

74-54-R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Shargo Allen, legal owner of the property situated 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 & ML zone to an DR-16 zone; for the following reasons:

See sheet attached hereto.

See attached description

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

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

Contract purchaser Shargo Allen Legal Owner
Address Ant. 402, 4700 Connecticut Ave., N. W.
Washington, D.C. 28008
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of April, 1974, 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 Commissioner of Baltimore County in Room 106, County Building in Towson, Baltimore County, on the 7th day of September, 1974, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

EDGAR B. MAY
ATTORNEY AT LAW
800 WIRE BUILDING
WASHINGTON, D.C. 20005
137-0502

November 26, 1973

Honorable S. Eric Di Menna
Zoning Commissioner
Baltimore County Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
150' E of Chargeur Road and the
End of Existing Lampart Rd.
4th District
Shargo Allen - Petitioner
No. 74-54-R Item No. 8

Dear Sir:

Mr. Allen is acquainted with several local counsel in the area and it was his intention to have one present at the rescheduled hearing. However, if it is a requirement that such counsel enter an appearance prior to such hearing, Mr. Allen will certainly comply and designate counsel at this time. Your advice on this matter will be appreciated.

Also, after the reset hearing was continued twice at Mr. Covahay's request, I called Mr. Covahay and he indicated that January, 17, 1974, was a suitable date to reset the hearing, subject to the approval of your office. He was going to contact your office to determine whether this date was indeed available. I have not heard anything since. I would further appreciate your office advising me whether January 17th, is the likely hearing date.

Yours very truly,
Edgar B. May
Edgar B. May

RE: PETITION FOR RECLASSIFICATION
150' E of Chargeur Road and the
End of Existing Lampart Road -
4th Election District
Shargo Allen - Petitioner
NO. 74-54-R (Item No. 8)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner requests a Reclassification from D.R. 3.5 and M. L. Zones to a D.R. 16 Zone for a parcel of property containing 28.34 acres of land, more or less, located 150 feet east of Chargeur Road and the end of the existing Lampart Road, in the Fourth Election District of Baltimore County.

At the commencement of the hearing, counsel for the Petitioner moved to amend the Petition by withdrawing that portion of the subject property south of Lampart Road. Said motion was granted. This portion of property should be dismissed with prejudice.

Evidence on behalf of the Petitioner indicated that the property has no severe grades. A school site is located to the east of the subject property, a residential development of single family, detached dwellings to the west, and an industrial zone to the northwest. Furthermore, the subject property is in the vicinity of the Gwynns Falls Interceptor and no sewer connections into this interceptor will be permitted until 1976 or later.

Residents, in protest to the subject Petition, indicated their desire to keep high density development away from this general area. They cited traffic problems and the incapability of public utilities to handle additional high density developments.

The property was at issue before the Baltimore County Council, prior to the adoption of the Comprehensive Zoning Map, and was classified D.R. 3.5 and M. L. Zones.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the subject property, as presently classified, is not in error.

The Comprehensive Zoning Map, as adopted on March 24, 1971, is presumed to be correct. The burden of proving error or substantial changes in the character of the neighborhood is borne by the Petitioner. In the instant case, this burden has not been met.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of June, 1974, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain D.R. 3.5 and M. L. Zones.

It is further ORDERED that the portion of the subject property south of Lampart Road be and the same is hereby DISMISSED with prejudice.

H. D. M.
Zoning Commissioner of
Baltimore County

-2-

APPLICATION FOR ZONING RECLASSIFICATION
FROM D.R. 3.4; M. L. TO
D.R. 16
SHARGO ALLEN
150' E. OF CHARGEUR ROAD,
AT END OF LAMPART ROAD,
BORDERING S/W/S/ OF W. MD.
R.R. & N. OF GLYNDON DRIVE

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Please enter my appearance as counsel for the Protestants in the above-captioned matter.

Edward C. Covahay, Jr.
Atty. for Protestants
614 Bosley Avenue
Towson, Md. 21204
828-9441

PETITION OF
SHARGO ALLEN

BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Case #74-54-R

REQUEST FOR SUMMONS

Please issue a summons for:

Robert Joyce
Assessment Office
State Department of Assessments & Taxation
Court House - Room 46
Towson, Maryland 21204

to appear before the Zoning Commissioner, Room 106, County Office Building, Towson, Maryland, on January 17, 1974, at 10:00 a.m. to testify on behalf of the Petitioner.

Please serve this summons on January 11, 1974.

SUMMONED _____
NON RES _____
NON SUAT _____
COPY SENT _____

APPROVED FOR SERVICE.

THOMAS G. BODIE
21 W. Susquehanna Avenue
Towson, Maryland 21204
823-1250
Attorney for Petitioner

S. ERIC DINONNA
Zoning Commissioner

PETITION FOR RECLASSIFICATION
150' E of Chargeur Road and the
end of existing Lampart Road
4th District
SHARGO ALLEN, Petitioner

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

No. 74-54-R
(Item No. 8)

MOTION TO DISMISS APPLICATION

Larry Fusner, et al, Protestants, by Edward C. Covahay, Jr., their attorney, move to dismiss the pending application on the following grounds:

1. That the matter was originally scheduled for hearing and the subject hearing advertised and the property posted in accordance with the Baltimore County Zoning Regulations.
2. That on the date said hearing was originally scheduled the Petitioner appeared through one Edgar May, who represented himself to be an attorney, when in fact the said Edgar May at that time was not licensed to practice law in the State of Maryland.
3. That the Zoning Commissioner rescheduled said hearing and same was set by the Commissioner for hearing on this date with the only notice being in the form of letters forwarded to individuals who appeared on the date when same was originally scheduled.
4. That the Applicant did not cause the statutory notice to be given to the general public by causing notice of the time and place of today's hearing to be posted upon the subject property and advertised in two (2) newspapers of general circulation in the County.

Edward C. Covahay, Jr.
Atty. for Protestants
614 Bosley Avenue
Towson, Md. 21204
828-9441

CITATION OF POINTS AND AUTHORITIES

Article 66B §4.04, Annotated Code of the Public General Laws of Maryland
Baltimore County Zoning Regulations, Article 5 § 500
Baltimore County Code, Section 22-22 (g)

I HEREBY CERTIFY that on this 7th day of January, 1974, a copy of the foregoing Motion was hand-delivered to Thomas G. Bodie, Esq., attorney for Petitioner.

Edward C. Covahay, Jr.

Lester Matz
 John C. Childs
 Associates
 Ronald W. Broyles
 Robert W. Craban
 William E. Frankovich
 Edmund F. Halls
 Norman F. Hartmann
 Bernard S. Hyatt, Jr.
 Paul Lee
 Fred P. Minnihan
 Paul S. Stratton

DESCRIPTION

28.34 ACRE PARCEL, SOUTHWEST SIDE OF WESTERN MARYLAND RAILROAD,
 NORTH OF BOND AVENUE, NORTHEAST OF LAMPART ROAD AND CHARGEUR
 ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "DR-1C" ZONING.

Beginning for the same at a point in the center line of Lampart Road, 50 feet wide, as shown on the plat of Section 1, "Crandon", recorded among the Land Records of Baltimore County in Plat Book W.J.R. 28, page 106, at the distance of 196 feet, more or less, as measured southeasterly along said center line from its intersection with the center line of Chargeur Road, 50 feet wide, as shown on said plat, said beginning point being at the beginning of the third line of the fifth parcel of the land conveyed to Shrago Allen by deed recorded among said Land Records in Liber O.T.G. 477, page 520, running thence in said Lampart Road and binding on said third line, (1) N 56° 57' 35" W 16.50 feet, thence binding on the outlines of "Crandon", as shown on said plat and on the plat of Section IV, "Crandon", recorded among said Land Records in Plat Book O.T.G. 31, page 9, and still binding on the outlines of the land conveyed to Allen, as aforesaid, four courses: (2) N 33° 32' 25" E 132.00 feet, (3) N 05° 22' 08" W

66.00 feet, (4) N 29° 07' 10" W 242.29 feet, and (5) N 21° 07' 10" W 490.58 feet to the beginning of the fifth line of the third parcel of said land conveyed to Allen, thence binding on said line, (6) N 30° 26' 50" E 357.00 feet to a point on the southwest line of the right of way of the Western Maryland Railroad, thence binding on said right of way line, (7) S 49° 28' 10" E 1388.20 feet to the beginning of the first parcel of the land conveyed to Allen, as aforesaid, thence binding on a part of the first line of said first parcel, (8) S 19° 46' 40" W 306 feet, more or less, to a point in the center line of Glyndon Drive, 70 feet wide, as referred to in the deed to the Board of Education of Baltimore County, recorded among said Land Records in Liber O.T.G. 5105, page 653, thence binding on the center line of said Glyndon Drive two courses: (9) S 40° 59' 38" W 357 feet, more or less, and (10) southwesterly, by a curve to the left with the radius of 1500.00 feet, the distance of 269 feet, more or less, to a point in the second line of the aforementioned first parcel, thence binding on a part of said line and continuing the same course along the last line of the aforementioned fifth parcel of said land conveyed to Allen, in all, (11) S 82° 25' 40" W 449 feet, more or less, thence binding on the first line of said fifth parcel, (12) N 61° 00' 35" W 402.96 feet, thence binding on the second line of said fifth parcel and on the southeast outline of said Section 1, "Crandon", (13) N 38° 09' 04" E 482.65 feet to the place of beginning.

Containing 28.34 acres of land, more or less.

HGW:ejg



J.O. 59177

April 6, 1973

SHRAGO H. ALLEN
 4700 CONNECTICUT AVE., N.W.
 WASHINGTON, D. C. 20008

**REASONS TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION
 OF SHRAGO ALLEN PROPERTY, FOURTH ELECTION DISTRICT,
 BALTIMORE COUNTY, MARYLAND**

Reclassification of the subject Tract 2, DR-16, is sought on the following grounds:-

I. The following changes in circumstances occurred since adoption of the last zoning map:

Improved Education Facilities

(1) Money has been appropriated in Fiscal 1973 for design and planning of the Glyndon Elementary School, and an architect is, in fact, working on plans for the school which is to have a capacity of 545 pupils. An official of the School Board states that construction funds have been allocated specifically to this project and that a contract for construction will be awarded in Fiscal 1974. Completion is thus likely to be coordinated with construction of dwelling units on the subject site.

(2) Statistics indicate that pupil yield per apartment has dropped recently.

Improved Transportation Facilities

(3) Hearings are being held on design and construction of the proposed Northwest Freeway. An official of the Maryland Department of Transportation has stated that funds have been reserved by both the Federal Government and the State of Maryland sufficient for construction of this road, that the Maryland Department of Transportation has set a high priority for this facility, and that start of construction awaits only the holding of additional hearings as required by law and completion of design. An interchange at Glyndon Drive (extended to the West of Reisterstown Road) is planned. Also planned is a public transportation corridor along the right-of-way of the Northwest Freeway to terminate at Painters Mill Road.

High density zoning is in part based on availability of supportive facilities such as those described above.

II. There was error in the current zoning map vis-a-vis the subject property.

The Baltimore County Planning Board recommended that a portion of the subject tract be classified DR-10.5 even in the absence of the changes cited above. At the time of the adoption of the current zoning map, the Council erred in not following the recommendation of its advisory body.

If the Planning Board recommended DR-10.5 for a portion of the tract prior to the above-cited changes, then DR-16 for the entire tract is eminently reasonable in view of said changes.

Respectfully submitted,

Shrago H. Allen
 SHRAGO H. ALLEN

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

Messrs. Thomas G. Bodie and Edgar B. May
 Page 2
 June 5, 1974

cc: Mr. Robert Morgan
 332 Cherry Chapel Road
 Reisterstown, Maryland 21136

Sacred Heart Church
 Sacred Heart Lane
 Glyndon, Maryland 21071
 Attn: Rev. John J. Hooper

Mrs. Donald H. Wilson
 14 Glyndon Avenue
 Glyndon, Maryland 21071

Rev. Glenn Ridall
 RT 3 Box 228
 Reisterstown, Maryland 21136

Mr. Burgess Hildreth
 26 Caraway Road
 Reisterstown, Maryland 21136

Edward C. Covahey, Jr., Esquire
 614 Bosley Avenue
 Towson, Maryland 21204

Mrs. Roland M. Bosley
 11 Walstan Avenue
 Reisterstown, Maryland 21136

Mrs. Leonard M. Bear
 322 Cherry Chapel Road
 Reisterstown, Maryland 21136

All Saints Episcopal Church
 203 Chateaufort Avenue
 Reisterstown, Maryland 21136
 Attn: Rev. Frederick Hanna

Mr. Walter A. Fry, III
 RT 3 Box 56
 Reisterstown, Maryland 21136

Northwest Star
 11 Warren Road
 Pikesville, Maryland 21202

June 5, 1974

Thomas G. Bodie, Esquire
 21 West Susquehanna Avenue
 Towson, Maryland 21204

and

Edgar B. May, Esquire
 1000 Vermont Avenue
 Washington D.C. 20005

RE: Petition for Reclassification
 150' E of Chargeur Road and the
 End of the Existing Lampart Road -
 4th Election District
 Shrago Allen - Petitioner
 NO. 74-54-R (Item No. 8)

Dear Messrs. Bodie and May:

I have this date passed my Order in the above referenced matter.
 Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
 S. ERIC DI NENNA
 Zoning Commissioner

SED/sw

Attachments

**BALTIMORE COUNTY
 ZONING ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION - COMMENTS

BALTIMORE COUNTY, MARYLAND
 JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
 DIRECTOR DEPUTY TRAFFIC ENGINEER

April 26, 1973

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

Re: Item 8 - Cycle Zoning V - April to Oct. 1973
 Property Owner: Shrago Allen
 Chargeur Road at end of existing Lampart Road; also
 bordering SW/5 of WMRR and Proposed Glyndon Drive
 Reclass. to D.R. 16 - District 4

Dear Mr. DiNenna:

The subject petition is requesting a change from DR 3.5 and ML to DR 16. This petition can be expected to increase the trip density from 1000 trips a day to 3350 trips per day.

At the present time, there is no excess capacity existing or proposed for Reisterstown Road to handle this increased density.

Very truly yours,

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CRM:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

COUNTY OFFICE BLDG.
101 W. Chesapeake Ave.
Towson, Maryland 21204JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERINGDEPARTMENT OF
TRAFFIC ENGINEERING

STATE PLANNING COMMISSION

BUREAU OF
FIRE PREVENTIONHEALTH DEPARTMENT
PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENTMr. Shargo Allen
Apt. 402, 4700 Connecticut Ave., N.W.
Washington, D.C. 20008RE: Reclassification Petition
Item 8
Shargo Allen - Petitioner

Dear Mr. Allen:

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 150 feet east of Chargeur Road, at the end of existing Lampart Road. Also, this property borders the southwest side of the Western Maryland Railroad and the proposed Glynndon Drive. The present zoning of this property is D.R. 3.5 and M.L. The petitioner is requesting a Reclassification to D.R. 16 and proposes to construct garden apartments. This property is currently largely undeveloped, however, there are two existing dwellings on the site, an existing concrete block garage, a large concrete block building that apparently was some sort of warehouse several years ago. All of this is located in the D.R. 3.5 area. There is only a very small portion of land that is zoned Manufacturing Light in that it borders the northeastern corner of this property at the Western Maryland Railroad.

The petitioner proposes to develop this property with garden apartments, and out of the total number of allowed units of 403, he proposes to develop 420 units. His site plan does not reflect what his overall density calculations would be insofar as efficiency units, one-two-three bedroom, etc. are concerned. Also, petitioner's site plan does not indicate the name of the existing subdivision to the south and southwest of this property.

Mr. Shargo Allen
Item 8
Page 2
April 13, 1973

On the day of our field inspection several residents met us at the intersection of Lampart Road and Chargeur Road and expressed deep concern with regard to the streams that border this property. Apparently this is an area that has experienced excessive flooding conditions in the past and proper drainage procedures must be enforced in relation to these streams.

This property was the subject of a reclassification petition in 1970, Case No. 71-96-R, which was a request from M.L. and R. 10 to R.A., which was dismissed without prejudice at the Zoning Commissioner's hearing at that time. A smaller portion of land was considered for reclassification.

A revised site plan will be required in connection with this petition that indicates the amount of acreage of M.L. land separated from the overall of the D.R. 3.5. Also, the setback of 75 feet to any boundary line to any apartment unit on this site. Petitioner's engineer is advised to check the setbacks in relation to this requirement. The revised site plan must also reflect the names of the existing subdivisions in the vicinity with relation to this property. Also, A.D.T. counts should be indicated at the intersections within this development at Cherry Chapel Road and Lampart Road should become major thoroughfares to Glynndon Drive.

This petition for reclassification is accepted for filing on the date of the used 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 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 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.
JOHN J. DILLON, JR.,
Chairman, Zoning Advisory Committee

JJDjr:100

(Enclosure)

cc: Metz, Childs & Associates
1020 Cromwell Bridge Road
Baltimore, Maryland 21204Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

April 26, 1973

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

Re: Item #8 (April to October 1973 - Cycle V)
Property Owner: Shargo Allen
150' E. of Chargeur Rd., at end of existing Lampart Rd.; also bordering S.W. of W.M.R. and proposed Glynndon Drive
Present Zoning: D.R. 3.5 and M.L.
Proposed Zoning: Reclass. to D.R. 16
District: 4th No. Acres: 28.34

Dear Mr. DiNenna:

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

Highways:

We are in accord with the proposed alignment, right-of-way and pavement width of proposed Glynndon Drive as shown on the subject plan. Preliminary plans showing the proposed horizontal and vertical alignment are on file in the Street, Road and Bridge Design Group of the Bureau of Engineering and are available for inspection.

Since the proposed reclassification of the subject property has a great effect on the requirements for public roads in the overall vicinity of this property, the need and requirements for public or private roads, including right-of-way and paving widths, horizontal and vertical alignment, etc. will be determined at such time the proposed development of this site is reviewed by the Joint Subdivision Planning Committee. However, highway rights-of-way and improvements will be required in connection with the proposed development of this property.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study, drainage facilities and easements or flood plain reservations will be required in connection with the proposed development of the subject property.

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.

Item #8 (April to October 1973 - Cycle V)
Property Owner: Shargo Allen
Page 2
April 26, 1973Sediment Control:

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

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply can be made available to serve this property by extension of the water main existing in Lampart Road. Public water mains would be required to be extended within the limits of all public roads required in connection with the development of this property.

Very truly yours,

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

END:RAM:OW:ras

W-SW Key Sheet
63 NW 37 & 38 Pos. Sheets
NW 16 J Topo Sheet

Baltimore County Fire Department



Towson, Maryland 21204

823-7310

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

Re: Property Owner: Shargo Allen

Location: Lampart Road and Chargeur Road

Item No. Reclassification Zoning Agenda April 16, 1973
#8

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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 maximum allowed by the Fire Department. 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", 1973 edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by *Paul H. Rinecke* Noted and Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 19, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICERMr. 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 17, 1973, are as follows:

Property Owner: Shargo Allen
Location: Lampart and Chargeur Roads
Present Zoning: D.R. 3.5 and M.L.
Proposed Zoning: Reclass. to D.R. 16
District: 4
No. Acres: 28.34

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas M. Devlin
THOMAS M. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

RVB:mav

cc: W.L. Phillips

WILLIAM D. FROMM
DIRECTORS. ERIC DINENNA
ZONING COMMISSIONER

May 11, 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 #8, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Shargo Allen
Location: 150' E of Chargeur Road, at end of existing Lampart Road; also bordering SW/S of W.M.R. and proposed Glynndon Drive
Present Zoning: D.R. 3.5 and M.L.
Proposed Zoning: Reclassification to D.R. 16
District: 4
No. Acres: 28.34

The site plan must be revised to show complete density calculations, the proper building setbacks, and should indicate the A.D.T. counts.

Very truly yours,

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

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 27, 1973

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

Z.A.C. Meeting of:

Re: Item 8
Property Owner: Shargo Allen
Location: 150' E. of Chargeur Road, at end of existing Lampart Road; also bordering SW/S of W.M.R. and proposed Glynndon Drive.
Proposed Zoning: Reclassification to D.R. 16

District: 4
No. Acres: 28.34

Dear Mr. DiNenna:

SEE ATTACHED SHEET

WNP/ml

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2011 ZONING 484-2281

W. EUGENE PARKER, Chairman
JUDITH A. HENNING, Vice-Chairman
MRS. ROBERT L. GERNLEY

MANUEL M. WOLF, Chairman
JUDITH A. HENNING, Vice-Chairman
ALVIN LORICK

EDWARD J. HENNING, Chairman
JUDITH A. HENNING, Vice-Chairman
WILLIAM M. HENNING, Vice-Chairman

COMMENTS

School Situation:

<u>School</u>	Sept. 20, '72	<u>Enrollment</u>	<u>Capacity</u>	<u>Over/Under</u>	
Franklin Elem.	810 *	695		+115	
Franklin Jr.	1192	1170		+22	
Franklin Sr.	1155	1310		+155	
* Does not include Kg'n pupils housed at Cedamere Elementary					
Projections:					
<u>School</u>	Sept. 19 '73	Sept. 19 '74	Sept. 19 '75	Sept. 19 '76	Sept. 19 '77
Franklin Elem.	890	879	846	831	826
Franklin Jr.	1570	1650	1710	1870	1925
Franklin Sr.	1580	1655	1735	1805	1900

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Deer Park Jr.	Underway	1260	Sept. '73

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed To Open
*Tollgate Jr-Sr.	1200	FY '75
*Glyndon Elem.	550	FY '74

Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning:	59	17	18
Proposed Zoning:	From 13 to 399	From 2 to 170	From 1 to 54

Comments concerning effect on school housing matters: Should the mid-range possible student yield from this development occur, it is conceivable that the above additional classroom space, if developed as scheduled, could handle the overloads.

File

EDGAR B. MAY
ATTORNEY AT LAW
800 WINE BUILDING
1000 VERMONT AVENUE
WASHINGTON, D.C. 20005
227-0802

January 24, 1974

Honorable S. Eric Di Nenna
Zoning Commissioner
Baltimore County Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
Shargo Allen, Petitioner
No. 74-54-R (Item No. 8)

Dear Mr. Di Nenna:

Enclosed are photocopies of Maryland Department of Transportation project sheets which indicate funds are to be expended for improvement of the Reisterstown Road Corridor (U.S. 140) into an urban four lane divided highway. The improvements encompass work relating to feeder road intersections. Funding for the project is requested in the budget to be submitted on or before February 1, 1974; however, since the improvement of U.S. 140 is on the critical priority list -- and indeed the previous budget contained provision for funding work on some of the intersections -- it appears certain the funding will be approved. As set forth on the project sheets the approximate seven miles of improvements will be undertaken during the budget years 1974 and 1975.

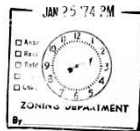
Enclosed also is a letter from the Maryland Department of Transportation indicating the project is on the critical list.

Yours very truly,

Edgar B. May

cc: Edward C. Conway, Jr., Esq.
614 Bosley Avenue
Towson, Maryland 21204

Encl:



Maryland Department of Transportation

State Highway Administration

January 23, 1974

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

Mr. Shargo Allen
Apt. 402
4700 Connecticut Avenue, N.W.
Washington, D.C. 20008

Dear Mr. Allen:

RE: Reisterstown Road (U.S. 140)

In reference to our telephone conversation of January 23, 1974, I am forwarding this information.

U.S. 140, Reisterstown Road, from 0.1 mile north of I-695 to Berrymans Lane, is planned for reconstruction to a 4 lane urban divided highway, and appears in the Critical Section of the proposed State Highway Administration's Twenty Year Highway Needs Study (1975-1994) which will be submitted to the Maryland Legislature before February 1, 1974.

Sincerely,

William A. Mangels, Chief
Baltimore Metro Section
Bureau of Urban and
Regional Liaison

WAM:CM:bh

EDGAR B. MAY
ATTORNEY AT LAW
800 WINE BUILDING
1000 VERMONT AVENUE
WASHINGTON, D.C. 20005
227-0802

December 12, 1973

Honorable S. Eric Di Nenna
Zoning Commissioner
Baltimore County Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
150' S of Chagrin Road and the
End of Existing Lampart Road
4th District
Shargo Allen - Petitioner
No. 74-54-R (Item No. 8)

Dear Mr. Di Nenna:

Be advised that Thomas G. Bodie, Esq., a member of good standing of the Maryland Bar, 21 West Susquehanna Street, Towson, Maryland, 21204, is the local counsel who will be present with me at the hearing above styled.

Yours very truly,

Edgar B. May

TBM:b



PROTESTANT'S
EXHIBIT C

SECRETARY'S CERTIFICATE
DIRECTORS RESOLUTION
of

Joan W. Hargrave do hereby certify that I am the Secretary of the SENIORSTOWN INC. Improvement Association, At a special meeting of the Board of Directors of SENIORSTOWN INC. Improvement Association, duly called and held on the 27th day of August 1973, at which a quorum of the Directors were present, it was, upon Motion duly made and seconded and unanimously carried,

RESOLVED, that pursuant to the By-Laws of this Association that LARRY POWERS has been authorized to testify and to state the position of the Association, and further that the Association is comprised of 16 number of members and the geographical limits of the Association are as follows: OUTWARD ON THE REAR OF PLOTS OF CANNON.

I further certify that the above resolution has not been altered, amended, repealed or rescinded.

DATED: August 27, 1973

Joan W. Hargrave
Secretary
Larry Powers
President

- The County Council did not commit a mistake or error in classifying the subject site as D.R. 3.5 and M.L.
- Sanitary sewerage and water supply facilities are insufficient to handle the additional demands that apartment zoning would create.
- The present and projected public school facilities in the area are without sufficient capacity to properly handle the additional pupil demand which would be created by the projected apartments.
- There is not a need for apartments in the area.

I do further certify that I am the Secretary of the Association and that Larry Powers is the President, and do further certify that the above resolution has not been altered, amended, repealed or rescinded.

DATED:

Joan W. Hargrave
Secretary
Larry Powers
President

PROTESTANT'S
EXHIBIT B

CERTIFICATE OF RESOLUTION
ADOPTED AT THE SPECIAL MEETING OF

We, Larry Powers and Joan W. Hargrave do hereby certify that we are the President and Secretary of the SENIORSTOWN INC. Improvement Association, At a special meeting of the SENIORSTOWN INC. Improvement Association, duly called and held on the 27th day of August, 1973, at which a quorum of the membership was present, in accordance with the By-Laws of the Association. It was, upon Motion duly made and seconded, and unanimously carried, it was

RESOLVED, that the SENIORSTOWN INC. Improvement Association, oppose the zoning application of Shargo Allen to reclassify 28.34 acres of land situate at the end of Lampart Road and bordering the southwest right of way line of the Western Maryland Railroad from D.R. 3.5 and M.L. to D.R. 16.

Resolution to impose the Shargo Allen application was predicated on the following factors, which would all be detrimental to the health, safety and general welfare of the area were apartment zoning granted for this site:

- Apartment development would cause a drastic increase in traffic on the streets that serve the subject site.
- There has been no change in the condition of the neighborhood since the adoption of the comprehensive zoning map for this area.

BALTIMORE COUNTY
MARYLAND



COST AND
REVENUE
ANALYSIS
FOR
EDUCATION

MICROFILMED
COVER ONLY

PEAT, MARWICK, MITCHELL & CO.

DIST. 1

PETITION IN OPPOSITION
TO APPLICATION OF SHARGO ALLEN
TO RECLASSIFY 28.34 ACRES OF LAND
SITUATE AT THE END OF LAMPORT ROAD
AND BORDERING THE WESTERN MARYLAND
RAILROAD FROM D. R. 3.5 AND M. L. TO D. R. 16

The undersigned, all residing within the neighborhood of the aforementioned property sign this Petition to express their opposition to the requested reclassification of the Allen property. The grounds for opposing this application are as follows:

1. Apartment development would cause a drastic increase in traffic on the streets that serve the subject site.
2. There has been no change in the condition of the neighborhood since the adoption of the comprehensive zoning map for this area.
3. The County Council did not commit a mistake or error in classifying the subject site as D. R. 3.5 and M. L.
4. Sanitary sewerage and water supply facilities are insufficient to handle the additional demands that apartment zoning would create.
5. The present and projected public school facilities in the area are without sufficient capacity to properly handle the additional pupil demand which would be created by the projected apartments.
6. There is not a need for apartments in the area.

NAME	ADDRESS
James R. H. H. H.	102 Lamport Road, Reisterstown, Md.
John M. H. H.	114 Lamport Road, Reisterstown, Md.
Wm. E. H. H.	" " " "

NAME ADDRESS

J. P. Brackley	239 Tidyman Rd. Reisterstown, Md.
Norma Brackley	237 Tidyman Rd. Reisterstown, Md.
Mr. & Mrs. H. H.	233 Tidyman Rd. Reisterstown, Md.
Mr. & Mrs. Buchanan	231 Tidyman Rd.
Mr. & Mrs. R. C. Smith	229 Tidyman Rd.
Dr. & Mrs. J. C. H.	230 Tidyman Rd.
Mr. & Mrs. J. H. H.	232 Tidyman Rd.
Mr. & Mrs. H. H. H.	234 Tidyman Rd.
Mr. H. H. H.	236 Tidyman Rd.
Miss H. H. H.	236 TIDYMAN RD.
Miss H. H. H.	236 TIDYMAN RD.
Paul H. H.	236 Tidyman Rd.
Mr. & Mrs. A. V. H.	238 Tidyman Rd.
Mr. James F. H.	102 Lamport Rd. Reisterstown, Md.
Mr. & Mrs. H. H. H.	237 Tidyman Rd.
Mr. & Mrs. H. H. H.	235 Tidyman Rd.

DIST. 3

PETITION IN OPPOSITION
TO APPLICATION OF SHARGO ALLEN
TO RECLASSIFY 28.34 ACRES OF LAND
SITUATE AT THE END OF LAMPORT ROAD
AND BORDERING THE WESTERN MARYLAND
RAILROAD FROM D. R. 3.5 AND M. L. TO D. R. 16

The undersigned, all residing within the neighborhood of the aforementioned property sign this Petition to express their opposition to the requested reclassification of the Allen property. The grounds for opposing this application are as follows:

1. Apartment development would cause a drastic increase in traffic on the streets that serve the subject site.
2. There has been no change in the condition of the neighborhood since the adoption of the comprehensive zoning map for this area.
3. The County Council did not commit a mistake or error in classifying the subject site as D. R. 3.5 and M. L.
4. Sanitary sewerage and water supply facilities are insufficient to handle the additional demands that apartment zoning would create.
5. The present and projected public school facilities in the area are without sufficient capacity to properly handle the additional pupil demand which would be created by the projected apartments.
6. There is not a need for apartments in the area.

NAME	ADDRESS
Robert Krummen	125 Lamport Rd.
Charles B. B.	121 Lamport Rd.
M. Dorothy Clark	121 Lamport Rd.

NAME ADDRESS

Dr. C. H. H.	119 Lamport Rd.
Ray S. H.	117 Lamport Rd.
Carroll H.	118 Lamport Rd.
Ned H.	120 Lamport Rd.
John H.	120 Lamport Rd.
Beth H.	122 Lamport Rd.
Helen H.	122 Lamport Rd.
Betty H.	203 Pigeons
Charles H.	124 Lamport
Robert H.	125 Lamport Rd.

DIST. 2

PETITION IN OPPOSITION
TO APPLICATION OF SHARGO ALLEN
TO RECLASSIFY 28.34 ACRES OF LAND
SITUATE AT THE END OF LAMPORT ROAD
AND BORDERING THE WESTERN MARYLAND
RAILROAD FROM D. R. 3.5 AND M. L. TO D. R. 16

The undersigned, all residing within the neighborhood of the aforementioned property sign this Petition to express their opposition to the requested reclassification of the Allen property. The grounds for opposing this application are as follows:

1. Apartment development would cause a drastic increase in traffic on the streets that serve the subject site.
2. There has been no change in the condition of the neighborhood since the adoption of the comprehensive zoning map for this area.
3. The County Council did not commit a mistake or error in classifying the subject site as D. R. 3.5 and M. L.
4. Sanitary sewerage and water supply facilities are insufficient to handle the additional demands that apartment zoning would create.
5. The present and projected public school facilities in the area are without sufficient capacity to properly handle the additional pupil demand which would be created by the projected apartments.
6. There is not a need for apartments in the area.

NAME	ADDRESS
Mr. Tim Stupica	101 Lamport Rd. Reisterstown, Md.
Miss H. H. H.	101 Lamport Rd. Reisterstown, Md.
Miss Helen H.	103 Lamport Rd. Reisterstown, Md.
Left one at H. H. H.	105 Lamport Rd. Reisterstown, Md.

NAME ADDRESS

Mr. R. H. H.	106 Lamport Rd. Reisterstown, Md.
Mr. John H.	107 Lamport Rd. Reisterstown, Md.
Left one H. H. H.	108 Lamport Rd. Reisterstown, Md.
Mr. H. H. H.	109 Lamport Rd. Reisterstown, Md.
Mr. Wayne H.	110 Lamport Rd. Reisterstown, Md.
Mr. H. H. H.	111 Lamport Rd. Reisterstown, Md.
Mr. H. H. H.	112 Lamport Rd. Reisterstown, Md.
Mr. H. H. H.	113 Lamport Rd. Reisterstown, Md.
Mr. H. H. H.	114 Lamport Rd. Reisterstown, Md.
Mr. H. H. H.	115 Lamport Rd. Reisterstown, Md.
Mr. H. H. H.	116 Lamport Rd. Reisterstown, Md.

**PETITION IN OPPOSITION
TO APPLICATION OF SHARGO ALLEN
TO RECLASSIFY 28.34 ACRES OF LAND
SITUATE AT THE END OF LAMPORT ROAD
AND BORDERING THE WESTERN MARYLAND
RAILROAD FROM D. R. 3, 5 AND M. L. TO D. R. 16**

The undersigned, all residing within the neighborhood of the aforementioned property sign this Petition to express their opposition to the requested reclassification of the Allen property. The grounds for opposing this application are as follows:

1. Apartment development would cause a drastic increase in traffic on the streets that serve the subject site.
2. There has been no change in the condition of the neighborhood since the adoption of the comprehensive zoning map for this area.
3. The County Council did not commit a mistake or error in classifying the subject site as D.R. 3, 4 and M. L.
4. Sanitary sewerage and water supply facilities are insufficient to handle the additional demands that apartment zoning would create.
5. The present and projected public school facilities in the area are without sufficient capacity to properly handle the additional pupil demand which would be created by the projected apartments.
6. There is not a need for apartments in the area.

NAME	ADDRESS
Joseph F. Hinds	113 Thorden Rd.
Thomas W. Sullivan	107 Thorden Rd.
Jean Sullivan	107 Thorden Road.
Delores Bryan	115 Thorden Rd.
James A. Bryan	115 Thorden Rd.

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Kathleen Frazee	103 Thorsden Rd.
Jimmie Holan	101 Thorsden Rd.
Pauline W. Holan	101 Thorsden Rd.
Joseph W. Holan	104 Thorsden Rd.
Ernest Garcia	106 Thorsden Road
Phil Feneau	106 Thorsden Rd.
Robert J. Bowley	114 Thorsden Road
Kenneth E. Blab	116 Thorsden Road
Lucinda M. Blot	116 Thorsden Road
Joseph T. Lynch	105 Thorsden Rd.
Mary J. Lynch	105 Thorsden Rd.
Jackie B. Boda	108 Thorsden Rd.
William Figue	110 Thorsden Rd.
Harry Conner	113 Thorsden Rd.
W. Raymond	111 Thorsden Rd.
J. C. Kurish	109 Thorsden Rd.
Byron Hunt	102 Thorsden Rd.

PETITION IN OPPOSITION
TO APPLICATION OF SHARGO ALLEN
TO RECLASSIFY 28.34 ACRES OF LAND
SITUATE AT THE END OF LAMPORT ROAD
AND BORDERING THE WESTERN MARYLAND
RAILROAD FROM D. R. 3, 5 AND M. L. TO D. R. 16

The undersigned, all residing within the neighborhood of the aforementioned property sign this Petition to express their opposition to the requested reclassification of the Allen property. The grounds for opposing this application are as follows:

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2. There has been no change in the condition of the neighborhood since the adoption of the comprehensive zoning map for this area.
3. The County Council did not commit a mistake or error in classifying the subject site as D. R. 3, ⁵/₄ and M. L.
4. Sanitary sewerage and water supply facilities are insufficient to handle the additional demands that apartment zoning would create.
5. The present and projected public school facilities in the area are without sufficient capacity to properly handle the additional pupil demand which would be created by the projected apartments.
6. There is not a need for apartments in the area.

NAME	ADDRESS
Joseph B. Brown	128 Langport Road 21136
Kathleen K. Pitterson	127 Langport Road 21136
Ronald H. Fashie	129 Langport Road 21136
Glenn Montgomery	203 Langport Rd 21136
William Montgomery	203 Langport Rd 21136

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Mrs. William C. Martin	131 Langport Rd. Ruston, W. I.
Mrs. Dabner Collier	130 Langport Rd.
Mrs. Janet Slocum	4 Redwell Ct. Ruston, W. I.
Cal B. Slocum	4 Redwell Ct. Ruston, W. I.
John H. Slocum	2 Redwell Ct. Ruston, W. I.
Donna L. Slocum	2 Redwell Ct. Ruston, W. I.
Robert J. Thompson	1 Redwell Ct. Ruston, W. I.
Agnes J. Thompson	1 Redwell Ct. Ruston, W. I.
Edward R. Thompson	5 Redwell Ct. Ruston, W. I.
Mrs. John H. White	3 Redwell Ct. Ruston, W. I.
Erin G. Thompson	3 Redwell Ct. Ruston, W. I.
Robert L. Thompson	5 Redwell Ct. Ruston, W. I.
William A. Thompson	201 Langport Rd.
Grace L. Thompson	201 Langport Rd.
Mark L. Thompson	200 Langport Rd.
Virginia Thompson	201 Langport Rd.

PETITION IN OPPOSITION
TO APPLICATION OF SHARGO ALLEN
TO RECLASSIFY 28.34 ACRES OF LAND
SITUATE AT THE END OF LAMPORT ROAD
AND BORDERING THE WESTERN MARYLAND
RAILROAD FROM D. R. 3, 5 AND M. L. TO D. R. 16

The undersigned, all residing within the neighborhood of the aforementioned property sign this Petition to express their opposition to the requested reclassification of the Allen property. The grounds for opposing this application are as follows:

1. Apartment development would cause a drastic increase in traffic on the streets that serve the subject site.
2. There has been no change in the condition of the neighborhood since the adoption of the comprehensive zoning map for this area.
3. The County Council did not commit a mistake or error in classifying the subject site as D. R. 3, ⁵/₄ and M. I.
4. Sanitary sewerage and water supply facilities are insufficient to handle the additional demands that apartment zoning would create.
5. The present and projected public school facilities in the area are without sufficient capacity to properly handle the additional pupil demand which would be created by the projected apartments.
6. There is not a need for apartments in the area.

NAME	ADDRESS
M. & M. & W. C. Coyle	131 Chicago Rd 21130
M. & M. & W. C. Coyle	139 Chicago Rd 21131
M. & M. & W. C. Coyle	138 Chicago Rd 21130

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Mrs George Crawford	130 Chiquem Rd.
Mrs & Mrs. David Allen	131 Chiquem Rd.
Mr & Mrs. David Doolen	141 Chiquem Rd.
Mr & Mrs. David Williams	139 Chiquem Road
Mr. & Mrs. Ralph J. Mearns	127 Chiquem Road
Mr & Mrs. George Allen	135 Chiquem Rd
Mr & Mrs. J. W. Shyers	134 Chiquem Rd.
Mr & Mrs. Joseph Cook	124 Chiquem Rd.
Mr & Mrs. Harry Hulse	132 Chiquem Rd.
Mr & Mrs. Nicky Lavin	138 Chiquem Rd.

PETITION IN OPPOSITION
TO APPLICATION OF SHARGO ALLEN
TO RECLASSIFY 28.34 ACRES OF LAND
SITUATE AT THE END OF LAMPORT ROAD
AND BORDERING THE WESTERN MARYLAND
RAILROAD FROM D. R. 3, 5 AND M. L. TO P. R. 16

The undersigned, all residing within the neighborhood of the aforementioned property sign this Petition to express their opposition to the requested reclassification of the Allen property. The grounds for opposing this application are as follows:

1. Apartment development would cause a drastic increase in traffic on the streets that serve the subject site.
2. There has been no change in the condition of the neighborhood since the adoption of the comprehensive zoning map for this area.
3. The County Council did not commit a mistake or error in classifying the subject site as D, R, 3, ⁵/₄ and M, L.
4. Sanitary sewerage and water supply facilities are insufficient to handle the additional demands that apartment zoning would create.
5. The present and projected public school facilities in the area are without sufficient capacity to properly handle the additional pupil demand which would be created by the projected apartments.
6. There is not a need for apartments in the area.

NAME	ADDRESS
Mary Ellen T	22 Chagun Rd, Rust, Md.
Robert J. Stephen	122 Chagun Rd, Rust, Md.
John T. Buck	120 Chagun Rd Rust, Md.

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NAME	ADDRESS
Allen Bach	120 Chaugue Road Riverton, Md.
Linda Wagner	116 Chaugue Rd Riverton, Md.
Linda Carl	118 Chaugue Rd
Wanda D. Burke	114 Chaugue Road
Beverly Webster	112 Chaugue Rd.
Richard Webster	112 Chaugue Rd
Wesley B. Hartley Jr	111 Chaugue Rd
Theodore S. Hart	117 Chaugue Rd
Robert J. Gault	119 Chaugue Rd
Micheline Charkowski	121 Chaugue Rd.
Helen Sunde	121 Chaugue Rd.
Pat August	119 Chaugue Rd.
James R. Mack	123 Chaugue Rd.
Susan R. Mack	123 Chaugue Road

**PETITION IN OPPOSITION
TO APPLICATION OF SHARGO ALLEN
TO RECLASSIFY 28.3+ ACRES OF LAND
SITUATE AT THE END OF LAMPORT ROAD
AND BORDERING THE WESTERN MARYLAND
RAILROAD FROM D. R. 3, 5 AND M. L. TO D. R. 16**

The undersigned, all residing within the neighborhood of the aforementioned property sign this Petition to express their opposition to the requested reclassification of the Allen property. The grounds for opposing this application are as follows:

1. Apartment development would cause a drastic increase in traffic on the streets that serve the subject site.
2. There has been no change in the condition of the neighborhood since the adoption of the comprehensive zoning map for this area.
3. The County Council did not commit a mistake or error in classifying the subject site as D.R. 3, ⁵/₄ and M.L.
4. Sanitary sewerage and water supply facilities are insufficient to handle the additional demands that apartment zoning would create.
5. The present and projected public school facilities in the area are without sufficient capacity to properly handle the additional pupil demand which would be created by the projected apartments.
6. There is not a need for apartment in the area.

NAME	ADDRESS
E. Skjeld	11 Carmelita Ct. 21136
E. Thomas J.	12 Carmelita Ct. 21136
E. H. Harris	12 Carmelita Court 21136
B. Lange	314 Morgue Rd. 21136
L. Dietz	314 Morgue Rd 21136
A. Dietz	314 Morgue Rd 21136
P. W. Weston	6 Carmelita Ct 21136
W. H. White	6 Carmelita Ct 21136
Cia. Raithe	8 Carmelita Ct. 21136
W. Raithe	8 Carmelita Ct. 21136
W. Wolfe	9 Carmelita Ct 21136
W. Wolfe	9 Carmelita Ct 21136
H. H. H. H.	4 Carmelita Ct 21136
K. H. H. H.	4 Carmelita Ct. 21136

**PETITION IN OPPOSITION
TO APPLICATION OF SHARGO ALLEN
TO RECLASSIFY 28.34 ACRES OF LAND
SITUATE AT THE END OF LAMPORT ROAD
AND BORDERING THE WESTERN MARYLAND
RAILROAD FROM D. R. 3, 5 AND M. L. TO D. R. 16**

The undersigned, all residing within the neighborhood of the aforementioned property sign this Petition to express their opposition to the requested reclassification of the Allen property. The grounds for opposing this application are as follows:

1. Apartment development would cause a dramatic increase in traffic on the streets that serve the subject site.
2. There has been no change in the condition of the neighborhood since the adoption of the comprehensive zoning map for this area.
3. The County Council did not commit a mistake or error in classifying the subject site as D.R. 3, $\frac{1}{4}$ and M.L.
4. Sanitary sewerage and water supply facilities are insufficient to handle the additional demands that apartment zoning would create.
5. The present and projected public school facilities in the area are without sufficient capacity to properly handle the additional pupil demand which would be created by the projected apartments.
6. There is not a need for apartments in the area.

NAME	ADDRESS
Dorothy Russell	302 Norgulf Rd
Elsbeth W. Russell	302 Norgulf Rd
Joseph P. Thompson	303 Norgulf Rd
Carl Zimmerelli	305 Norgulf Rd. 2113
Rosa Zimmerelli	305 Norgulf Rd 2113
Paula M. Zimmerelli	305 Norgulf Rd 2113
Paula Zimmerelli	305 Norgulf Rd 2113
George K. Hilgman	307 Norgulf Rd 2113
Myron A. Hilgman	31 Norgulf Rd 2113
Doris Cullen	309 Norgulf Rd 2113
William M. Mierich	311 Norgulf Rd 2113
Guyton G. Mierich	311 Norgulf Rd 2113
Michael Mierich	311 Norgulf Rd 2113
Robert Leatherman	315 Norgulf Rd 2113
Anna Leatherman	315 Norgulf Rd 2113
Dick Buckholz	319 Norgulf Rd 2113
Albina M. Buckholz	319 Norgulf Rd. - 2113

**PETITION IN OPPOSITION
TO APPLICATION OF SHARGO ALLEN
TO RECLASSIFY 28.34 ACRES OF LAND
SITUATE AT THE END OF LAMPFORT ROAD
AND BORDERING THE WESTERN MARYLAND
RAILROAD FROM D. R. 3, 5 AND M. L. TO D. R. 16**

The undersigned, all residing within the neighborhood of the aforementioned property sign this Petition to express their opposition to the requested reclassification of the Allen property. The grounds for opposing this application are as follows:

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6. There is not a need for apartments in the area.

NAME	ADDRESS
Joseph J. Hite	109 - Chicago Rd Hickorytown Ind.
Clara Hattenbach	327 Niagara Rd.
Maria Price	325 Niagara Rd.
Robert Rasmussen	322 Niagara Road.
Bernadette Lewis	321 Niagara Road
Mrs Mrs Louis Stoll	320 Niagara Rd.
Mr & Mrs J. J. Zangher	324 NORGOLF ROAD
Mr. & Mrs H. Hamer	326 NORGOLF ROAD
Agnes Woodlin	101 Chicago Rd.
Mr. & Mrs. R. W. Hutchison	323 Niagara Road
Mr. & Mrs. Ralph McHenry	103 Chicago Rd.
Mr and Mrs Carl Boucher	328 Niagara Rd.

**PETITION IN OPPOSITION
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NAME	ADDRESS
Peggy Abernethy	316 Chatsworth Ave
Greg Burgess	328 Chatsworth Ave
Humbert Pearson	320 Chatsworth Ave
Joseph Poirer	320 Chatsworth Ave
Mr. Clark H. Liden	318 Chatsworth Ave
Robert L. Liden	316 Chatsworth Ave
Elizabeth Gibson	312 Chatsworth Ave
Glenn Jay Jackson	308 Chatsworth Ave
Joseph W. Fisher	314 Chatsworth Ave
Alan Sherman	312 CHATSWORTH AVE
Walter Sherman	312 Chatsworth Ave
Eric D. Jensen	316 Chatsworth Ave
E. W. Jensen	316 CHATSWORTH AVE
Robert D. Jensen	316 Chatsworth Ave
Melvin Goodman	316 Chatsworth Ave

The map shows a network of streets. At the top, NEUL AVE runs horizontally. Below it, BUTLER ROAD runs horizontally. GRYNS runs vertically, intersecting NEUL AVE and BUTLER ROAD. CHAPSWORTH runs horizontally below BUTLER ROAD. BOND runs horizontally at the bottom. GLENDALE runs diagonally from the bottom left towards the top right. A large area in the center-right is shaded with diagonal lines, representing the school site. Other labeled areas include FRANKLIN JR HIGH SCH, FRANKLIN ELEM, and various residential lots and parks.

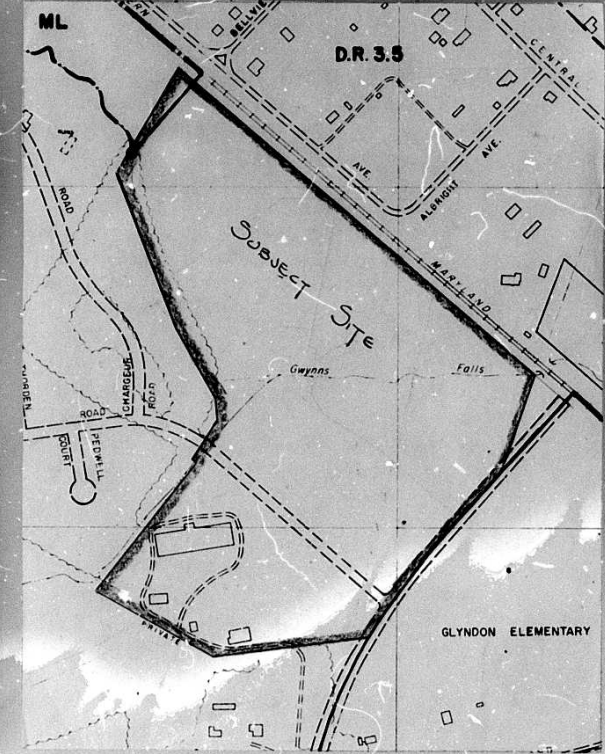
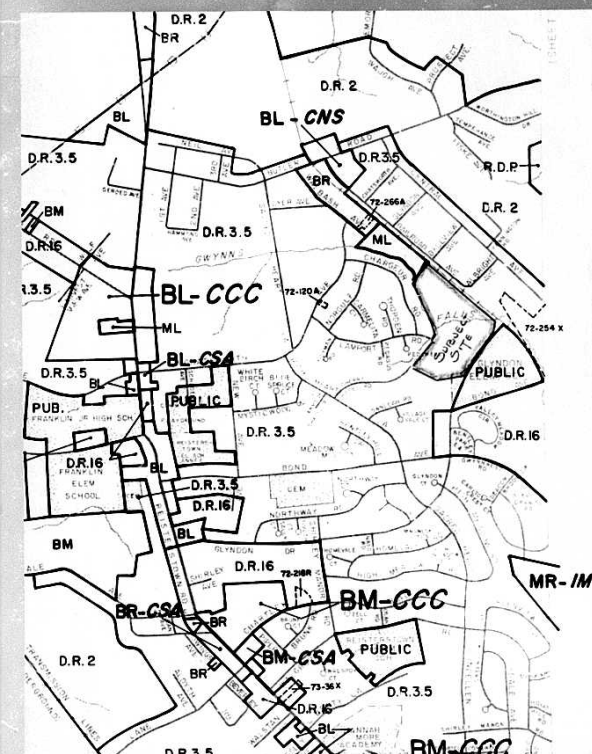
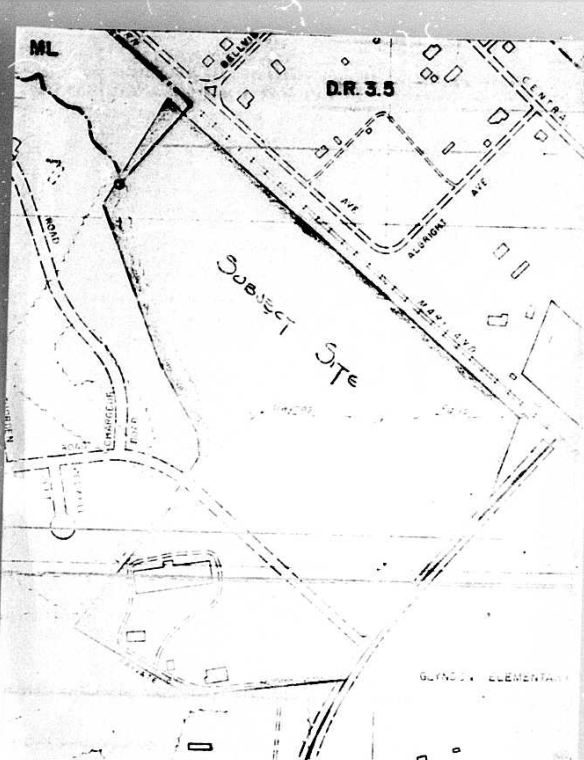
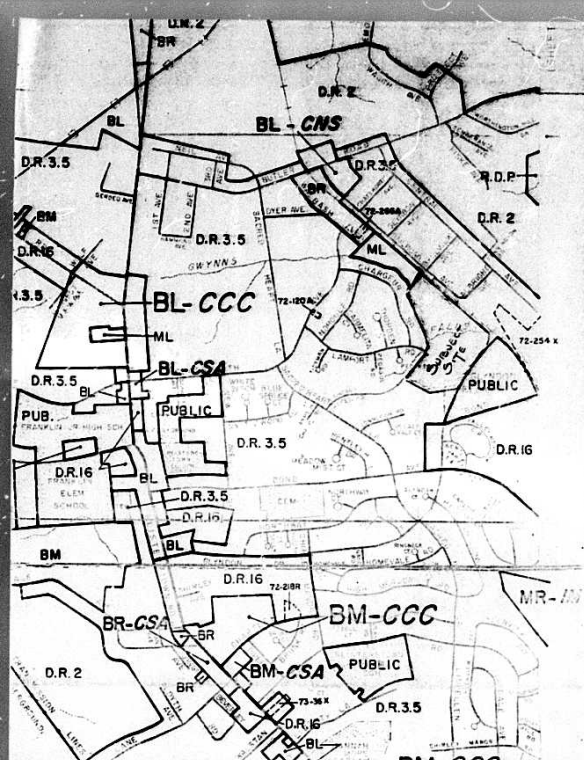
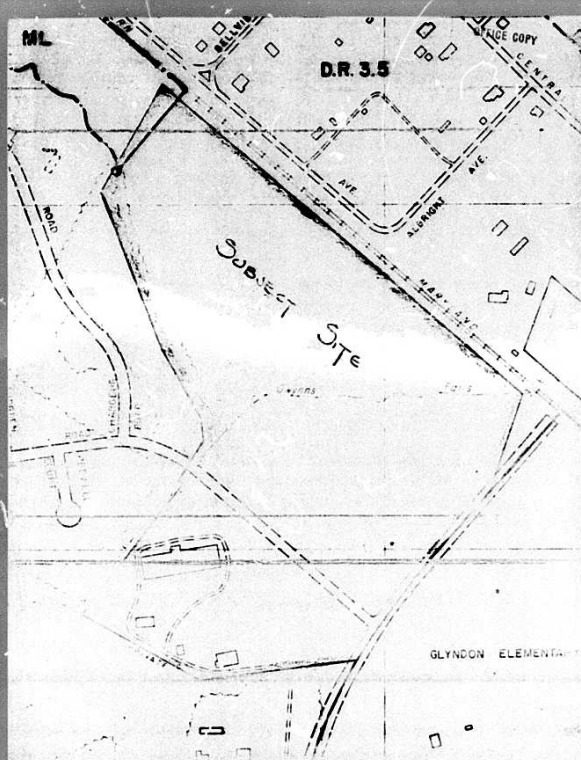
• FRIDAY 1:00 P.M.

PLACE: ROOM 100 WASHINGTON OFFICE BUILDING

IT IS MOST URGENT THAT WE AS HOMEOWNERS IN THE NEIGHBORHOOD-COMMON AREA
ATTEND THIS ZONING HEARING IN AN EFFORT TO PREVENT THE CONSTRUCTION OF SOME
450+ APARTMENT UNITS IN OUR AREA. OUR QUALITY OF LIFE AND THE
BUILD-UP ON OUR EXISTING UTILITIES.

ALL RESOURCES ARE USED TO FIGHT THE AIDS VIRUS WHEREVER POSSIBLE.

NEIGHBORS WHO ARE UNABLE TO ATTEND THIS MEETING WOULD BE PERFORMING A VALUABLE SERVICE TO THE COMMUNITY IF YOU WOULD VOLUNTEER TO BABY-SIT SO THAT YOUR NEIGHBORS MAY ATTEND.

[illegible]

TOWSON, MD.....August 16.....197

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 week, for three consecutive weeks before the 7th day of September, 1913, the first publication appearing on the 16th day of August, 1913.

THE JEFFERSONIAN,
L. Leach Smith
Manager

Cost of Advertisement, \$.....

By Kurt Morgan

[illegible]

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>dc</u>	Revised Plans: Change in outline or description ☐ Yes ☐ No									
Previous case: <u>1</u>	Map # <u> </u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Shargo Allen County Office Building
Apt. 402, 4700 Connecticut Ave., N.W. Chesapeake Avenue
Washington, D.C. 20008 N.W. Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 13th day of April 1973.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Shargo Allen
Petitioner's Attorney John P. Dilla Jr. Reviewed by John P. Dilla Jr.
Chairman,
Zoning Advisory Committee

cc: Notes, Chiles & Associates
1000 Summit Bridge Road (21204)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 13th day of April 1973. Item # -

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Shargo Allen Submitted by Richard Smith - MCA
Petitioner's Attorney - Reviewed by J. Elkins

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

2 SIGNS 74-54-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th Date of Posting August 18, 1973

Posted for: PETITION FOR RECLASSIFICATION

Petitioner: SHARGO ALLEN

Location of property: 150' EAST OF CHARGEUR RD. AT END OF EXISTING LAMPART RD.

Location of Sign: 150' EAST OF CHARGEUR RD. AT END OF EXISTING LAMPART RD. @ AT END OF EXISTING CHERRY CHASE RD.

Remark: Thomas R. Palmer

Posted by Thomas R. Palmer Signature Date of return: AUG. 24, 1973

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

No. 8327

DATE May 3, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
Shargo Allen
Apt. 402
4700 Connecticut Ave., N.W.
Washington, D.C. 20008
Petition for Reclassification

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

50.00 MC

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

No. 1118
11187

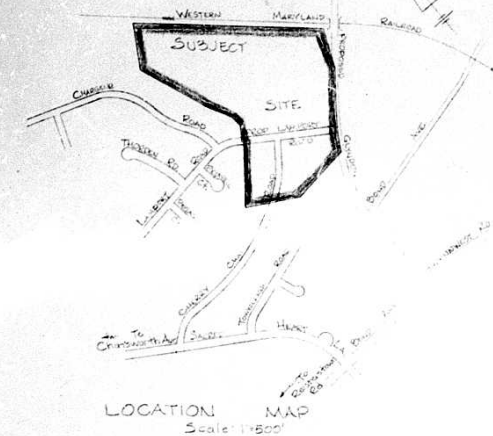
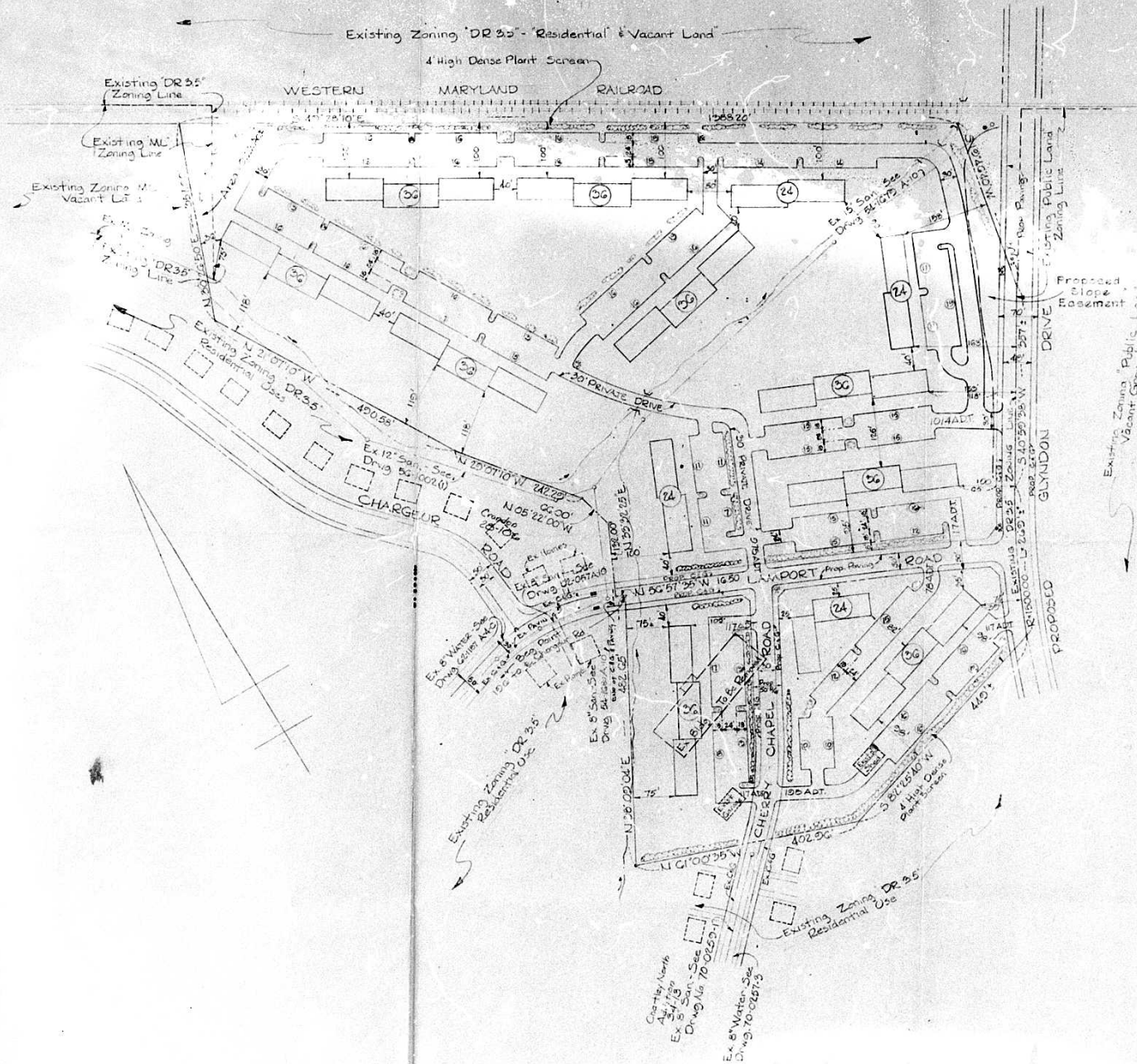
DATE 9/4/73 ACCOUNT 01-662

AMOUNT \$ 154.32

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Cash No. 73-54-R
150' E of Chargeur Rd. and the end of
existing Lampart Road
4th District
Shargo Allen
adv. & Posting

154.32 MC



GENERAL NOTES

1. Total Area of Tract = 28.34 Acres
2. Area of Tract Requesting Reclassification = 28.34 Acres
3. Existing Zoning of Property - ML - DR 35
4. Existing Use of Property - Vacant Land & Buildings
5. Proposed Zoning on Property - DR 15
6. Proposed Use of Property - Garden Apartments
7. Density Calculations:
 - A. Area of Tract = 28.34 Acres
 - B. Total Number of Density Units Allowed = 453
 - C. Total Number of Dwelling Units Proposed = 420
(Consisting of 216 EW Units
80+ Bedroom Units
204+2 Bedroom Units
30+2 Bedroom Units)
 - D. Total Number of Density Units Proposed = 392.50
8. Required Offstreet Parking: 413 Spaces
9. Proposed Offstreet Parking: 700 Spaces

Shirley Allen #8

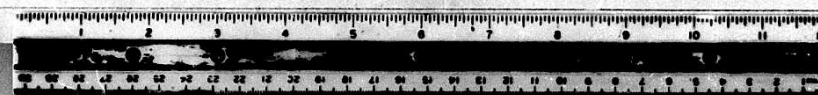


PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
LAMPSON ROAD & CHARGEUR ROAD
Election District 4
Scale: 1"=100'

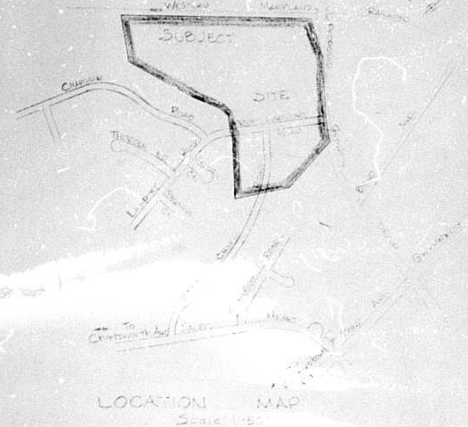
Baltimore County, MD
March 30, 1975
Revised: May 31, 1975

REVISED PLANS

MATZ, CHILDS & ASSOC.
1020 ORCHARD ESTATE IN A
BALTIMORE, MARYLAND 21204
602-811-1111



MATZ, CHILDS & ASSOCIATES
10400 CHURCH BRIDGE ROAD
BALTIMORE, MARYLAND 21204
DATE: 10/1/74
BY: J.E. 125



GENERAL NOTES

1. Total Area of Tract 28.34 Acres
2. Area of Tract Requesting Reclassification 1.4 Acres
3. Existing Zoning of Property ML-DR-35
4. Existing Land Use: Single-Family Detached
5. Proposed Zoning: P-1 (Public Use)
6. Proposed Use: Public Use - General
7. Density Calculations:
 - A. Area of Tract 28.34 Acres
 - B. Total Number of Units Allowed 420
 - C. Total Number of Units Proposed 420
8. Required Off-street Parking 1043 Spaces
9. Proposed Off-street Parking 703 Spaces

MAP	10
SECTION	1
DISCH.	1
BY	J.E.
DATE	10/1/74
BY	J.E.

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VOLUME 1
LANPOT ROAD CHARGEUR ROAD
Election 1-4-74 Baltimore County, Md
Scale 1/2 inch = 100 feet March 30, 1975

ced Plat



12/115

Plat of the Subdivisions of the Lands Now Owned by
Rachael Schlegel and Eleanor Schlegel of Baltimore County, Maryland,
these lands being a part of the lands formerly owned by the late
William F. Schlegel, Situated in Reisterstown, Baltimore County,
State of Maryland.

PROTESTANT'S
 EXHIBIT A



Notes
 1. The bearings given in this plat are the magnetic bearings as based on the north boundary line of lots Nos. 16 to 20 in Section C as taken October 15, 1940.
 2. Iron pipes are now driven at all corners where corner stones and iron pipes had not been previously placed and found.
 3. Adjacent lots previously sold and definitely marked, necessitated the making of numerous angles slightly more or less than right angles when otherwise they would have been right angles. This layout however conforms in general to an incomplete former subdivision of this land.

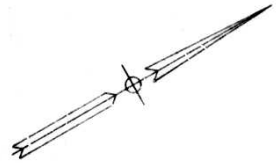
Nov. 8, 1944

John T. John, Registered Surveyor,
 Geo. Backus, Assistant Surveyor,
 Reisterstown, Md.

ACADEMY ROAD

WOODHOLM
Zone DR 55

WOODHOLM
Zone DR 55



WOODHOLM
Zone DR 55

Zone DR 55

Zone DR 55
DWELLING USE

GENERAL NOTES:

1. AREA ZONED DR 55 W/ 50' EXCEPT FOR 270' AC
2. AREA ZONED DR 55 W/ 50' EXCEPT FOR OFFICE USE 1,000 AC
3. AREA ZONED DR 55 W/ 50' EXCEPT FOR OFFICE USE 1,000 AC
4. AREA ZONED DR 55 W/ 50' EXCEPT FOR OFFICE USE 1,000 AC
5. AREA ZONED DR 55 W/ 50' EXCEPT FOR OFFICE USE 1,000 AC
6. AREA ZONED DR 55 W/ 50' EXCEPT FOR OFFICE USE 1,000 AC
7. AREA ZONED DR 55 W/ 50' EXCEPT FOR OFFICE USE 1,000 AC
8. AREA ZONED DR 55 W/ 50' EXCEPT FOR OFFICE USE 1,000 AC
9. AREA ZONED DR 55 W/ 50' EXCEPT FOR OFFICE USE 1,000 AC
10. AREA ZONED DR 55 W/ 50' EXCEPT FOR OFFICE USE 1,000 AC

250 WATT MERCURY
VAPOR LUMINAIRE

SHIELD FROM ADJACENT PROPERTIES
AND NURSING HOME AS REQUIRED

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John J. Murphy*
DATE: *10/1/70*
70-54-AV

FRED