

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

LEONARD H. MILLER, CLYDE C. MILLER
and MARY M. MILLER, 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 reclassified, pursuant
to the Zoning Law of Baltimore County, from an RDP-DR-2 zone to an
DR-10.5 zone, for the following reasons:

For error in the zoning classification of RDP-DR-2 placed on the zoning map,
which error is more fully described in the Memorandum filed herewith, and for
changes in circumstances and in the neighborhood since adoption of the zoning
map, which change is more fully described in the Memorandum filed herewith.

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 planned residential development
consisting of single family homes, town houses, garden apartments and a five (5)
story mid-rise to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising,
posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
County.

By: Chesapeake Homes, Inc.
1952
Address: 225 Reputable Building
Baltimore, Maryland 21202

By: John N. Spector
612 Court Square Building
Address: Baltimore, Maryland 21202
985-2223

ON FILED BY The Zoning Commissioner of Baltimore County, this 13th day
of April, 1973, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 7th day of September, 1973, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R.D.P. and D.R. 2 : COUNTY BOARD OF APPEALS
to D.R. 10.5 :
N/S of Lyons Mill Road 1200' : OF
E. of Deer Park Road : BALTIMORE COUNTY
2nd District :
Leonard H. Miller, et al :
Petitioners : No. 74-53-R
Chesapeake Homes, Inc., :
Contract Purchaser :

ORDER OF DISMISSAL

Petition of Leonard H. Miller, et al for reclassification from R.D.P. and
D.R. 2 to D.R. 10.5 on property located on the north side of Lyons Mill Road, 1200 feet
east of Deer Park Road, in the Second Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of
appeal filed December 4, 1974 (a copy of which is attached hereto and made a part hereof)
from the attorney representing the Petitioners-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Petitioners-Appellants requests
that the appeal filed on behalf of said Petitioners be dismissed and withdrawn as of
December 4, 1974.

IT IS HEREBY ORDERED, this 10th day of December, 1974, that
said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

W. Giles Parker
W. Giles Parker

Robert L. Gilland
Robert L. Gilland

PETITION FOR RECLASSIFICATION * BEFORE THE
FROM RDP AND DR-2 ZONES TO * ZONING COMMISSIONER
DR-10.5 ZONE AND FOR SPECIAL * FOR
EXCEPTIONS FOR PLANNED * BALTIMORE COUNTY
RESIDENTIAL DEVELOPMENT
CONSISTING OF SINGLE FAMILY
HOMES, TOWN HOUSES, GARDEN
APARTMENTS AND A FIVE (5) STORY
MID-RISE. (Properties located
on the North side of Lyons Mill
Road)

MEMORANDUM

The existing RDP and DR-2 classification, as established
by the Baltimore County Zoning Maps on the land for which
reclassification is requested, is erroneous for the following
reasons. Among others:

1. This land is amply serviced by areas roads, enjoys
good access and its development, as proposed, would not place an
undue burden on any such area roadways.
2. Apartment developments are either completed or under
construction in the general vicinity of the subject property.
3. The need for comprehensive development of large tracts
of land is recognized by various planning and zoning agencies and
boards of Baltimore County, Maryland, and here, comprehensive
development is planned by the Petitioner.
4. The modern demand for town house and apartment
facilities, as well as single family homes, was not anticipated
by Baltimore County authorities and thus inadequate provision
was made in this area for land so classified as to make the
construction of such apartments, single family houses and town
houses feasible.
5. The failure of the Baltimore County Council to zone
such land as requested was error for the reasons assigned above.

6. The great increase in demand for such town houses,
garden apartments and single family houses since map adoption is,
itself, a change justifying Reclassification.

7. The partial reconstruction of Lyons Mill Road and the
construction of a new elementary school and junior high school in
the area also represents changes sufficient to justify Reclassi-
fication.

By reason of the errors cited, and other errors attendant
to the classification to the subject land as RDP and by reason of
the changes in the area, these Reclassification requests and
Special Exception requests are made.

John N. Spector
John N. Spector
Attorney for Petitioner
612 Court Square Building
Baltimore, Maryland 21202
385-2223

JOHN N. SPECTOR
ATTORNEY AT LAW

111 Court Square Building, Baltimore, Maryland 21202

December 3, 1974

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

RE: Case Number: 74-53-R
Leonard H. Miller et al.

Dear Sirs:

Please dismiss and withdraw the above-captioned appeal and send me your
notice confirming the dismissal as soon as possible.

Very truly yours,

John N. Spector

JNS/hls

cc: Michael H. Mannes, Esquire
Cardin and Weinstein, P.A.
Suite 301
6615 Reisterstown Road
Baltimore, Maryland 21215

cc: Mr. Morton J. Macks, President
Chesapeake Homes, Inc.
5820 Southwestern Boulevard
Baltimore, Maryland 21227

cc: Mr. Leonard H. Miller
Box 377 Deerpark Road
Owings Mills, Maryland 21117

JOHN N. SPECTOR
ATTORNEY AT LAW

612 Court Square Building, Baltimore, Maryland 21202

September 18, 1973

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

Re: Petition for Reclassification
North Side of Lyons Mill Road
1200' East of Deer Park Road -
Second District
Leonard Miller, et. al. - Petitioners
No. 74-53-R (Item No. 6)

Dear Mr. DiNenna:

Please note an appeal to the County Board of Appeals
on behalf of the Petitioners, Leonard H. Miller, et al., from
your decision of September 7, 1973, denying the above reclassi-
fication as requested.

Also enclosed please find my check in the amount of
\$70.00, to cover the cost of this appeal.

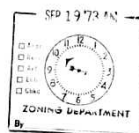
Please acknowledge receipt of this appeal letter and
indicate any further information or material needed to be filed
by me.

Very truly yours,

John N. Spector
John N. Spector

Enclosures

JNS:jms



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Crumwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

Lester Matz,
John C. Childs
Associates
Ronald W. Brown
Richard W. Crabb
William E. Frankovich
Edmund P. Hsieh
Norman P. Hermann
Bernard D. Hyatt Jr.
Paul Lee
Fred P. Mermann
Paul B. Stratton

DESCRIPTION

169 ACRE PARCEL, NORTH SIDE OF LYONS MILL ROAD, 1200 FEET, MORE
OR LESS, EAST OF DEER PARK ROAD, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR DR 10.5 ZONING.

Beginning for the same at a point in the center line of Lyons Mill Road
and distant 1200 feet more or less easterly, as measured along said center line,
from the center line of Deer Park Road, said beginning point being at the division
line between the lands of John M. Miller and Carlton L. Arndt, running thence
binding on said division line two courses (1) N 02° 55' 00" E 723 feet and (2)
N 87° 05' 00" W 288 feet, thence binding on the division line between the land of
said John M. Miller on the east and the lands of Leonard H. Miller and Clyde C.
Miller on the West, two courses (3) N 06° 10' 00" W 900 feet and (4)
N 19° 42' 00" W 1'28.58 feet, thence binding on the division line between the land
of said John M. Miller on the east and the land of Boyd L. Palmer on the west
(5) N 21° 33' 00" E 245 feet more or less to a point in or near Dolfield Road
and to the beginning of the last line of the first parcel of land conveyed to said
John M. Miller in Liber C.W.B.Jr. 976 page 343, thence binding on the last,
first, second and third lines of said land four courses (6) S 79° 47' 00" E
1664.25 feet, (7) S 02° 28' 00" W 777.50 feet, (8) S 86° 42' 00" E 565.00 feet
(9) N 00° 40' 00" E 542.50 feet and (10) S 63° 32' 00" E 726.00 feet to the

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

beginning of the second parcel of the land conveyed to said John M. Miller,
thence binding on the first, second and third lines of said second parcel,
three courses (11) S 63° 49' 00" E 827.25 feet, (12) S 12° 45' 00" W 1420.83
feet and (13) N 76° 00' 00" W 811.00 feet to a point on the fifth line of said
first parcel of land conveyed to John M. Miller, thence binding on a part
thereof (14) S 13° 12' 00" W 1000.0 feet to the center line of said Lyons Mill
Road, thence binding on said center line, two courses (15) N 75° 04' 00" W
628.17 feet and (16) N 87° 05' 00" W 906.5 feet to the place of beginning.
Containing 169 acres of land, more or less.

RWB:iej

J.O. # 73001

March 26, 1973



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

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

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of

September, 1973, that the herein described property or area should be and

the same is hereby reclassified, from a zone to a zone and

and a Special Exception for a should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning map or substantial changes in the character of the neighborhood

the above reclassification should NOT BE HAD, and the Special Exception should NOT BE

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of

September, 1973, that the above reclassification be and the same is hereby

granted and that the above described property or area be and the same is hereby continued as and

to remain a R.D.P., and D.R. 2 zones and the Special Exception be

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER

S. ERIC DIKENNA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner



474-3551
474-3274

September 7, 1973

John N. Spector, Esquire
612 Court Square Building
Baltimore, Maryland 21202

RE: Petition for Reclassification
N/S of Lyons Mill Road,
1200' E of Deer Park Road -
2nd District
Leonard H. Miller, et al -
Petitioners
NO 74-53-R (Item No. 6)

Dear Mr. Spector:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. ERIC DIKENNA
Zoning Commissioner

SED:gc
Attachments

cc: Holman C. Schoenberger, Esquire
405 W. Pennsylvania Avenue
Towson, Maryland 21204

Frank H. Newell, III, Esquire
Box 543, McDougall Road
Pikesville, Maryland 21208

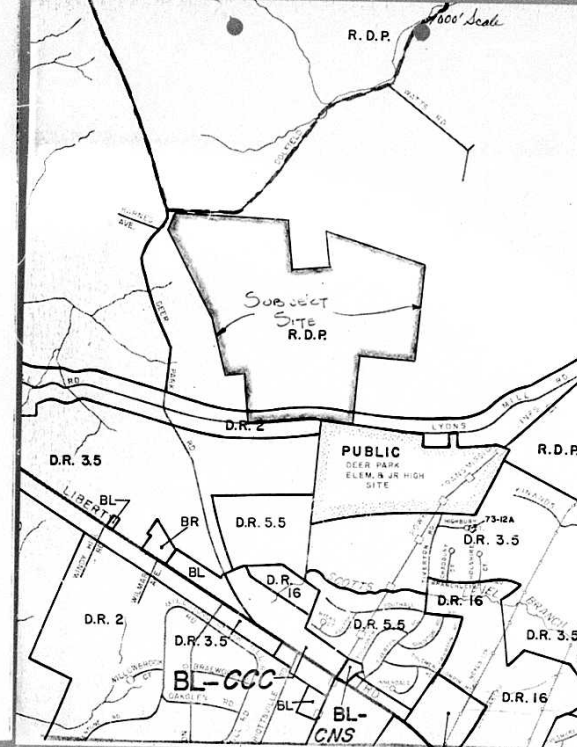
Mr. Wes McElroy
7932 Hoyt Circle
Randallstown, Maryland 21133

David S. Sykes, Esquire
Sharon Hill
Dulfield Road
Owens Mills, Maryland 21115

Mrs. Carolyn Dudley
Box 2, Box 102
Sherwood Road
Owens Mills, Maryland 21115

Myron J. Ashman, Esquire
1708 Court Square Building
Baltimore, Maryland 21202

111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

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

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF

THE PRESENTATION

PROJECT PLANNING

BUILDING DEPARTMENT

DEPARTMENT OF RECREATION

GENERAL ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

John N. Spector, Esq.,
612 Court Square Building
Baltimore, Maryland 21202

RE: Reclassification Petition
Item 6
Leonard Miller, et al - Petitioner

Dear Mr. Spector:

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 as to the appropriateness of the requested zoning.

The subject property is located on the north side of Lyons Mill Road, 1200 feet east of Deer Park Road, in the 2nd District of Baltimore County. This property, which is zoned RDP and DR 2 is requesting a Reclassification for D1 10.5 on 159 acres of land. This property, which is currently undeveloped, and largely wooded, is directly opposite the Deer Park Elementary and Junior High School site and other undeveloped farm land. The property is on relatively level terrain with some trees and other covers. There is no curb and gutter existing along Lyons Mill Road or Deer Park Road in this vicinity. There are some individual lot developments along Lyons Mill Road and Deer Park Road in this vicinity.

The petitioner proposes to develop this property with a series of townhouses, garden apartments, and single family dwellings and a five story midrise. The total allowable density is 1,774 dwelling units, and the petitioner proposes to construct 1,477 dwelling units on this site.

Since this property is zoned RDP, the petitioner is cautioned

John N. Spector, Esq.
Item 6
Page 2
April 13, 1973

that prior to any development he must conform to Section 1400.1 of the RDP regulations, and in particular Part A, which states: That rural land shall be classified within R.D.P. zones unless the Capital Budget and Five-Year Capital Program of Baltimore County and duly adopted official Baltimore County master plans, including the "county plan" requires that prior to any reclassification documents must be submitted that indicate that public sewerage and water supply systems are available to service this land within a period of six years after time and consideration with respect to a zoning reclassification. A statement to this effect must be filed in writing prior to the June 1st submission of comments by the petitioner with reference to this petition.

This petition for reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and advertisement. 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 September 1, 1973 and October 15, 1973 will be forwarded to you well in advance of the date and time.

Very truly yours,

JOHN J. DILLON, JR.
Chairman, Zoning Advisory Committee

JJD:JD

(Enclosure)

cc: Katz, Childs & Associates
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

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

Bureau of Engineering
ELLENWORTH N. DYER, P. E., CHIEF

April 26, 1973

Mr. S. Eric DiKenna
Zoning Commission
County Office Building
Towson, Maryland 21204

Re: Item #6 (April to October 1973 - Cycle V)
Property Owner: Leonard Miller, et al
N/S of Lyons Mill Road, 1200' E. of Deer Park Road
Present Zoning: R.D.P. and D.R. 2
Proposed Zoning: Reclass. to D.R. 10.5
District: 2nd No. Acres: 169

Dear Mr. DiKenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee.

Highways:

Lyons Mill Road is an existing County road which shall be improved as a 50-foot curved paving section on a 70-foot right-of-way. Highway improvements and the dedication of the highway widening for this road will be required in connection with the development of this site.

The requirements for public and/or private roads through this site, including alignment and right-of-way and paving widths will be determined at such time as the proposed development of this property is reviewed by the Joint Subdivision Planning Committee.

Sediment Control:

Erosion studies and sediment control drawings will be required for approval in connection with development of this site.

Storm Drains:

Provisions for the accommodation of storm drainage have not been indicated on the subject plan; however, storm drain studies, facilities, easements and flood plain reservation will be required in connection with the proposed development of this property.

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.

Item #6 (April to October 1973 - Cycle V)
Property Owner: Leonard Miller, et al
Page 2
April 26, 1973

Water and Sanitary Sewers:

Public water and sanitary sewerage are not presently available to serve this property.

This property is located outside of the Baltimore County Metropolitan District; therefore, an extension of the Metropolitan District boundary is required before public water and sanitary sewerage can be extended to serve this property.

Very truly yours,

ELLENWORTH N. DYER, P.E.
Chief, Bureau of Engineering

679
END:EN:DP:msr

P-W & P-S Key Sheets
35 NW 39 & 40 Pos. Sheets
36 NW 39 & 40 " " " "
37 NW 40 " " " "
NW 9 & 10 J & NW 10 X Topo Sheets



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Director
Wm. T. MELSER Deputy Traffic Engineer

April 26, 1973

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

Re: Item 6 - Cycle Zoning V - April to Oct. 1973
Property Owner: Leonard Miller, et al
Lyons Mill Road E. of Deer Park Road
Reclass. to D.R. 10.5 - District 2

Dear Mr. DiNenna:

The subject petition is requesting a change from RDP and DR 2 to DR 10.5 of 169 acres. This should increase the trip density from 1700 to 17,000 vehicles a day.

The existing and the proposed road system for this area has not been designed to handle this density.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mc

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 10, 1973

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 #6, V. Zoning Cycle, April to October 1973, are as follows:

Property Owner: Leonard Miller, et al
Location: N/S of Lyons Mill Road, 1200' E of Deer Park Road
Present Zoning: R.D.P. and D.R. 2
Proposed Zoning: Reclassification to D.R. 10.5
District: 2
No. Acres: 169

The site is affected by the State Highway Administration proposed Route 29 extended and the alignment should be indicated on the site plan.

The requirements for public and private roads through this site will be determined at such time as the proposed development is reviewed by the Joint Subdivision Planning Committee.

The property is also subject to the requirements of Section 504 of the Zoning Regulations, (Comprehensive Manual of Development Policy).

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1973

DONALD J. ROOP, M.D., M.I.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, April 4, 1973, are as follows:

Property Owner: Leonard Miller, et al
Location: N/S Lyons Mill Rd., 1200' E of Deer Park Rd.
Present Zoning: R.D.P. and D.R. 2
Proposed Zoning: Reclass to D.R. 10.5
District: 2
No. Acres: 169

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

Very truly yours,

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

HVB:mnc



Harry R. Hughes
Secretary
James J. O'Donnell
Acting Administrator

April 24, 1973

Mr. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: CLASSIFICATION April 1973
Property Owner: Leonard Miller, et al
Location: N/S of Lyons Mill Road, 1200' E of Deer Park Rd.
Present Zoning: RDP and D.R. 2
Proposed Zoning: Reclass to D.R. 10.5
District: 2
No. Acres: 169 acres
US 29 Extended (Outer Highway)

Dear Mr. DiNenna:

The subject site is seriously affected by the State Highway Administration's Proposed Rte 29 extended, as indicated on the attached plan. The project is not in the critical section of the Twenty-four mile study. It is our opinion that the proposed highway should be indicated on the plan and that the development plan should be revised accordingly. An additional copy of a marked plan is being transmitted to the petitioner's attorney.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John E. Meyers
John E. Meyers
Asst. Development Engineer

cc: JHB:mc

cc: Mr. Richard L. Smith

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 10, 1973

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

Re: Item 6

Z.A.C. Meeting of:

Property Owner: Leonard Miller, et al
Location: N/S of Lyons Mill Road, 1200' E of Deer Park Road
Present Zoning: R.D.P. and D.R. 2
Proposed Zoning: Reclass to D.R. 10.5

District: 2
No. Acres: 169 acres

Dear Mr. DiNenna:

SEE ATTACHED SHEET

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

H. ERIC DINENNA, M.D., M.I.H.
EUGENE J. CLIFFORD, P.E.
WILLIAM D. FROMM, M.D.

THOMAS H. DEVLIN, M.D., M.I.H.
JAMES J. O'DONNELL, M.D., M.I.H.
HARRY R. HUGHES, M.D., M.I.H.

WILLIAM D. FROMM, M.D., M.I.H.
EUGENE J. CLIFFORD, P.E.
WILLIAM D. FROMM, M.D., M.I.H.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 16, 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 successive week before the 19th day of September, 1973, the first publication appearing on the 16th day of August 1973.

THE JEFFERSONIAN

Cost of Advertisement, \$ 35.00

COMMENTS

School Situation:

School	Sept. 30, '72 Enrollment	Capacity	Over/Under
Deer Park El.	629	550	+79
Franklin Jr.	1492	1170	+322
Randalltown Jr.	1514	1400	+114

Projections:

School	Sept. 19 '73	Sept. 19 '74	Sept. 19 '75	Sept. 19 '76	Sept. 19 '77
Deer Park El.	770	851	923	981	1051
Franklin Jr.	1650	1740	1820	1885	1955
Randalltown Jr.	1714	1799	1880	1950	2025

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Randalltown Jr. Add'n	Funds needed for add'n. underway	400	FY '75 Sp. '73

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Estimated To Open
"Tollgate Middle School"	1200	FY '77
Hermwood Elm. Add'n	305	FY '76

Possible Student Yield:

Elementary	Jr. High	Senior High
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Present Zoning: (estimate) 85 40 35

Proposed Zoning: From 166 to 581 From 51 to 227 From 48 to 266

Comments concerning effect on school housing matters: Should the minimum possible student yield from this development be realized, it is conceivable that the addition to Hermwood Elementary school would minimize the overcrowding by absorbing students from Deer Park. On the secondary level if additional classroom space occurs as scheduled the overload could be handled.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 16, 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 successive week before the 19th day of September, 1973, the first publication appearing on the 16th day of August 1973.

THE JEFFERSONIAN

Cost of Advertisement, \$ 35.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 16, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 7th day of August, 1973, the first publication appearing on the 6th day of August, 1973.

THE NORTHWEST STAR

Cost of Advertisement, \$ 35.00

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

829-7310

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

Re: Property Owner: Leonard Miller, et al

Location: N/S of Lyons Mill Road, 1200' E. of Deer Park Road

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
6

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 or 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 head-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. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.
- () 7.

Reviewer: James E. Dyer Noted and Approved: Jack Dillon
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nl
4/25/72

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER



S. ERIC DINENIA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner

#6 - 3351
#6 - 3361

August 23, 1973

John N. Spector, Esq.
612 Court Square Building
Baltimore, Md. 21202

Re: Petition for Reclassification for Leonard H. Miller, et al
#74-53-R

Dear Sir:

This is to advise you that \$111.62 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building, before the hearing.

Very truly yours,

S. Eric Dinenia
S. ERIC DINENIA
ZONING COMMISSIONER

SED/ba

110 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

3 Signs 74-53-R

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: August 18, 1973
Posted for: PETITION FOR RECLASSIFICATION
Petitioner: LEONARD H. MILLER, ET AL
Location of property: N/S OF LYONS MILL RD. 1200' E. OF DEER PARK RD.
Location of Signs: N/S OF LYONS MILL RD. 1200' E. OF DEER PARK RD.
N/S OF LYONS MILL RD. 1675' E. OF DEER PARK RD.
Remarks: S/S OF DEER PARK RD. 500' E. OF DEER PARK RD.
Posted by: James E. Dyer Date of return: Aug. 24, 1973

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

John N. Spector, Esq.
612 Court Square Building
Baltimore, Maryland 21202

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

Item 6

Your Petition has been received and accepted for filing

this 19th day of April 1973.

S. Eric Dinenia
Zoning Commissioner

Petitioner: Leonard H. Miller, et al

Petitioner's Attorney: John N. Spector
c/o Nats. Child & Association
1020 Cromwell Bridge Road (21204)

Reviewed by: James E. Dyer
Chairman,
Zoning Advisory Committee

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

No. 192

DATE: 9/7/73 ACCOUNT: 01.662

AMOUNT: \$144.62

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Case No. 74-53-R
Petitioner: Leonard H. Miller, et al
Lyons Mill Road, 1200 feet East of Deer Pk. Rd.
366287 7 144.62
Adv. Fees

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

No. 12461

DATE: Oct. 3, 1973 ACCOUNT: 01.662

AMOUNT: \$70.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

John N. Spector, Esq.
Cost for filing of an Appeal on Case No. 74-53-R
N/S Lyons Mill Rd. 1200' E. of Deer Park Rd.
2nd District
Leonard Miller, et al - Petitioners
273461 4 7

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: <u>Jack Dillon</u>	Revised Plans: Change in outline or description: <u>Yes</u> Previous case: <u>Map #</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 34th day of

March 1973. Item # 74-53-R

S. Eric Dinenia
S. ERIC DINENIA
Zoning Commissioner

Petitioner: Miller Submitted by: Spector

Petitioner's Attorney: Spector Reviewed by: JD

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

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

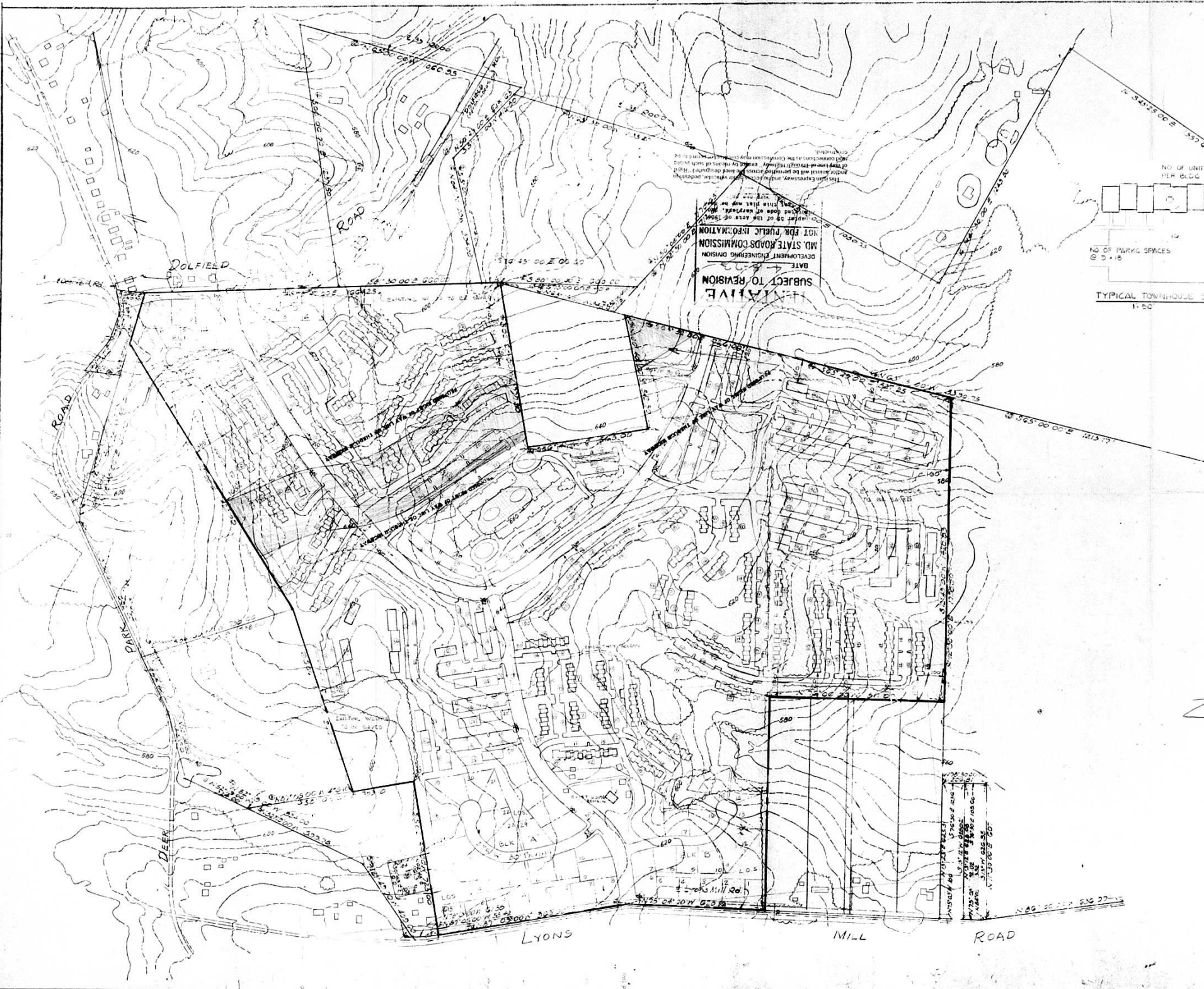
No. 8325

DATE: May 3, 1973 ACCOUNT: 01-662

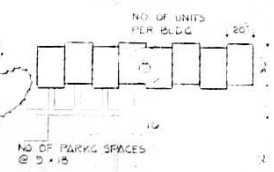
AMOUNT: \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

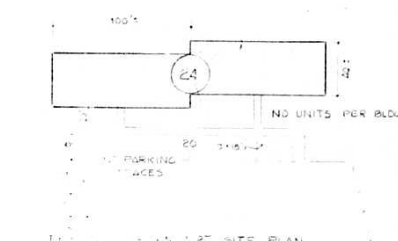
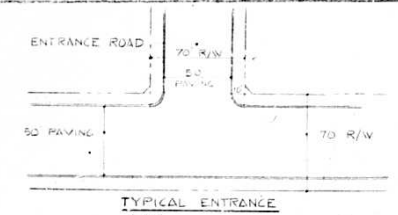
Chesapeake Times, Inc.
5000 Southwestern Blvd.
Baltimore, Md. 21217
Petition for Reclassification for Leonard H. Miller
et al 5000



SUBJECT TO REVISION
 DATE _____
 DEVELOPMENT ENGINEERING DIVISION
 MD. STATE ROADS COMMISSION
 NOT FOR PUBLIC INFORMATION



TYPICAL TOWNHOUSE SITE PLAN 1-50



TYPICAL TOWNHOUSE SITE PLAN 1-50

GENERAL NOTES

1. Total Area of Tract Equals
2. Existing Zoning of Tract R.D.P. & D.R. 2
3. Existing Use of Tract Residential and Vacant Land
4. Proposed Zoning of Tract "DR10-5"
5. Proposed Use of Tract Planned Residential Development Single Family Lots Townhouses, Garden Apartments & 3 Story Mid-Rise Apartments
6. Total Number of Density Units allowed:
7. Total Number of Density Units proposed: 1477

DENSITY TABULATION

USE	NO. RESIDENTIAL	PROP. PARKING
Single Family Lots	58 92 Spaces	2/lot = 116 Spaces
Townhouses	888 272 Spaces	246
Garden Apts	264 267 Spaces	111
Mid Rise Apts	800 815 Spaces	316

ZONING OFFICE

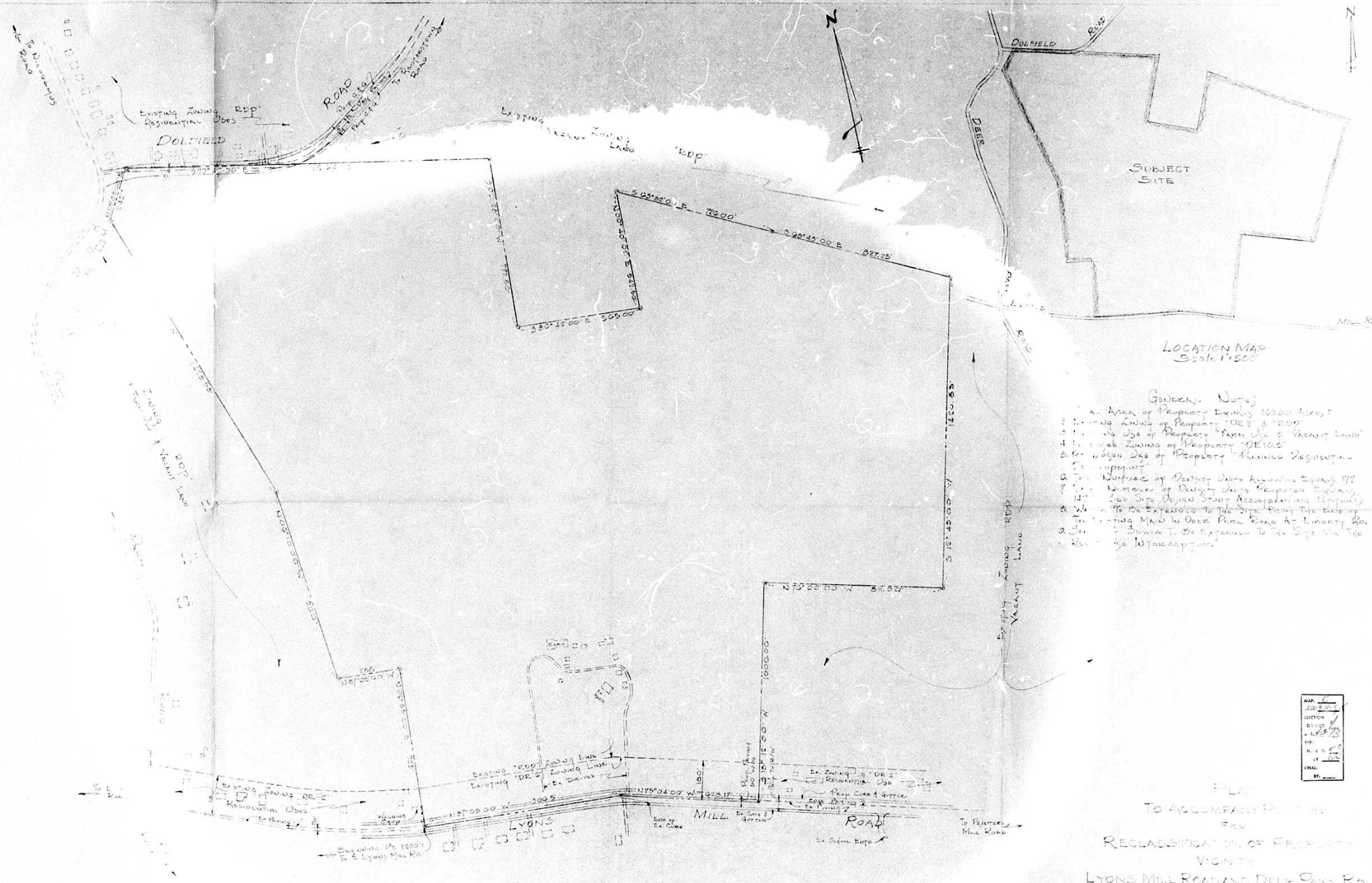
SITE DESIGN STUDY

RECLASSIFICATION OF PROPERTY
 LYONS MILL ROAD AND DEER PARK RD

Election District _____ Baltimore Co., Md.
 Scale 1"=200' March 24, 1973



JAN 29, 1975



LOCATION MAP
Scale 1:500

- GENERAL NOTES
1. Area of Property Equals 100.00 Acres
 2. Existing Zoning of Property "ORE" & "RDP"
 3. Existing Use of Property "Farm Use & Vacant Land"
 4. Existing Zoning of Property "R100"
 5. Existing Use of Property "Agricultural Residential Development"
 6. The Number of Density Units According to the 1977
 7. The Number of Density Units Proposed to be
 8. The Site Design Study Accompanying this
 9. The Site To Be Extended To The Site From The Line of
 10. The Existing Main to Deerpark Road At Liberty Rd.
 11. The Site To Be Extended To The Site Via The
 12. The Site To Be Extended To The Site Via The

MAP	100
SECTION	100
DATE	10/1/75
BY	10/1/75
BY	10/1/75

PLAN
TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICTORY
LYONS MILL ROAD AND DEER PARK RD.

Election District
Scale 1:200

Submitted by
March 24, 1975

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
10/1/75 1:12



