

74-732 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Universal Housing and Development Company, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R.R.2 AND D.R.3.5 zone to an D.R.3.5 D.R.3.5 D.R.10.5 AND D.R.16 zone, for the following reasons:

- 1.) In classifying the subject property D.R.2 and D.R.3.5, the Council committed errors as set out on the attached exhibit, which is incorporated by reference herein; and
- 2.) Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit which is incorporated by reference herein.

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 N.A.

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.

Universal Housing and Development Company

By Malvin Colvin Legal Owner

Contract purchaser

Address: 805 Lannerton Road

Baltimore, Maryland 21220

Michael M. Maslow

2135 Montross Ave.

Towson, Maryland 21204

204 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

ORDERED by the Zoning Commissioner of Baltimore County, this 13th day

of April, 1973, that the subject matter of this petition be advertised, as

prescribed 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 25th day of September, 1973, at 10:00 o'clock

A.M.

James D. Nolan

Zoning Commissioner of Baltimore County.

(over)

POINTS OF ERROR COMMITTED BY

THE COUNTY COUNCIL IN CLASSIFYING

THE SUBJECT PROPERTY DR 2 AND DR 3.5

The Petitioner states that the Baltimore County Council committed at least the following errors, and very probably additional errors in classifying the subject property DR 2 and DR 3.5:

- 1.) The subject property is located in the Perry Hall area, a rapidly developing part of the County, and as such, it is admirably suited to serve the growing population needs of Baltimore County in general, and Perry Hall in particular; and the present zoning does not take full advantage of the excellent location of the tract to serve these area population needs.
- 2.) That the subject property is one of the largest remaining tracts available south of the Gunpowder Falls in the Perry Hall area, and as such, it should be more intelligently utilized at greater density than as presently planned.
- 3.) That the property is bisected by power transmission lines which render DR 2 and DR 3.5 inappropriate.
- 4.) For such other and further errors as shall be disclosed during the course of preparation of this case and which shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

- 1.) That the demand and need for housing in the Perry Hall area has greatly increased since the property was last zoned.
- 2.) That the area utilities and public services have been considerably reinforced since the Council last considered this property.
- 3.) For such other and further changes as shall be disclosed by a minute study of this area, which changes shall be brought out at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan

James D. Nolan

Attorney for the Petitioner

JDN:ak

RE: PETITION FOR RECLASSIFICATION
N and of Ferguson Avenue, 5500'
NE of Joppa Road - 11th District
Universal Housing and Development
Company - Petitioner
NO. 74-73-R (Item No. 26)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

111 111 111

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The Petitioner has withdrawn this Petition ten (10) business days prior to the hearing, therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27 day of September, 1973, that the said Petition be and the same is hereby DISMISSED without prejudice.

James D. Nolan
Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION FOR
UNIVERSAL HOUSING AND
DEVELOPMENT COMPANY
Case No. 74-73-R
Item No. 26

BEFORE THE

ZONING COMMISSIONER OF

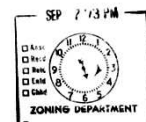
BALTIMORE COUNTY

ORDER OF DISMISSAL WITHOUT PREJUDICE

Mr. Commissioner:

On behalf of the Petitioner, UNIVERSAL HOUSING AND DEVELOPMENT COMPANY, please dismiss the above entitled case without prejudice.

James D. Nolan
Nolan, Plumhoff & Williams
Attorneys for Petitioners
204 W. Pennsylvania Ave.
Towson, Maryland 21204
Telephone: 823-7800



LAW OFFICE
NOLAN, PLUMHOFF
& WILLIAMS
TOWSON, MD.

UNCLASIFIED FOR FILING

DATE September 27 1973

BY John P. Sherry

RECEIVED - ZONING DEPARTMENT

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 3.5 Zone
8,548 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 47° 28' 13" East 3018 feet more or less from the intersection formed by the center lines of North Wind Road and Magletoe Road said point being on the existing zoning line separating the DR 3.5 zone and the DR 2 zone at its intersection with the southerly property line of the land being herein described, running thence binding along part of said zoning line North 50° 43' 23" West 704.51 feet thence for lines of division the eight following courses viz: (1) South 87° 28' 59" East 828.67 feet (2) North 14° 59' 11" West 340.53 feet (3) South 87° 28' 59" East 598.19 feet (4) South 49° 11' 22" East 13.56 feet (5) South 34° 54' 46" West 366.85 feet (6) South 81° 00' 13" East 66.14 feet (7) North 71° 54' 46" East 199.00 feet and (8) South 16° 30' 19" West 183.39 feet to intersect the said southerly property line of the land being herein described running thence binding on part of said southerly property line the three following courses viz: (1) North 73° 29' 41" West 178.33 feet (2) North 32° 59' 41" West 210.13 feet and (3) South 45° 02' 02" West 645.02 feet to the place of beginning.

Containing 8,548 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
and DR 3.5 Zones To DR 16 Zone
45,000 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 22° 57' 18" East 2729 feet more or less from the intersection formed by the center lines of North Wind Road and Magletoe Road and running thence the four following courses viz: (1) North 2° 31' 01" East 1658.27 feet to intersect the south side of The United States of America Transmission Line thence binding on the south side of said Transmission Line (2) South 87° 28' 59" East 920.62 feet (3) leaving said Transmission Line South 14° 59' 11" East 1738.76 feet and (4) North 87° 28' 59" West 1443.57 feet to the place of beginning.

Containing 45,000 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description To Accompany Zoning Petition
For Reclassification From Existing DR-2
and DR-3.5 Zones To DR 10.5 Zone
43,164 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 29° 05' 09" East 1973 feet more or less from the intersection of the centerlines of North Wind Road and Magletoe Road said point being on the southerly outline of the land being herein described and running thence binding on said outline the three following courses viz: (1) North 48° 07' 47" West 918.60 feet (2) North 22° 52' 29" East 101.53 feet (3) North 74° 04' 31" West 83.22 feet thence leaving said outline for a line of division (4) North 2° 31' 01" East 1754.06 feet to intersect the south side of the United States of America Transmission Line thence binding on the south side of said Transmission Line (5) South 87° 28' 59" East 826.47 feet (6) leaving said Transmission Line South 2° 31' 01" West 1658.27 feet (7) South 87° 28' 59" East 225.48 feet (8) South 2° 31' 01" West 729.76 feet and (9) North 87° 28' 59" West 300.00 feet to the place of beginning.

Containing 43,164 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 10.5 Zone
27,836 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 52° 28' 33" East 1807 feet more or less from the intersection formed by the center lines of North Wind Road and Magletoe Road, said point being on the southerly outline of the land being herein described and running thence leaving said outline for lines of division the five following courses viz: (1) North 16° 30' 19" East 183.39 feet (2) North 43° 24' 46" East 181.00 feet (3) North 55° 05' 14" West 206.00 feet (4) North 49° 11' 22" West 13.56 feet and (5) North 2° 31' 01" East 928.74 feet to intersect the northerly outline of the land being herein described thence binding along said outline the three following courses viz: (1) South 87° 28' 59" East 452.63 feet (2) South 2° 31' 01" West 159.90 feet and (3) South 87° 28' 59" East 464.62 feet running thence leaving said outline for a line of division South 2° 31' 01" West 1340.24 feet to the southerly outline of the said herein described land thence binding on said outline the two following courses viz: (1) North 80° 59' 41" West 633.54 feet and (2) North 73° 29' 41" West 274.13 feet to the place of beginning.

Containing 27,836 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 3.5 Zone
9.369 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 63° 37' 19" East
4700 feet more or less from the intersection formed by the center lines of
North Wind Road and Haglede Road said point being at the southeast corner of
the outline of the land being herein described running, thence binding on the
southerly side of said outline the two following courses viz: (1) North 79°
29' 41" West 29.51 feet and (2) North 80° 59' 41" West 284.50 feet thence leav-
ing said outline for a line of division North 2° 31' 01" East 1340.24 feet to
the northerly outline of said land thence binding on said northerly outline
South 87° 28' 59" East 289.48 feet to the northeast corner of said outline
running thence binding on the east side of said outline South 1° 31' 03" West
1376.17 feet to the place of beginning.

Containing 9.369 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 3.5 Zone
24.750 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 41° 02' 06" East
3684 feet more or less from the intersection formed by the center lines of North
Wind Road and Haglede Road and running thence the four following courses viz:
(1) North 14° 59' 11" West 1398.25 feet to intersect the south side of the
United States of America Transmission Line thence binding on said south side of
said Transmission Line (2) South 87° 28' 59" East 1016.75 feet (3) leaving said
Transmission Line South 2° 31' 01" West 1333.51 feet and (4) North 87° 28' 59"
West 598.19 feet to the place of beginning.

Containing 24.750 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description To Accompany
Zoning Petition For Reclassification
From D.R.2 to D.R.3.5
30.250 Acres of Land

March 28, 1973

Beginning for the same at a point which is North 13° 03' 35" West
2771 feet from the intersection formed by the centerline of North Wind Road
and the centerline of Haglede Road and running thence the four following
courses, viz: (1) North 8° 12' 59" East 1554.17 feet (2) along the south side
of the United States of America Transmission Line Right of Way South 87° 28'
59" East 716.45 feet (3) South 2° 31' 01" West 1754.06 feet and (4) North 74°
04' 31" West 895.20 feet to the place of beginning.

Containing 30.250 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description To Accompany
Zoning Petition For Reclassification
From D.R.2 to D.R.3.5
8.945 Acres of Land

March 28, 1973

Beginning for the same at a point which is North 17° 00' 10" West
2888 feet from the intersection formed by the centerline of North Wind Road
and the centerline of Haglede Road and running thence the six following
courses, viz: (1) North 8° 12' 59" East 1101.39 feet (2) North 77° 25' 29"
West 94.04 feet (3) North 0° 59' 47" East 381.60 feet (4) along the south
side of the United States of America Transmission Line Right of Way South
87° 28' 59" East 366.55 feet and (5) South 8° 12' 59" West 1554.17 feet and
(6) North 74° 04' 31" West 227.05 feet to the place of beginning.

Containing 8.945 acres of land more or less.



WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 23, 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 #26, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Universal Housing and Development Corporation
Location: N end of Ferguson Avenue, 3500' NE of Joppa Road and 200' NE of the inter-
section of Ferguson and Fondulac Roads
Present Zoning: D.R.2, and D.R.3.5
Proposed Zoning: Parcel 1- Reclassification to D.R.3.5
Parcel 2- Reclassification to D.R.3.5
Parcel 3- Reclassification to D.R.3.5
Parcel 4- Reclassification to D.R.3.5
Parcel 5- Reclassification to D.R.10.5
Parcel 6- Reclassification to D.R.10.5
Parcel 7- Reclassification to D.R.16
Parcel 8- Reclassification to D.R.3.5

District 11	No. Acres	Parcel 1- 8.945	Parcel 2- 30.250	Parcel 3- 24.750
		Parcel 4- 9.369	Parcel 5- 27.836	Parcel 6- 45.164
		Parcel 7- 45.000	Parcel 8- 8.548	

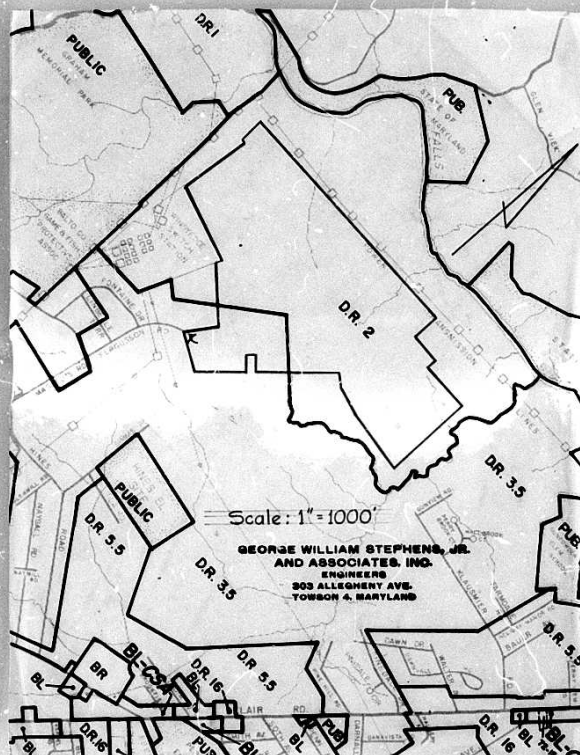
The site plan as submitted does not indicate how the property will be, or can be serviced by public roads.
There will be major road improvements in the area of this property, but the proposed improvements are
still planned for some time in the future.

The site plan should be revised to show all existing structures on the site and a more complete breakdown
of density calculations.

The site plan will be subject to more detail comments when it is reviewed by the "Joint Subdivision
Planning Committee" and will also be subject to the "Comprehensive Manual of Development Policies."

Very truly yours, *S. Eric Dinenna*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-2311 ZONING 434-3281



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

June 20, 1973

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

RE: Reclassification, April, 1973
Universal Housing & Develop-
ment Corporation, North Wind
Rd. and Haglede Road
Summer Property
Whitmarsh Blvd.

Dear Mr. Dinenna:

As a follow-up to our comments of April 16, 1973, we are herewith
transmitting a copy of the subject plan on which has been indicated
the three alignments of the proposed Whitmarsh Blvd. It is anticipated
that it will be six months or more before a decision can be made to de-
termine which alignment will be utilized.

Very truly yours,

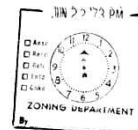
Charles Lee, Chief
Development Engineer, Section

CLJ:edp

cc: Mr. James L. Armistead, Jr.
Mr. George A. Stephens, Jr.
303 Allegheny Ave.
Towson, Md. 21204

Mr. Philip R. Miller

by: *John E. Meyer*
Asst. Development Engineer



P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

COUNTY OFFICE BLDG.
111 E. Charles Ave.
TOWSON, MARYLAND 21204JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSIONBUREAU OF
PUB. PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENTJames B. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204RE: Reclassification Petition
Item 26
Universal Housing and Development
Company - Petitioner

Dear Mr. Nolan:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The property in question is described as being located at North Wind Road and Magledts Road, in the 11th District of Baltimore County. On the day of the field trip to inspect this property the Committee found great difficulty in locating the subject site as many existing land features were not indicated on the plans, such as the power lines across Magledts Road, the existing development off of Magledts Road and Ferguson Road. Also, major improvements on the subject property are not indicated on the submitted site plans. In general, the condition of the area is undeveloped farm land for the most part. It is currently zoned D.R. 2 and D.R. 3.5, and as noted above the petitioner is requesting several different zones for an extremely large housing development. The total acreage appears to exceed 200 acres of land. Preliminary field inspection reveals that the major concern would be in providing of water and sewer to the site and what access would be available to the property. These comments will be developed further by the Department of Traffic Engineering Division, the Bureau of Highways, the Bureau of Engineering, Project Planning, and the State Highway Administration.

James B. Nolan, Esq.,
Item 26
Page 2
April 13, 1973

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 plans, 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

JJD/rjd
(Enclosure)Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 25, 1973

Bureau of Engineering
ELLENWORTH H. DIVER, P.E., ChiefMr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item #26 (April to October 1973 - Cycle V)
Property Owner: Universal Housing and Development Corp.
N. end of Ferguson Ave., 5500' N/E of Joppa Rd. and 200'
N/E of the intersection of Ferguson and Fondulac Rds.

Present Zoning: D.R. 2 and D.R. 3.5
Proposed Zoning: Parcel 1 - Reclass. to D.R. 3.5
Parcel 2 - Reclass. to D.R. 5.5
Parcel 3 - Reclass. to D.R. 5.5
Parcel 4 - Reclass. to D.R. 3.5
Parcel 5 - Reclass. to D.R. 10.5
Parcel 6 - Reclass. to D.R. 10.5
Parcel 7 - Reclass. to D.R. 16
Parcel 8 - Reclass. to D.R. 3.5

District: 11th
No. Acres: Parcel 1 - 8.945 Parcel 2 - 30.250
Parcel 3 - 21.750 Parcel 4 - 9.369
Parcel 5 - 27.836 Parcel 6 - 45.164
Parcel 7 - 45.000 Parcel 8 - 8.548

Dear Mr. DiNenna:

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

Highways:

Access to the proposed site will be from Ferguson Avenue which is to be improved to a 40-foot wide curbed street on a 60-foot right-of-way.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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.

Drainage must be carried to a suitable outfall; this may require offsite rights-of-way.

Item #26 (April to October 1973 - Cycle V)
Property Owner: Universal Housing and Development Corp.
Page 2
April 25, 1973

Sediment 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.

Water:

Public water is available to serve the property from an existing 12-inch main in Ferguson Avenue.

Sanitary Sewer:

Public sewer is available to serve the property. Offsite easements and/or right-of-way will be required for the extension to the existing 18-inch sewer to the east or the existing 12-inch interceptor sewer to the north.

Very truly yours,
Ellenworth H. Diver
ELLENWORTH H. DIVER, P.E.,
Chief, Bureau of Engineering

END:HAM:G:Mass

Q-SW Key Sheet
117, 129, 130, 132 Topo Sheets
62, 63, 71, 72 Tax MapsBALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR WILF T. NELSEN
DEPUTY TRAFFIC ENGINEER

April 27, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item 26 - Cycle Zoning V - April to Oct. 1973
Property Owner: Universal Housing & Development Corp.
Ferguson Avenue NE of Joppa Rd. & Ferguson & Fondulac Rds.
Reclass. to various residential zones - District 11

Dear Mr. DiNenna:

The subject petition is requesting a change from DR 2 and DR 3.5 to various other residential zones, broken up into eight parcels. This petition is expected to increase the trip density from 4800 to 15,500 trips per day.

Due to the heavy trip generation from this site as proposed, it appears to be premature since neither the existing nor the proposed road system can handle the volume projected.

Very truly yours,
Charles Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:nc

Maryland Department of Transportation
State Highway AdministrationHarry B. Hughes
Director
James J. O'Donnell
Deputy Director

April 16, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
Attn: Mr. John J. Dillon

RE: Reclassification April 1973
Property Owner: Universal
Housing and Development Corporation
Location: North Wind Road and
Magledts Road
Present Zoning: D.R. 2 and
D.R. 3.5
Proposed Zoning: Reclass. to
D.R. 3.5; D.R. 5.5; D.R. 10.5
and D.R. 16
District: 11
No. Acres: 8.945 acres; 30.250
acres; 21.750 acres; 9.369 acres
27.836 acres; 45.164 acres;
45.000 acres; 8.548 acres;
Whitemarsh Blvd.

Dear Mr. DiNenna:

The subject site is seriously affected by one of the alternate A of the proposed whitemarsh Blvd. Although the project is not included in the current highway improvement program, fiscal years 1973-1977, it is included in the critical section of the Twenty-Year Highway Needs Study.

Upon our receipt of four additional copies of the plan, we will indicate the effects to the site and transmit copies to the Zoning Office.

The plan should be revised to indicate the proposed highway.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John J. Mayers
Mr. John J. Mayers
Asst. Development Engineer

CLM:mdp

Baltimore County Fire Department

J. Austin Deitz
ChiefTowson, Maryland 21204
878-7310Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. J. Austin Deitz, Chairman
Zoning Advisory Committee

Re: Property Owner: Universal Housing and Development Corporation

Location: North Wind Road and Magledts Road

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
26

Gentlemen:

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

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *J. Austin Deitz* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

als
4/25/72

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 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:

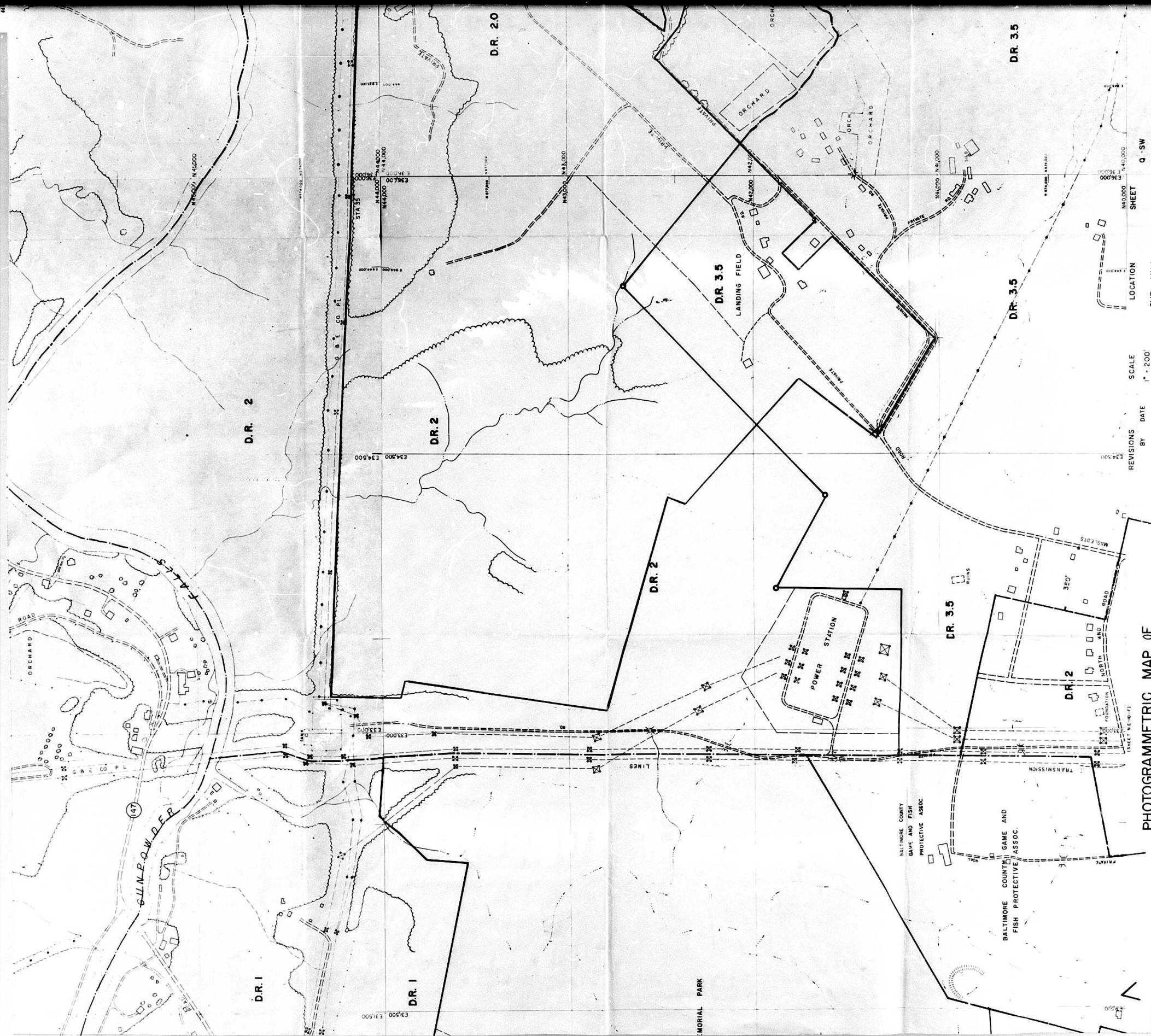
Comments on reclassification, Zoning Advisory Committee Meeting, April 4, 1973, are as follows:

Property Owner: Universal Housing and Devel. Corp.
Location: North Wind and Magledts Roads
Present Zoning: D.R. 2 and D.R. 3.5
Proposed Zoning: Reclass. to D.R. 3.5; D.R. 5.5; D.R. 10.5; and D.R. 16
District: 11
No. Acres: 8.945 acres; 30.250 acres; 24.750 acres;
9.369 acres; 27.836 acres; 45.164 acres;
45.000 acres; 8.548 acres

Metropolitan water and sewer must be extended prior to approval of building permit.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mas



THE
COUNTY COUNCIL
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

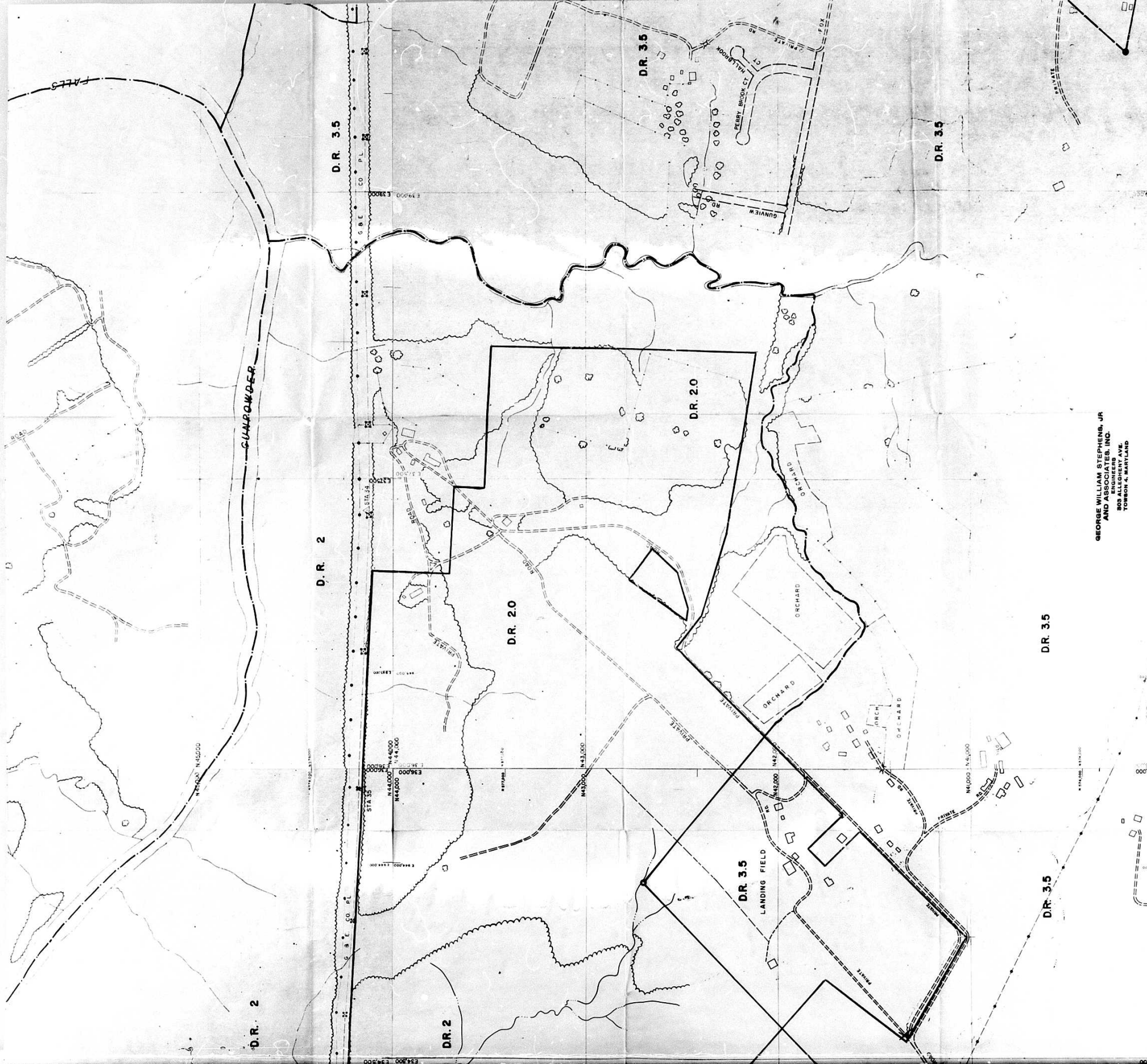
LOCATION
CUB HILL
CARNEY AREA

SHEET
NE. 11-F
Q-SW M-NW

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF
PHOTOGRAPHY
APRIL, 1953

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.





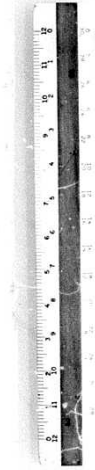
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
855 ALLEGANY AVE.
TOWSON, MARYLAND

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

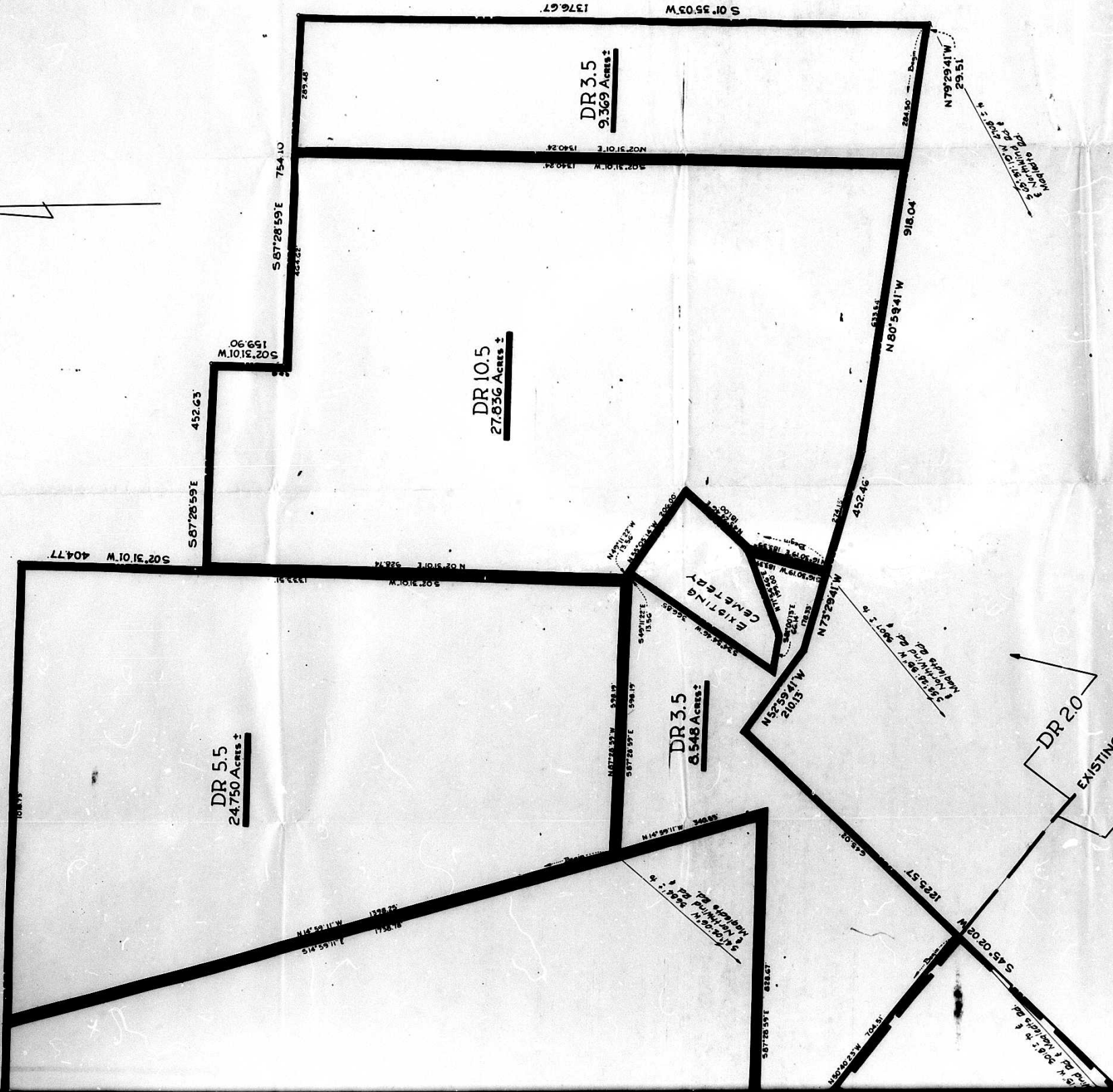
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32.

VISIONS BY DATE SCALE 1" = 200'
DATE OF PHOTOGRAPHY APRIL, 1953
LOCATION CUB HILL CARNEY AREA
SHEET N.E. II-F
Q-SW M-NW

By Photogrammetric Methods
CORPORATION - PHILADELPHIA, PA.



OF WAY



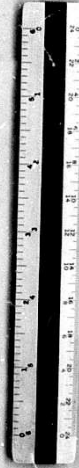
PLAT TO ACCOMPANY ZONING PETITION
for RECLASSIFICATION FROM
DR. 2.0 and DR. 3.5, to
DR. 3.5, DR. 5.5, DR. 10.5, and DR. 16

UNIVERSAL HOUSING AND DEVELOPMENT COMPANY

BALTO. CO., MD.
SCALE: 1"=100'

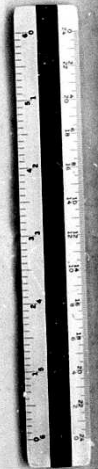
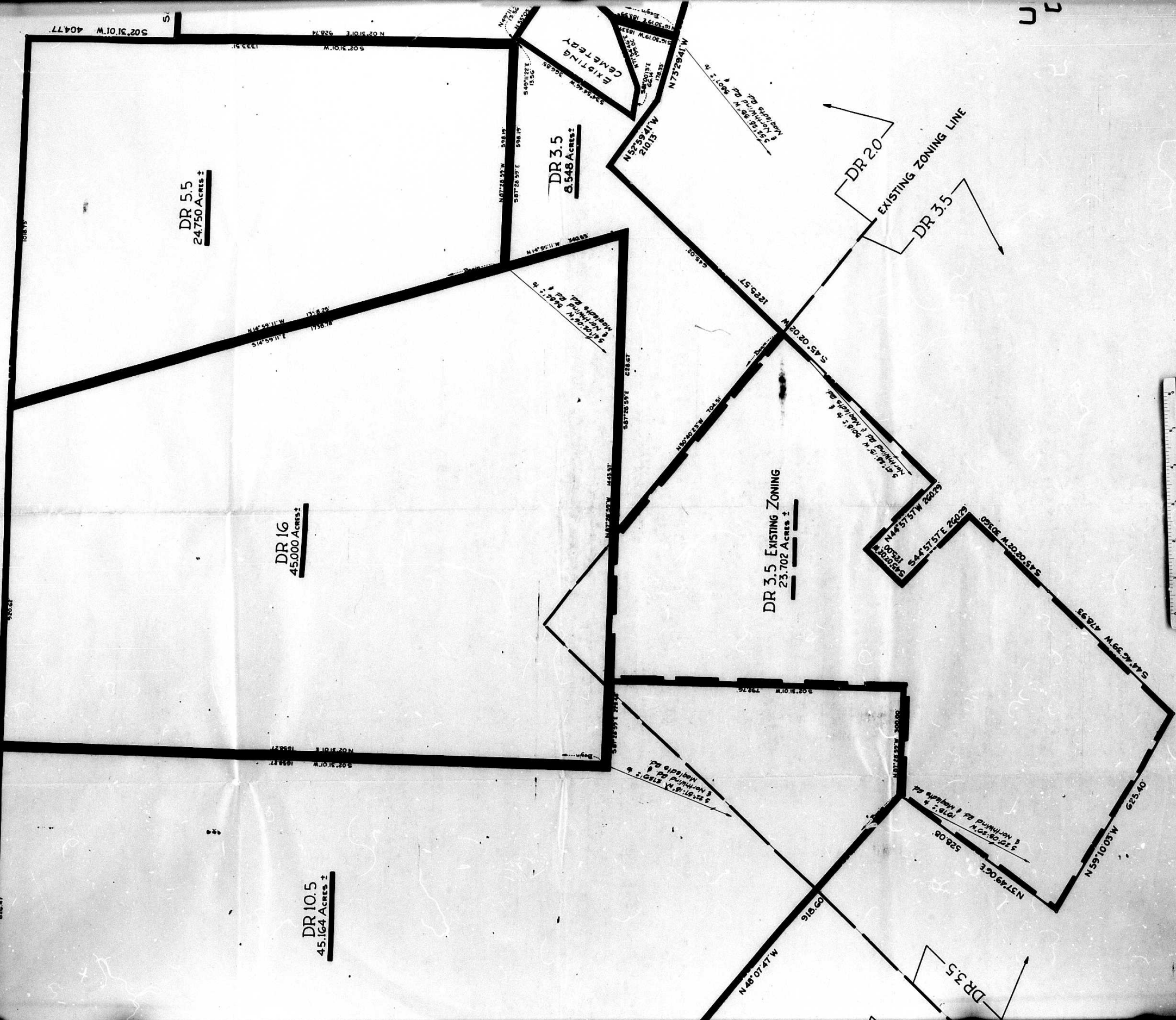
ELECT. DIST. # 11
MARCH 30, 1973

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
305 ALLEMANNT AVE.
TOWSON, MARYLAND

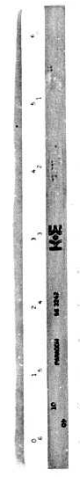


UNITED STATES OF AMERICA TRANSMISSION RIGHT OF WAY

S 87° 26' 59" E 3850.81'



PLAT
UNIVERSITY
DEVELOPMENT
BALTO.
SCALE:



GUNPOWDER

Existing 48" San.

PLAT TO
UNIVERSAL
DEVELOPMENT
BALTO. CO.
SCALE: 1" = 100'





North Arrow
Scale 1:100,000
Elevation 200
Road 1.00 mi



GUNPOWDER FALLS

Extending 41' 50m

