FOR FILING

DATE March 12 1973

BY John P. Hays

ORDER RECEIVED FOR FILING

DATE March 12 1973

BY John P. Hays

IN THE MATTER OF
THE APPLICATION FOR ZONING
RE-CLASSIFICATION AND/OR
SPECIAL EXCEPTION ON BEHALF
OF PETITIONERS, N.P.M., INC.,
MATTHEW MATTSON AND WIFE,
AND ROBERT PURDY AND WIFE

MEMORANDUM ON BEHALF OF PETITIONERS

Petitioners, N.P.M., Inc., Matthew Mattson and wife, and Robert Purdy and wife, by Albert B. Polovoy and Edwin L. Doorkin, their attorneys, respectfully urge approval of their Petition for Zoning Re-Classification and/or Special Exception for the property owned by them on Dundawan Road, Perry Hall, Maryland, for the following reasons:

1. The present classification of the property on the zoning map as DR 3.5 is erroneous.
2. Substantial changes in the nature and character of the area wherein this property is located have occurred since the zoning map was originally filed.
3. Baltimore County has indicated the clear intention to extend Gun View Road through the property owned by your Petitioners.
4. That the extension of Dundawan Road will intersect the proposed extension of Gun View Road within the property which is the subject matter of this Petition.
5. That the topography of the land in question is unsuitable for development as private residences.
6. That there is already in existence two rights-of-way in favor of the Gas & Electric Company as well as the United States Army for power transmission and communication lines. These rights-of-way effectively create a buffer zone between a lower density and a higher density classification on the proposed sites in question.
7. On the existing zoning map, there is a strip of approximately 16.6 acres which was erroneously left at DR 2.2 which prohibits and frustrates the development of the highest and best use of said property

8. That there exists a clear and present need for additional apartment dwellings for middle-income families in the Perry Hall area of Baltimore County.

9. For such other and further reasons as Petitioners may assign at the hearing on their Application for Zoning Re-Classification and/or Special Exception.

WHEREFORE, Petitioners respectfully urge that the property in question be re-classified to a DR 16 zone and that special exception be granted for apartment use.

Albert B. Polovoy
Albert B. Polovoy

Edwin L. Doorkin
406 Title Building
Baltimore, Maryland 21202
752-4780

Attorneys for Petitioners

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

October 17, 1972

Division of Engineering
ELLSWORTH M. OVER, P.E., Chief

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

Re: Item #7 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owners: N.P.M., Inc.
1501 S. of Talbot Rd., W/S of Gas & Electric Co.
Right-of-Way
Present Zoning: D.R. 3.5
Proposed Zoning: Re-class. from D.R. 3.5 to D.R. 16
District: 11th No. Acres: 24.7 acres

Dear Mr. DiMenna:

This plat is essentially the same as that which was submitted as Item #38 (Cycle Zoning April - October 1972). Previous engineering comments, dated April 28, 1972, were forwarded to your office and those comments remain valid. A xerox copy of those comments is attached herewith for use in connection with the proposed reclassification petition for this property.

Very truly yours,
Edmund M. Over, P.E.
Chief, Bureau of Engineering

END:EN:MAK:as
C-SW Key Sheet
AS WE 23 Position Sheet
WE 12 G Topo
63 Tax Map



APR 26 1973

**BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

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

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

October 17, 1972

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

Re: Item #7 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: N. P. M., Inc.
150' S. of Kalston Rd., W/S of Gas & Electric Co.
Right-of-way
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass. from D.R. 3.5 to D.R. 16
District: 11th No. Acres: 24.7 acres

Dear Mr. DiNenna:

This plat is essentially the same as that which was submitted as Item #38 (Cycle Zoning April - October 1972). Previous engineering comments, dated April 24, 1972, were forwarded to your office and those comments remain valid. A xerox copy of these comments is attached herewith for use in connection with the proposed reclassification petition for this property.

Very truly yours,

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

END:EAH:MAR:es

C-24 Key Sheet
15' NE 28 Position Sheet
NE 12 0 1000
63 Tax Map

**Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
April 24, 1972**

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

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

Re: Item #38 (Cycle April - October 1972)
Property Owner: Matthew and Bertha Mattson
N/S proposed Gunview Rd., opposite ext. of
Dundawan Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Reclassification to D.R. 16
District: 11th No. Acres: 24.7 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.

General:

This property is traversed by various rights-of-ways of the State of Maryland, A. T. & E., Gas and Electric Company and the United States of America. The development of this property will be subject to approval by these agencies as they are affected by the proposed development.

Highways:

Gunview Road, otherwise known as Proctor Lane, is a proposed road which shall be improved as a 50-foot closed type roadway cross-section on a 70-foot right-of-way. Highway right-of-way and improvements will be required in connection with the development of this site.

Dundawan Road is an existing County road to the east of this site, which shall be extended through this property and improved as a 30-foot closed type roadway cross-section on a 50-foot right-of-way in connection with the development of this site. The sharp curve on Dundawan Road does not meet minimum 30 m.p.h. design standards.

All entrances and private roads will be subject to approval by the Office of Planning, Traffic Engineering and Fire Bureau.

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 24, 1972

Re: Item #33 (Cycle April - October 1972)

Highways: (Cont'd)

It shall be the responsibility of the Petitioner's engineer to clarify all rights-of-ways within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Petitioner shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Sediment Control:

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

Storm Drains:

Provisions for the accommodation of storm drainage have not been shown on the submitted plan; however, storm drain studies and storm drainage facilities will be required to be submitted for approval prior to the issuance of a grading or building permit application.

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

Water:

Public water can be made available by the extension of public water mains in Dundawan Road and Proctor Lane.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Very truly yours,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAH:MAR:es

C-24 Key Sheet
15' NE 28 Position Sheet
NE 12 0 1000
63 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING, TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

October 26, 1972

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

Re: Cycle Zoning IV
Item 7 - ZAC - Oct. 72 to Apr. 73
Property Owner: N.P.M., Inc.
150' S. of Kalston Road W/S of G. & E. Co.
Right-of-way
Reclass. from D.R. 3.5 to D.R. 16
District 11

Dear Mr. DiNenna:

The subject petition is requesting a zoning change from DR 2 and DR 3.5 to DR 16. The present zoning will have a trip density of approximately 750 trips per day. The proposed zoning change will have a trip density of approximately 2960 trips per day.

This site is presently served by Dundawan Road which is a neighborhood street that was never intended to serve this increased volume of traffic.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department



Towson, Maryland 21204

872-7310

J. Austin Deitz
Chief

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

Attention: Mr. ~~Eric DiNenna~~ Acting
Zoning Advisory Committee

Re: Property Owner: N.P.M., Inc.

Location: 150' S of Kalston Road, W/S of Gas and Electric Co. right-of-way

Item No. 7 Zoning Agenda IV ZONING CYCLE
October - 1972 - April 1973

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.

- (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.

Reviewer: *John L. Wimbley* 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

October 13, 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 Reclassification, Zoning Advisory Committee Meeting, October 4, 1972, are as follows:

Property Owner: N.P.M., Inc.
Location: 150' S of Kalston Road, W/S of Gas & Elec. Company Right of way
Present Zoning: D.R. 3.5
Proposed Zoning: Reclassification to D.R. 16
District: 11
No. Acres: 24.7

Metropolitan water and sewer must be extended to the site prior to issuance of building permit.

Very truly yours,

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

HVB:mc

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Gimby
Acting Director
OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Ave.
Towson, Md. 21204
494-3351

October 24, 1972

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 #7, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: N.P.M., Inc.
Location: 150' S of Kalston Road, W/S of Gas and Electric Co. right-of-way
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass from D.R. 3.5 to D.R. 16
District: 11
No. Acres: 24.7 acres

The site plan must be revised to show the following: complete density, parking calculations, A.D.F. count, 4 foot high screening required. If the petition is granted the developer must meet all of the requirements of the Comprehensive Manual of Development Policy of the Office of Planning and Zoning.

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

10/19/72, MARYLAND 21204

Date: October 19, 1972

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

Re: Item #7
Property Owner: N.P.M., Inc.
Location: 150' S of Kalston Road, W/S of Gas and Electric Co. right-of-way
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass from D.R. 3.5 to D.R. 16

District: 11
No. Acres: 24.7 acres

Dear Mr. Dillman:

The existing D.R. 2 acreage could yield approximately 20 Elementary, 10 Junior High, and 8 Senior High pupils. The existing D.R. 3.5 acreage could yield 12 Elementary, 6 Junior High, and 4 Senior High pupils.

If this acreage was zoned D.R. 16 for the purpose of constructing 50 Efficiency Apartments, 150 - 1 Bedroom Apartments, and 230 - 2 Bedroom Apartments it could yield approximately 53 Elementary, 18 Junior High, and 39 Senior High pupils. If the types of apartments were changed to include 3 Bedroom Apartments or Townhouses it would increase the yield, naturally.

Please see attached sheet.

Very truly yours,

W. Nick Petrovich

WNP:ld
W. Nick Petrovich
Field Representative

Schools servicing this area (based on September 20, 1972 enrollment):

	Capacity	Enrollment	+/-
Gunpowder Elementary	580	506	-74
Perry Hall Junior	1035	1389	+354
Perry Hall Senior	1615	1904	+289

ITEM #1

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1972

Messrs. Albert S. Polovoy &
Edwin L. Dworkin
406 Title Building
Baltimore, Maryland 21202

Re: Reclassification Petition

Item 7
N.P.M., Inc., Matthew Mattson and wife;
Robert Purdy and wife - Petitioners

Gentlemen:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the west side of the Gas & Electric Company right of way, 150 feet south of Kalston Road, in the 11th District of Baltimore County. This property is currently zoned DR 2 and DR 3.5 and is undeveloped, wooded land. It is directly adjacent to the existing Perry Hall Estates subdivision on the east side and abuts the State of Maryland Forest and Parks property on the west and south. The north side of this property abuts the Rathland Subdivision.

The petitioner's site plan indicates a request for a Reclassification from DR 2 and DR 3.5 to a DR 16 zone and proposes to develop the entire 24.7 acres of land which would allow 395 dwelling units. The petitioner is planning on constructing 430 density units which is equal to 357 dwelling units under the density calculation.

This petition is accepted for filing, however, a revised site plan must be submitted to this office that indicates the private road that borders this property, or runs through this property, to the sewage pumping station along the Gunpowder River. Also, it shall be revised to reflect those comments of the Bureau of Engineering, Department of Traffic Engineering, Project Planning, Office, and any other department whose comments reflect the need for a revised site plan.

This petition is accepted for filing on the date of the enclosed filing certificate. However, all corrections to site plans as requested shall be submitted to this office prior to Thursday,

Messrs. Albert S. Polovoy &
Edwin L. Dworkin
Page 2 - N.P.M., Inc.
October 13, 1972

February 1, 1973 in order to allow time for advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1973 and April 15th, 1973 will be forwarded to you in the near future.

Very truly yours,

John J. Dillman

John J. Dillman
Chairman
Zoning Advisory Committee

JJD:JD

Enclosure

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 24, 1972

Chief of Engineering
Baltimore County, Maryland

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

Re: Item #38 (Cycle April - October 1972)
Property Owner: Matthew and Bertha Mattson
N/S proposed Gunpowder Rd., opposite ext. of
Pundavan Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Reclassification to D.R. 16
District: 11th No. Acres: 24.7 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.

General:

This property is traversed by various rights-of-way of the State of Maryland, A. T. & C. Gas and Electric Company and the United States of America. The development of this property will be subject to approval by these agencies as they are affected by the proposed development.

Highways:

Gunpowder Road, otherwise known as Proctor Lane, is a proposed road which shall be improved as a 20-foot cleared type roadway construction on a 70-foot right-of-way. Highway right-of-way and improvements will be required in connection with the development of this site.

Pundavan Road is an existing County road to the east of this site, which shall be extended through this property and improved as a 20-foot cleared type roadway construction on a 70-foot right-of-way in connection with the development of this site. The sharp curve on Pundavan Road does not meet minimum 30 m.p.h. design standards.

All entrances and private roads will be subject to approval by the Office of Planning, Traffic Engineering and Fire Bureau.

Oliver L. Myers, Chairman
Zoning Advisory Committee
April 24, 1972

Re: Item #38 (Cycle April - October 1972)

Highways (Cont'd)

It shall be the responsibility of the Petitioner's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Petitioner shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

Sediment Controls

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

Storm Drains

Provisions for the accommodation of storm drains have not been shown on the submitted plans; however, storm drain studies and storm drainage facilities will be required to be submitted for approval prior to the issuance of a grading or building permit application.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water

Public water can be made available by the extension of public water mains in Pundavan Road and Proctor Lane.

Sanitary Sewer

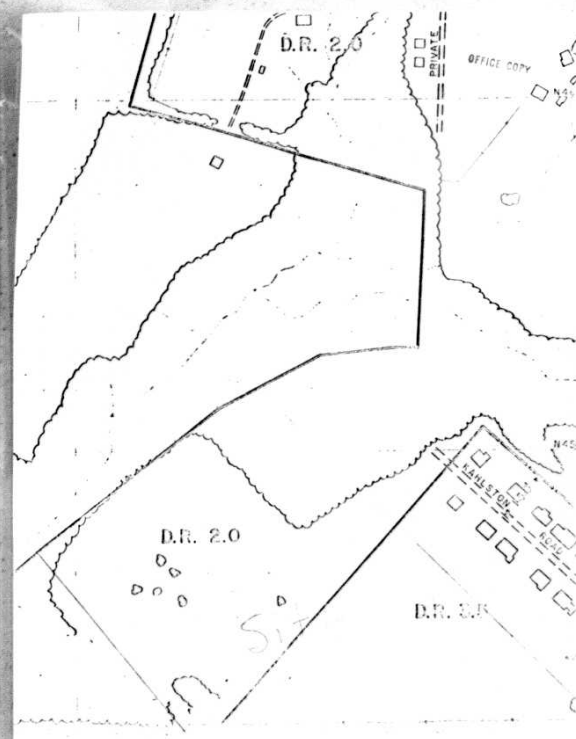
Public sanitary sewerage is available to serve this property.

Very truly yours,
Edmund N. Diver

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

RECOMMENDATIONS

Q-24 Key Sheet
Q-25 25 Position Sheet
Q-26 12 1/2 Inch
Q-27 6 1/2 Inch



[Signature]
S. ERIC DINENIA,
Zoning Commissioner

Petitioner N.P.M., Inc., Matthew Mattson and wife
Robert Purdy and wife - Petitioners
 Petitioner's Attorney Messrs. Albert P. Palumbo &
Edwin L. Durkin

Reviewed by John J. Biller Jr.
Chairman,
Advisory Committee

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:										
Previous case: _____										

Revised Plans:
 Change in outline or description _____ Yes
 _____ No


Eric DiNenna
Zoning Commissioner

Petitioner's Attorney Palovay Reviewed by QPA

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 15, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week of one time successive weeks before the 15th day of MARCH, 1972, the first publication appearing on the 15th day of February, 1972.

THE JEFFERSONIAN,
H. L. Leach
Manager.

Cost of Advertiser \$ _____

NOTICE: Please Print D.R. 1-5 and D.R. 2-6 at the top of each page of Baltimore Gas Corporation's Form No. 100, "Statement of Gas Sales," and file it with the Office of the State Auditor, Department of General Services, Room 110, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

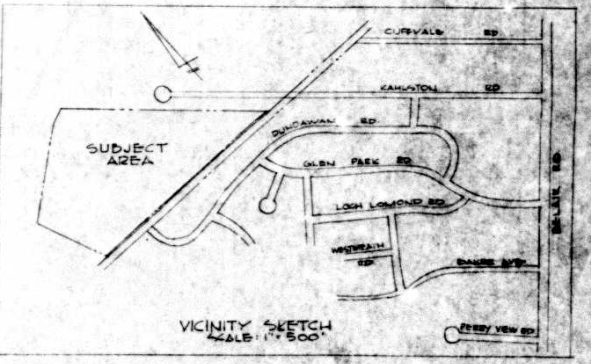
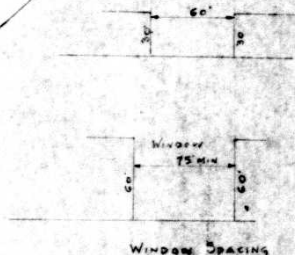
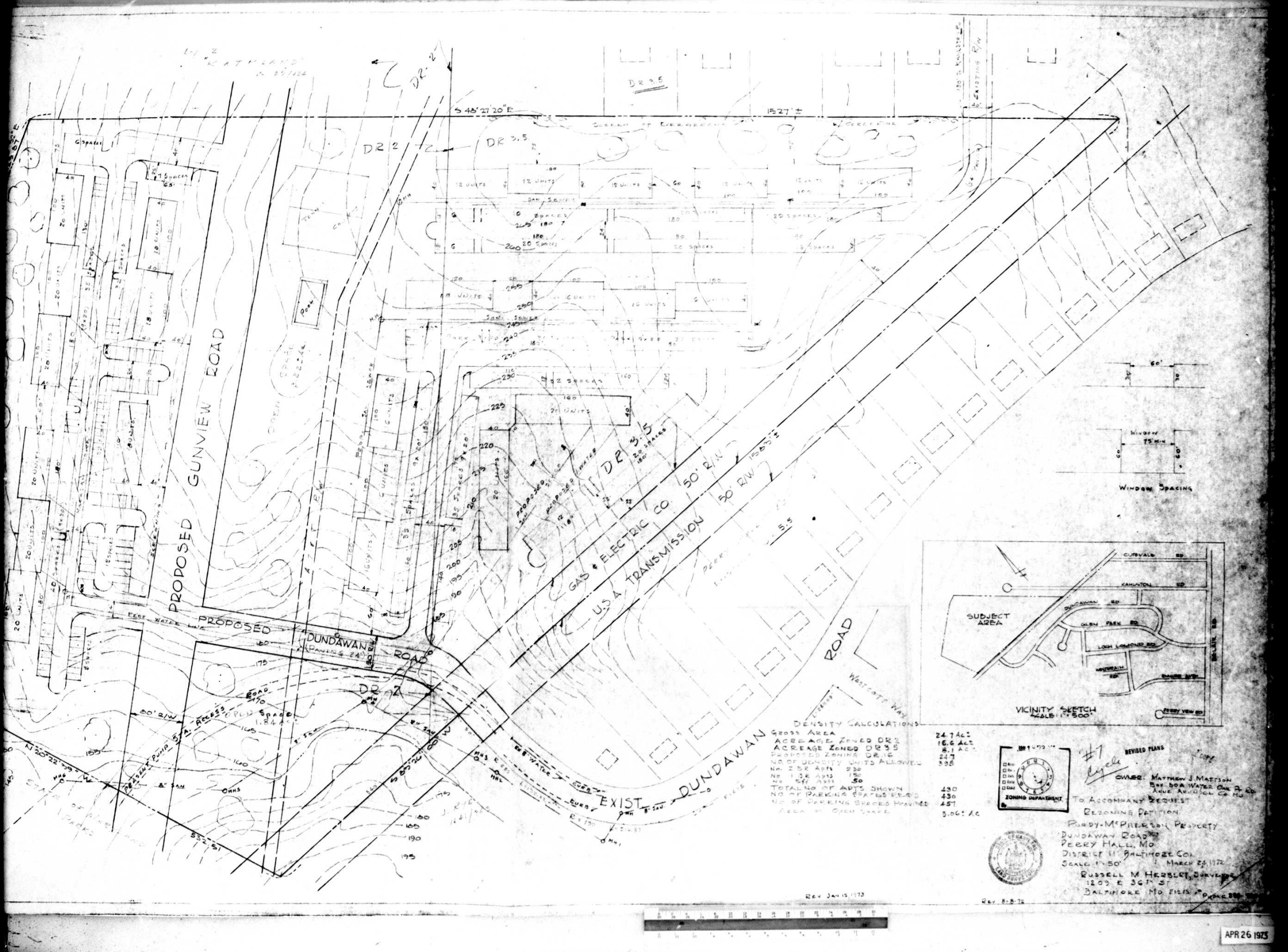
For Order
S. ERIC DIJENNA
Chief Commissioner of
Baltimore County.

By Ruth Morgan

[illegible]

WHITE - CASHIER **DISTRIBUTION** **PINK - AGENCY** **YELLOW - CUSTOMER**

Mr. Polovoy & Polovoy
Suite 406
Title Building
Baltimore, Md. 21202
Advertising and posting of property for M.P. & N., Inc.
73-201-3111



DENSITY CALCULATIONS
GROSS AREA
ACREAGE ZONED DR 2
ACREAGE ZONED DR 3.5
PROPOSED ZONING DR 16
NO. OF DENSITY UNITS ALLOWED
NO. 2 BR APTS 230
NO. 1 BR APTS 150
NO. EFF APTS 50
TOTAL NO. OF APTS SHOWN 430
NO. OF PARKING SPACES REQUIRED 430
NO. OF PARKING SPACES PROVIDED 451
ACREAGE OPEN SPACE 3.06 AC

24.1 AC
16.6 AC
8.1 AC
24.7
335



#1
Revised Plans
OWNER: MATTHEW J. MATTHEWSON
Box 504 WATER GATE RD.
ARLINGTON CO. MD
TO ACCOMPANY REQUEST
REZONING PETITION
RUDY-McPHERSON PROPERTY
DUNDAWAN ROAD
PERRY HALL, MD
DISTRICT 11 BALTIMORE CO.
SCALE 1" = 50' MARCH 23, 1972
RUSSELL M. HERBERT, SURVEYOR
1203 E 36TH ST
BALTIMORE, MD 21215

REV JAN 15 1973

REV 8-8-72

STATE OF MARYLAND

FOREST

PARK

WOODS

PROPOSED GUNVIEW ROAD

PROPOSED

DUNDAWAN ROAD

DR 2

DR 2

54° 27' 20" E

1527 ±

DR 3.5

GAS & ELECTRIC CO. 50' E/W

U.S.A. TRANSMISSION 50' E/W

EXIST. DUNDAWAN ROAD

EXIST. DUNDAWAN ROAD

EXIST. DUNDAWAN ROAD

EXIST. DUNDAWAN ROAD

EXIST. DUNDAWAN ROAD

EXIST. DUNDAWAN ROAD

DENSITY CALCULATIONS

GROSS AREA	24.7 AC
ACREAGE ZONED DR 2	16.6 AC
ACREAGE ZONED DR 3.5	8.1 AC
PERMITTED ZONING DR 16	217
NO OF DENSITY UNITS ALLOWED	335
NO 2 BR APTS	250
NO 1 BR APTS	150
NO EFF APTS	50
TOTAL NO OF APTS SHOWN	450
NO OF PARKING SPACES PROVIDED	430
NO OF PARKING SPACES REQUIRED	457
AREA OF OPEN SPACE	5.06 AC

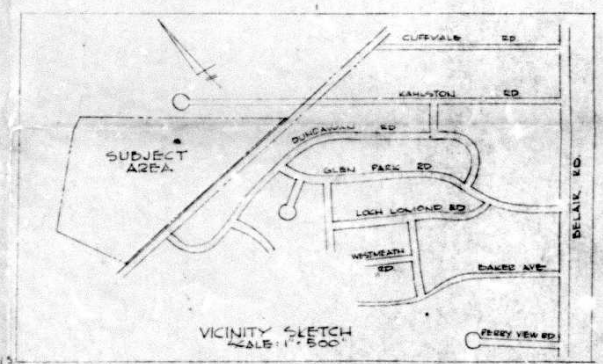
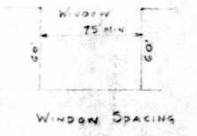
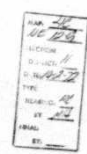
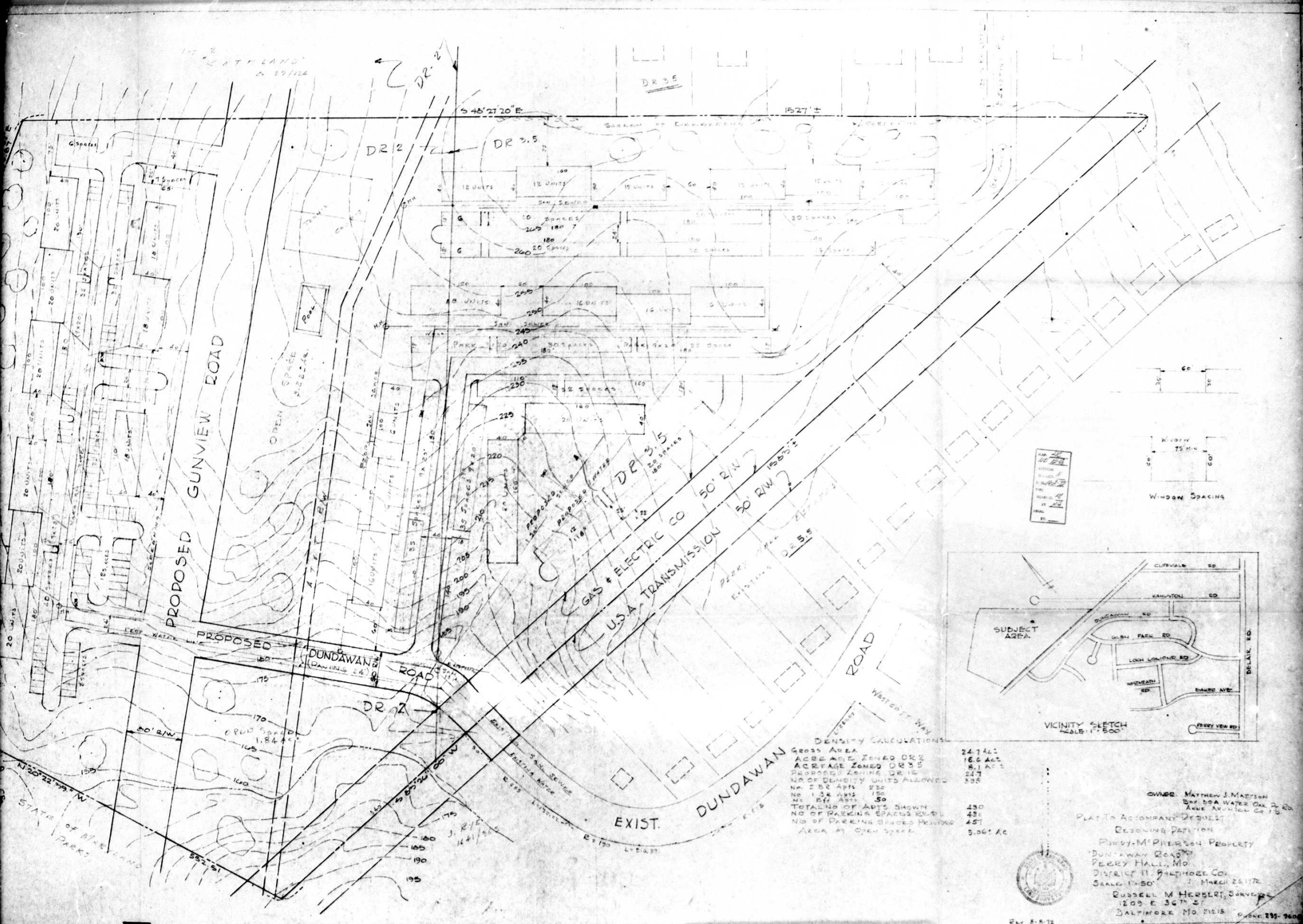
MICROFILMED

REV JAN 15 1973

REV 8-8-74

APR 26 1973

157-2
"KATH LAND"
A 29/1124



DENSITY CALCULATIONS

GROSS AREA	24.7 AC
ACREAGE ZONED DR 2	16.6 AC
ACREAGE ZONED DR 3.5	8.1 AC
PROPOSED ZONING DR 1G	247
NO OF DENSITY UNITS ALLOWED	335
NO. 2 BR APTS	250
NO. 1 BR APTS	150
NO. 0 BR APTS	35
TOTAL NO OF APTS SHOWN	430
NO OF PARKING SPACES REQUIRED	430
NO OF PARKING SPACES PROVIDED	451
AREA OF OPEN SPACE	5.06 AC

OWNER: MATTHEW J. MATTHEWSON
 501 BSA WATER OAK DR
 ANN ARBOR MI 48106

PLAT TO ACCOMPANY REQUEST
 REZONING PETITION

PERRY-McPHERSON PROPERTY
 "DUNDAWAN ROAD"
 PERRY HALL, MD
 DISTRICT II, BALTIMORE CO.
 SCALE: 1"=50' 1 MARCH 26, 1972

RUSSELL M. HERBERT, SURVEYOR
 1209 E 36TH ST
 BALTIMORE MD 21218 COUNCIL 235-9600



STATE OF MARYLAND

FOREST
PARKS

WOODS

N 47° 30' 00" E

N 20° 22' 00" W

PROPOSED GUNVIEW ROAD

PROPOSED DUNDAWAN ROAD

DR 2

DR 2

DR 3.5

EXIST.

DUNDAWAN ROAD

DENSITY CALCULATIONS

GROSS AREA	24.7 AC.
ACREAGE ZONED DR2	16.6 AC.
ACREAGE ZONED DR3.5	8.1 AC.
PROPOSED ZONING DR 2	24.7
NO. OF DENSITY UNITS ALLOWED	335
NO. 2 BR. APTS	230
NO. 1 BR. APTS	150
NO. 1 BR. APTS	50
TOTAL NO. OF APTS SHOWN	430
NO. OF PARKING SPACES REQ'D	430
NO. OF PARKING SPACES PROVIDED	451
AREA OF OPEN SPACE	3.06 AC.

MICROFILMED

Rev. 8.6.72

APR 26 1973