

73-223-R (Don V. 34) PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ralph DeChiaro
I, or we, Enterprise, 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 D.R. 5.5 zone to an D.R. 16 zone; for the following reasons:

See attached brief

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay a sum of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Ralph DeChiaro Enterprise, Inc.
By: *[Signature]* Legal Owner

Contract purchaser

Address

Address *[Signature]*

Protestant's Attorney

ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of October, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of March, 1973, at 10:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

HUGO A. RICCIUTI
ATTORNEY AT LAW
405 CHANLER CENTER
BALTIMORE, MARYLAND 21204
Phone 530-4444

March 15 1973

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

Re: Ralph DeChiaro Enterprises Inc.
Zoning Reclassifications
73-223 R Item 34
73-224 R Item 35
73-225 R Item 36

Dear Mr. DiNenna:

Please be advised that I now represent Ralph DeChiaro Enterprises Inc. as attorney in the above captioned zoning cases. Accordingly I would appreciate it if you would note my appearance as counsel in these matters.

I am enclosing additional copies of this letter for each of the files.

Very truly yours,

Hugo A. Ricciuti

Har/ mar
Encs.

RE: PETITION FOR RECLASSIFICATION
N/S of Security Boulevard,
160' W of Kennicott Road -
1st District
Ralph DeChiaro Enterprises -
Petitioners
NO. 73-223-R (Item No. 34)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

The Petitioners request a Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone for a parcel of property containing 1.9137 acres of land, more or less, located on the north side of Security Boulevard, 160 feet west of Kennicott Road in the First Election District of Baltimore County.

Appearing on the matter, the counsel for the Petitioner moved that his Petition be amended from the request as above stated to the request of a Reclassification from a D.R. 5.5 Zone to a D.R. 10.5 Zone. The Zoning Commissioner granted said motion.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, in the judgement of the Zoning Commissioner, the subject property, as presently classified D.R. 5.5, is in error.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of December, 1973, that the herein described property or area should be and the same is hereby reclassified from a D.R. 5.5 Zone to a D.R. 10.5 Zone, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

4. In connection with Parcel 2, 1.1044 acres N/W corner of Security Boulevard & Rolling Road, reclassification has been requested from D.R. 5.5 zone to D.R. 16 zone with a Special Exception for office building use, the Neighbors expressly state and agree that they will voice no objections thereto and will file no appeal from any granting of this reclassification request.

5. In connection with Parcel 3, consisting of 3.4587 acres N/W/S of Newcastle Road between Fairbrook and Brookdale Roads, for which reclassification has been requested from a D.R. 5.5 zone (2.2287 acres) and from a B.L. zone-C.N.S. District (1.23 acres) to a D.R. 16 zone, DeChiaro expressly agrees that this request shall be withdrawn and the existing zoning continued and the 2.2287 acres presently zoned D.R. 5.5 shall be developed as single family or duplex homes, substantially in conformity with the Plan dated March 23, 1973, which is attached hereto and prayed to be taken as a part hereof, and provided further, that Neighbors expressly agree that in the event DeChiaro wishes to develop all of the land contained in Parcel 3 within the D.R. 5.5 zoning classification, Neighbors will not oppose a request for a zoning classification of that portion of Parcel 3 presently zoned in a B.L. zone-C.N.S. District (1.23 acres) to the D.R. 5.5 zoning reclassification, provided further that the said Parcel (1.23 acres now zoned B.L.-C.N.S.) District shall be developed as single family or duplex homes or semi-detached.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals the day and year first above written.

TEST:

[Signature]

RALPH DECHIARO ENTERPRISE, INC.,
A Body Corporate

By: *[Signature]*

TEST:

[Signature] (SEAL)
KENNETH O. FREDERIC, JR.

[Signature] (SEAL)
PATRICIA A. CHALCRAFT

[Signature] (SEAL)
HAROLD M. MILLER, JR.

[Signature] (SEAL)
HOWARD M. BLITTENBERGER

[Signature] (SEAL)
JOHN L. PAPIER

[Signature] (SEAL)
U. ALLEN WELCH, JR.

THIS AGREEMENT, Made this 21st day of November, 1973, by and between RALPH DECHIARO ENTERPRISE, INC., a body corporate of the State of Maryland, hereinafter called "DeChiaro" and KENNETH O. FREDERIC, JR., PATRICIA A. CHALCRAFT, HAROLD M. MILLER, JR., HOWARD M. BLITTENBERGER, JOHN L. PAPIER and U. ALLEN WELCH, JR., all being residents of Baltimore County, Maryland, Parties of the Second Part, individually and in behalf of the Chadwick Manor Improvement Association, hereinafter called "NEIGHBORS".

WHEREAS, DeChiaro is the owner of certain undeveloped tracts of land situate and lying in the First Election District of Baltimore County, Maryland, as follows:

Parcel 1: 1.9137 acres N/E/S of Security Boulevard 160 feet of Kennicott Road for which application has been made for reclassification from D.R. 5.5 to D.R. 10.5; and

Parcel 2: 1.1044 acres N/W corner of Security Boulevard and Rolling Road for which application has been made for reclassification from D.R. 5.5 to D.R. 16 with a special exception for office building;

Parcel 3: 3.4587 acres, N/W/S of Newcastle Road between Fairbrook and Brookdale Road for which reclassification has been asked from D.R. 5.5 zone (2.2287 acres) and from a B.L.-C.N.S. (1.23 acres) to D.R. 16; and

WHEREAS, DeChiaro has heretofore applied before the Zoning Commissioner of Baltimore County to have the aforesaid properties reclassified as hereinabove described; and,

WHEREAS, the Zoning Commissioner for Baltimore County has heard the evidence in the three above described cases, but has not rendered a decision therein; and

WHEREAS, the Neighbors have filed a protest and appeared before the Zoning Commissioner to protest the said reclassification;

WHEREAS, after negotiation between the parties hereto, they are desirous of entering into a written agreement, containing certain covenants and restrictions on the use of the said properties, wherein in consideration of the dismissal of the protest of the Neighbors, DeChiaro has agreed to certain covenants and restrictions on its use of the said property and to certain agreements concerning the pending cases, these agreements being subject to the Zoning Commissioner's acceptance of the covenants and agreements hereinafter set forth.

NOW THEREFORE, in consideration of the premises and mutual covenants of the parties, they do hereby covenant and agree each with the other, and for their respective heirs, personal representatives and assigns, as follows:

1. Neighbors agree that they will withdraw their protest now pending before the Baltimore County Zoning Commissioner.

2. In consideration of the withdrawal of the protest, DeChiaro hereby agrees to certain restrictions, covenants and agreements on the future use of the said property which shall become effective upon execution of this document which shall be recorded by Neighbors at their own expense on or before Thirty days (30) from the date of the execution of this agreement.

3. The Neighbors specifically and withdraw their protest to Parcel 1, consisting of 1.9137 acres, N/E/S of Security Boulevard, 160 feet west of Kennicott Road for which reclassification is requested from D.R. 5.5 zone to D.R. 10.5 zone and voice no objections to granting of this reclassification by the Zoning Commissioner. The Neighbors further expressly state and agree that they will file no appeal from any granting of this reclassification request.

RALPH DECHIARO Enterprises, Inc.

700 FAIRMOUNT AVENUE
TOWSON, MARYLAND - 21204
PHONE 823-0637

March 16, 1973

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

Re: Item #34 (Cycle Zoning IV
Oct. 1972 - April 1973
Property Owner - Ralph
DeChiaro Enterprises, Inc.)

Dear Mr. DiNenna:

Please be advised that we are amending our petition on the above subject property from a request for DR 16 to a request for DR 10.5.

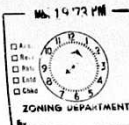
There will be no increase in the number of units to be built as a result of this change. The correct plats to accompany the petition have been submitted.

Very truly yours,
RALPH DECHIARO ENTERPRISES, INC.

[Signature]
Anthony P. Rubino

APR:tr

cc: Mr. Hugo A. Ricciuti





MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

1.9137 ACRE PARCEL, NORTHEAST SIDE OF SECURITY BOULEVARD,
NORTHWEST OF ROLLING ROAD, PART OF CHADWICK MANOR, FIRST
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for DR-10.5 Zoning

Beginning for the same at a point on the northeast side of Security Boulevard, 120 feet wide, at the distance of N 75° 14' 20" W 160 feet from the intersection of said northeast side of Security Boulevard and the centerline of Kennicott Road, 60 feet wide, as shown on the Plat of Chadwick Manor, Section VI, recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 28, page 38, running thence and binding on the northeast side of said Security Boulevard, (1) N 75° 14' 20" W 615.00 feet to the eastern outline of Lot 10 and Block "B" as shown on said plat, thence binding on the eastern outline of Lot 10 and a part of Lot 11, Block "B" as shown on said plat two courses: (2) N 14° 45' 40" E 91.21 feet, and (3) N 22° 56' 00" E 50.91 feet to the south side of Alley "A", as shown on the Plat for Chadwick Manor; Section IV recorded among said Land Records in Plat Book W.J.R. No. 27, page 131, and Section I-A recorded among said Land Records in Plat Book W.J.R. No. 27, page 98, thence binding on the south side of said Alley "A" three courses: (4) S 67° 22' 00" E 48.21 feet, (5)

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

1.9137 ACRE PARCEL, NORTHEAST SIDE OF SECURITY BOULEVARD,
NORTHWEST OF ROLLING ROAD, PART OF CHADWICK MANOR, FIRST
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "DR-16" Zoning

Beginning for the same at a point on the northeast side of Security Boulevard, 120 feet wide, at the distance of N 75° 14' 20" W 160 feet from the intersection of said northeast side of Security Boulevard and the centerline of Kennicott Road, 60 feet wide, as shown on the Plat of Chadwick Manor, Section VI, recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 28, page 38, running thence and binding on the northeast side of said Security Boulevard, (1) N 75° 14' 20" W 615.00 feet to the eastern outline of Lot 10 and Block "B" as shown on said plat, thence binding on the eastern outline of Lot 10 and a part of Lot 11, Block "B" as shown on said plat two courses: (2) N 14° 45' 40" E 91.21 feet, and (3) N 22° 56' 00" E 50.91 feet to the south side of Alley "A", as shown on the Plats for Chadwick Manor; Section IV recorded among said Land Records in Plat Book W.J.R. No. 27, page 131, and Section I-A recorded among said Land Records in Plat Book W.J.R. No. 27, page 98, thence binding on the south side of said Alley "A" three courses: (4) S 67° 22' 00" E 48.21 feet, (5) S 75° 14' 20" E 485.01

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

feet, and (6) N 82° 45' 40" E 55.11 feet to the western outline of Lot 25, Block "B" as shown on said first mentioned plat, thence binding on the western outline of Lots 25 and 26, Block "B", as shown on said first mentioned plat, two courses: (7) S 07° 14' 20" E 63.81 feet, and (8) S 14° 45' 40" W 96.48 feet to the place of beginning.

Containing 1.9137 acres of land.

WJW:mpj

J.O. #64119-A

March 20, 1972



FRANK E. CICHONE

Attorney at Law

SUITE 411 JEFFERSON BUILDING

TOWSON, MARYLAND 21204

September 29, 1972

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

RE: Property of Ralph DeChiario
Enterprise, Inc.

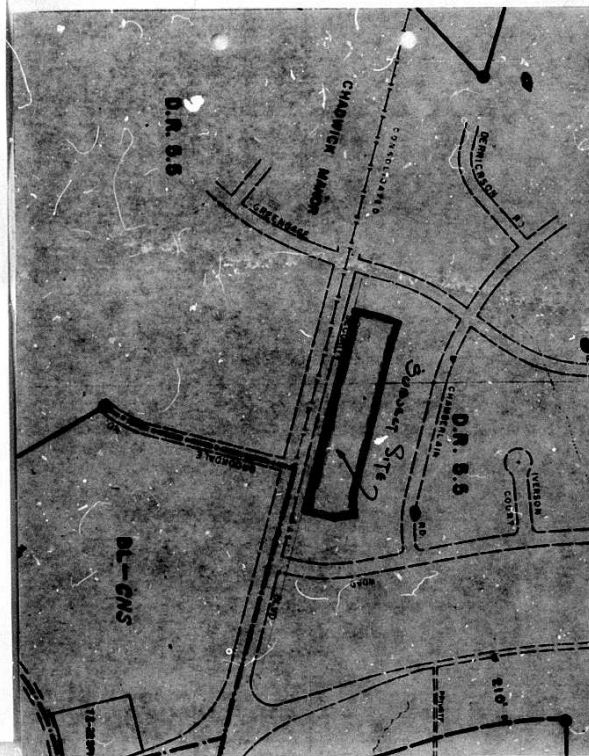
Dear Mr. DiNenna:

Please be advised that I represent Ralph DeChiario Enterprise, Inc. in the above-subject case and wish to cite the following reasons in support of the subject petition.

1. The map adopted on March 24, 1971 failed to take into consideration that the property abuts a major street and does not lend itself to single-family dwelling.
2. The said map failed to recognize a transitional use thereby preventing flexibility in development.
3. And for such other and further sufficient reasons to be shown at the hearing hereof.

Respectfully submitted,
Frank E. Cichone
Frank E. Cichone

FEC:kn



HARRY S. SWARTZUELDER, JR.

ATTORNEY AT LAW

400 TOWSON BLVD.

210 E REDWOOD STREET

BALTIMORE, MARYLAND 21202

787-6888

November 13, 1973

28 CROWLEY WAY
BAL. MD. 21016
938-8148

840 JESSIE ROAD
BANDALL, MD. 21113
7-9330

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

RE: Item 34 (Cycle Zoning IV)
Property Owner: Ralph DeChiario Enterprise, Inc.
Pending request for reclassification

Dear Mr. DiNenna:

An agreement has been reached between the Applicant and the Protestants in the above entitled case and I am enclosing herewith a copy of that executed Agreement.

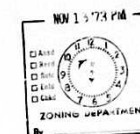
My clients have no objection to an Order being passed pertaining to the terms of that Agreement.

If you have any questions in regard to the foregoing please call me.

Very truly yours,

Harry S. Swartzuelder, Jr.
HARRY S. SWARTZUELDER, JR.

HSS/eb
enclosure



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Frank E. Cicone, Esq.,
411 Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 34

Your Petition has been received and accepted for filing
this 13th day of October 1972.

Ralph DeChairo
Ralph DeChairo
Zoning Commissioner

Petitioner: Ralph DeChairo
Petitioner's Attorney: Frank E. Cicone

Reviewed by: *John D. Dillon, Jr.*
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 17, 1972

Frank E. Cicone, Esq.,
411 Jefferson Building
Towson, Maryland 21204

RE: Reclassification Petition
Item 34
Ralph DeChairo - Petitioner

Dear Mr. Cicone:

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 northeast side of Security Blvd., 160 feet west of Kennicott Road, in the First District of Baltimore County. This rectangular shaped property that measures 618 feet by 160 feet is currently zoned DR 5.5 and is requesting a Reclassification to DR 16. This property is unimproved, partially wooded, and is bordered on three sides by the Chadwick Manor development. Curb and gutter exists along Security Blvd. at this location. The south side of Security Blvd. is improved with a shopping center on the southeast side of Brookdale and Security Blv. The southwest side is partially unimproved residentially zoned property.

After a review of the site plans and a field inspection of this property, we find several factors that are unacceptable for the proposed development. The most salient of these factors is the noted existing 16 foot alley that borders the rear portion of this property. This alley, in fact, is not existing in the field. Also, parking from an alley is totally unacceptable to this office. All parking must be generated from within the site. Also, the petitioner is advised to have his engineer review the requirements of the Comprehensive Design Manual insofar as the location and relationship of the apartments and the parking to each other. Thirdly, the access road to these apartments is in direct conflict with the standards of the Department of Traffic Engineering and should be relocated opposite Brookdale Road. Petitioner should also familiarize himself with the comments of the Bureau of Engineering, Project Planning Office and the Fire Department, also the Board of Education.

Frank E. Cicone, Esq.,
Page 2
Item 34
November 17, 1972

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, 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 D. Dillon, Jr.
JOHN D. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

Item #34 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Ralph DeChairo Enterprises, Inc. (A)
Page 2
October 20, 1972

Sanitary Sewer Comments:

There are existing sanitary sewers in Kennicott Road and Greengate Road. Public sewer may be extended from either existing sewer to serve this site.

Very truly yours,

Elsworth N. Diver, P.E.
ELSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:FAM:HMS:es

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

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

October 20, 1972

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

Re: Item #34 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Ralph DeChairo Enterprises, Inc. (A)
N/E Security Blvd., NE of Kennicott Rd.
Present Zoning: DR 5.5
Proposed Zoning: Reclass. from DR 5.5 to DR 5.5 & DR 16
District: 1st No. Acres: 1.9137 acres

Dear Mr. Dikenna:

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.

Highway Comments:

The site has road frontage on Security Boulevard, an existing road with curb and gutter and a partially constructed cross-section. This Petitioner will be required to build any additional paving in accordance with County Policy at the time of building permit application.

Storm Drain Comments:

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.

The Petitioner must design and pay for any necessary storm drains at the time of building permit application.

Sediment Control Comments:

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.

Water Comments:

There is an existing 12-inch water main in Security Boulevard.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE A. CLIFFORD, P.E. Wm. T. MELLEN
DIRECTOR DEPUTY TRAFFIC ENGINEER

October 30, 1972

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

Re: Cycle Zoning IV
Item 34 - ZAC - Oct. 72 to Apr. 73
Property Owner: Ralph DeChairo Enterprises, Inc. (A)
Reclass. from DR 5.5 to DR 16
District 1

Dear Mr. Dikenna:

The subject petition is requesting a zoning reclassification from DR 5.5 to DR 16. As presently zoned, this site would generate approximately 110 trips per day. The proposed zoning would generate approximately 230 trips per day.

Revised plans should be submitted showing the entrance to the site located opposite Brookdale Road and all entrances to the parking lot must be from the site itself and not from the alley to the rear of the property.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
878-7318

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Jack Dillon, Acting
Zoning Advisory Committee Chairman

Re: Property Owner: Ralph DeChairo Enterprises, Inc. (A)
Location: N/E/S Security Boulevard, N/E of Kennicott Road

Item No. 34 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 _____
- () 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: *H. Thomas Kelly* Noted and Approved:
Planning Group Division Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
 TOWSON, MARYLAND 21204

October 10, 1972

DONALD L. ROOP, M.D., M.P.H.
 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: Ralph DeChiaro Enterprises, Inc. (A)
 Location: N/E/S Security Boulevard, N/E of Kennicott Road
 Present Zoning: D.R. 5.5
 Proposed Zoning: Reclass. from D.R. 5.5 to D.R. 5.5 and D.R. 16
 District: 1
 No. Acres: 1.9137

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

Very truly yours,

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

BVB:mm

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Culley
 Acting Director
 County Office Building
 Towson, Maryland 21204

October 25, 1972

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

Dear Mr. DiNenna:

Comments on Item #34, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: Ralph DeChiaro Enterprises, Inc. (A)
 Location: N/E/S Security Boulevard, N/E of Kennicott Road
 Present Zoning: D.R. 5.5
 Proposed Zoning: Reclass. from D.R. 5.5 to D.R. 16
 District: 1
 No. Acres: 1.9137 acres

This office will not condone parking off of a non-existent 16' alley. The adjacent residents have stated without the alley this long as the plan must be revised to show the parking, driveway and required screening entirely on the applicant's property.

Very truly yours,

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

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

October 20, 1972

Division of Engineering
 ELLSWORTH H. DYER, P. E. CHIEF

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

Re: Item #34 (Cycle Zoning IV Oct. 1972 - April 1973)
 Property Owner: Ralph DeChiaro Enterprises, Inc. (A)
 N/S Security Blvd., NE of Kennicott Rd.
 Present Zoning: D.R. 5.5
 Proposed Zoning: Reclass. from D.R. 5.5 to D.R. 5.5 and D.R. 16
 District: 1st No. Acres: 1.9137 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.

Highway Comments:

The site has road frontage on Security Boulevard, an existing road with curb and gutter and a partially constructed cross-section. This Petitioner will be required to build any additional paving in accordance with County Policy at the time of building permit application.

Storm Drain Comments:

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.

The Petitioner must design and pay for any necessary storm drains at the time of building permit application.

Sediment Control Comments:

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.

Water Comments:

There is an existing 12-inch water main in Security Boulevard.

Item #34 (Cycle Zoning IV Oct. 1972 - April 1973)
 Property Owner: Ralph DeChiaro Enterprises, Inc. (A)
 Page 2
 October 20, 1972

Sanitary Sewer Comments:

There are existing sanitary sewers in Kennicott Road and Greengage Road. Public sewer may be extended from either existing sewer to serve this site.

Very truly yours,

Ellsworth H. Dyer
 ELLSWORTH H. DYER, P.E.
 Chief, Bureau of Engineering

END:BAM:HMS:es

Baltimore County Fire Department

J. Austin Deitz
 Chief



Towson, Maryland 21204

872-7318

Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204
 Attention: Mr. [redacted] Chairman
 Zoning Advisory Committee

Re: Property Owner: Ralph DeChiaro Enterprises, Inc. (A)

Location: N/E/S Security Boulevard, N/E of Kennicott Road

Item No. 34 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 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. Thomas Kelly* Noted and Approved:
 Planning Group Deputy Chief
 Special Inspection Division Fire Prevention Bureau

**BOARD OF EDUCATION
 OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: October 23, 1972

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

Re: Item #34
 Property Owner: Ralph DeChiaro Enterprises, Inc. (A)
 Location: N/E/S Security Boulevard, N/E of Kennicott Road
 Present Zoning: D.R. 5.5
 Proposed Zoning: Reclass. from D.R. 5.5 to D.R. 16

District: 1
 No. Acres: 1.9137 acres

Dear Mr. DiNenna:

If the existing zoning of D.R. 5.5 was developed into individual homes a yield of approximately 7 Elementary pupils, 3 Junior High pupils, and 2 Senior High pupils could ultimately be realized. However, if a reclassification from D.R. 5.5 to D.R. 16 occurred the yield from the number of townhouse units allowed could ultimately be approximately 25 Elementary pupils, 4 Junior High pupils and 3 Senior High pupils. The yield from the number of townhouse units proposed could ultimately be approximately 19 Elementary pupils, 3 Junior High pupils and 4 Senior High pupils.

Calculations were based on the premise that the proposed townhouse units would all be three (3) bedroom units since no breakdown was indicated on the plat submitted. Naturally one (1) or two (2) bedroom units would yield less pupils.

Very truly yours,

W. Nick Petrovich
 W. Nick Petrovich
 Field Representative

WNP:ld

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

	Capacity	Enrollment	+/-
Chadwick Elementary	385	422	+37
Johnnycake Junior	1240	1280	+40
Woodlawn Senior	2050	1954	-96

ITEM #34

HARRY S. SWARTZUELDER, JR.

ATTORNEY AT LAW
 400 TOTMAN ROAD
 210 E. REDWOOD STREET
 BALTIMORE, MARYLAND 21208
 787-4928

May 16, 1973

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

RE: Reclassification,
 Security Boulevard and Kennicott Road, etc.
 Petitioner: Ralph DeChiaro Enterprises, Inc.

Dear Mr. DiNenna:

Please enter my appearance on behalf of the Protestants in the above series of these cases.

Very truly yours,

Harry S. Swartzuelder, Jr.
 HARRY S. SWARTZUELDER, JR.

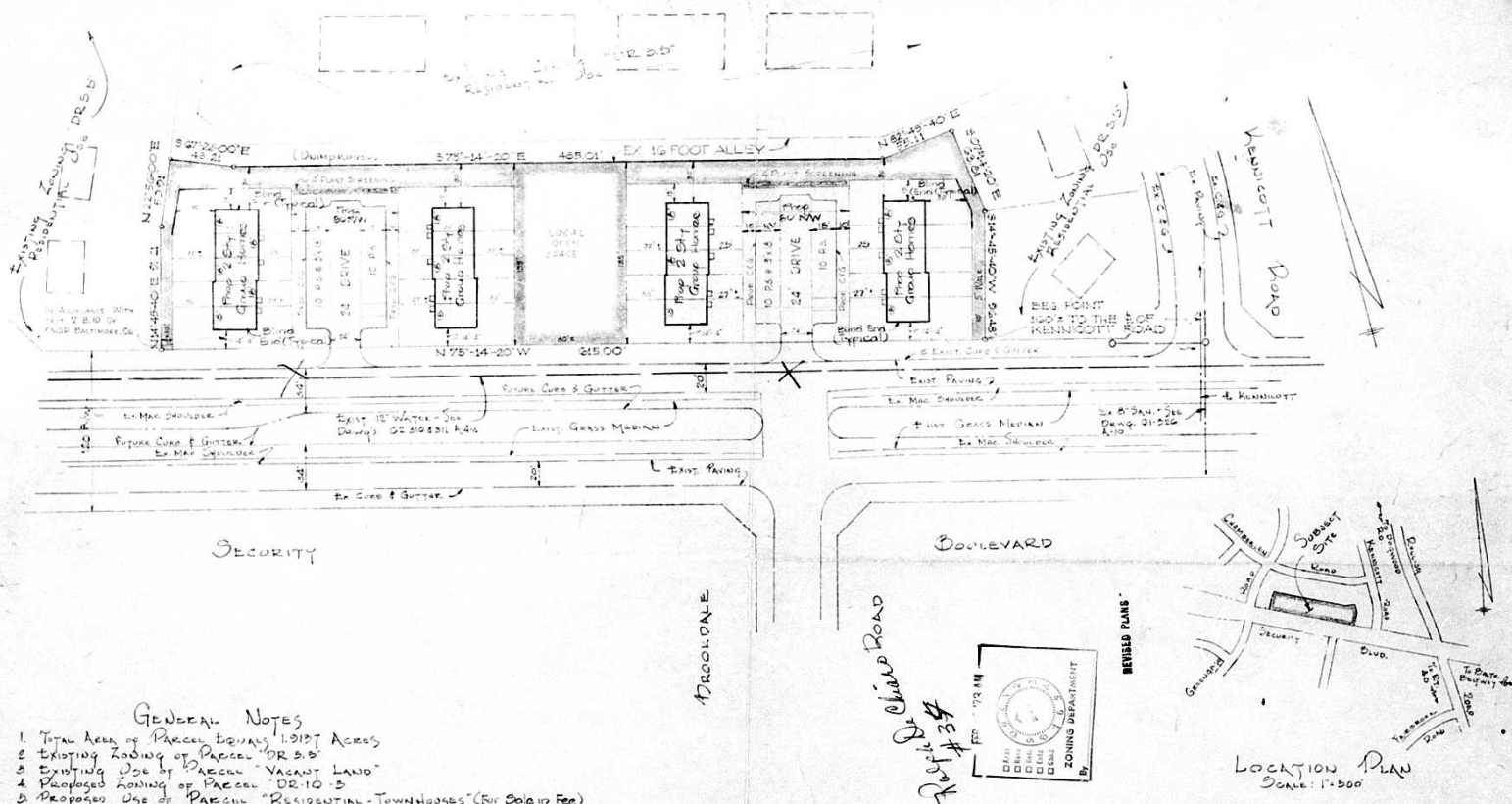
HSS:rb
 cc: Hugo A. Ricciuti, Esquire



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 MICHAEL A. TRACY, JR.



PLAT TO ACCOMPANY PETITION
FOR
DECLASSIFICATION OF PROPERTY
VICINITY
SECURITY BLVD. & KENNICOTT ROAD
ELECT. DIST. 1
SCALE: 1"=50'

DATO. CO., MO.
MARCH 23, 1978

REVISED: JAN 30, 1978

MATZ, CHILDS & ASSOCIATES
1009 OLIVE ST. - 14TH FLOOR
ST. LOUIS, MISSOURI 63101
TELEPHONE: 361-1111
FAX: 361-1111

88-10



Scale: 1"=200'

8-11 SW

Zoning Commissioners
EXHIBIT No. 1

