

File

ASSOCIATE
IRVIN N. CAPLAN
CHARLES E. FORD, III
ALFRED M. WALPERT

ROBERT J. ROMADKA
ATTORNEY AT LAW
805 EASTERN BOULEVARD
TOWSON, MARYLAND 21204
ESSEX, MARYLAND 21221

September 20, 1973

MURKIN 6-9274

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

Re: Case No. 74-78R
Petition for Reclassification
Victory Villa Community Church

Dear Mr. DiNenna:

I am enclosing herewith a description dated September 17, 1973, of the property owned by the Victory Villa Community Church, Inc., which is presently zoned M.L.-I.M., and which is the subject of a zoning hearing scheduled for October 1, 1973.

Very truly yours,

Irvin N. Caplan

INC:pb
enclosure



Bar

ASSOCIATE
IRVIN N. CAPLAN
CHARLES E. FORD, III
ALFRED M. WALPERT

ROBERT J. ROMADKA
ATTORNEY AT LAW
805 EASTERN BOULEVARD
TOWSON, MARYLAND 21204
ESSEX, MARYLAND 21221

September 14, 1973

MURKIN 6-9274

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

Re: Case No. 74-78R
Petition for Reclassification
Victory Villa Community Church
and Robert J. Romadka

Dear Mr. DiNenna:

I have been requested by my client, Robert J. Romadka, to withdraw his Zoning Petition for Reclassification of his property, without prejudice, from ML to DR-16 which is now scheduled to be heard by you on Monday, October 1, 1973. My client's reason for making this request at this time is due to the money market conditions that now exist. My client feels that if he were granted the reclassification of his property, he could not begin development because of such conditions.

Please note, however, that the Victory Villa Community Church, whose property adjoins Mr. Romadka's property and whose name appears on the same petition, is not to be withdrawn but ask that their portion of this petition be heard as scheduled on October 1, 1973.

I would appreciate, therefore, your acknowledging my client's request to withdraw his portion of this Petition for Reclassification, without prejudice.

Awaiting your further reply,

Very truly yours,

Irvin N. Caplan

INC:ds1



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

Property Owner: Victory Villa Community Church and Robert Romadka
Location: N/S Bird River Road, opposite Maple Crest Drive
Present Zoning: M.L.
Proposed Zoning: Reclassification to D.R.16
District: 15
No. Acres: 18.572

The site plan as submitted appears to meet the requirements of this office and the "Comprehensive Manual of Development Policies," however the site plan will be given further review when presented to the Joint Subdivision Planning Committee.

Very truly yours,

John L. Winsley

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

via

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BUREAU OF EDUCATION

ZONING ADMINISTRATION

INITIAL
DEVELOPMENT

Irvin N. Caplan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21220

RE: Petition for Reclassification
Victory Villa Community
Church and Robert J. Romadka -
Petitioners
Item No. 34
Fifth Zoning Cycle

Dear Mr. Caplan:

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

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

The subject property is located on the north side of Bird River Road, opposite the intersection of Maple Crest Drive, in the Fifteenth District of Baltimore County. This property, which is currently zoned Manufacturing Light (M.L.), is proposed to be reclassified to D.R.16 zoning. The overall property consists of 18.572 acres. For the most part, this property is undeveloped woodland that contains 2 streams. On the westernmost side of this property, opposite the intersection of Maple Crest Drive is the existing Victory Villa Community Church. Curb and gutter does not exist along Bird River Road at this location and several dwellings front on Bird River Road in this area. There are also some small farms located in this area.

The subject property is proposed to be developed with two (2) story townhouses that would be a maximum of twenty (20) feet in height. The density, as calculated, would permit 264 dwelling units and there are 264 dwelling units proposed. Access would be via 2 entrances off of Bird River Road. It appears that the site plan meets

Irvin N. Caplan, Esquire
April 13, 1973
Page Two

all of the requirements of Bill No. 100 however, the Petitioners should indicate the size of the buildings, width and length, and indicate landscaping, where it will be provided, as well as screening from parking areas, where that may be necessary. The Petitioners are advised to pay particular attention to the Bureau of Engineering and the Project Planning Office comments.

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.
Chairman
Zoning Advisory Committee

JJD:gc
Enclosure

cc: Andrew H. Kuecht
Human & Schafman, Inc.
Landscape Architects/Land Planners
15 Old Padonia Road
Cockeysville, Maryland 21030

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

Bureau of Engineering
ELLENWORTH H. DYER, P. E., CH. E.

April 26, 1973

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

Re: Item #34 (April to October 1973 - Cycle V)
Property Owner: Victory Villa Community Church and Robert Romadka
N/3 Bird River Road, opposite Maple Crest Drive
Present Zoning: M.L.
Proposed Zoning: Reclass. to D.R. 16
District: 15th No. Acres: 18.572

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:

Bird River Road is an existing County road which shall be improved as a 48-foot curbed paving section on a 70-foot right-of-way. Highway improvements and the dedication of highway widening will be required in connection with the development of this site.

The proposed entrances are subject to approval by the Department of Traffic Engineering.

Sediment Control:

Grading studies and sediment control drawings will be required in connection with any grading or building permits.

Storm Drainage:

The existing storm drain pipe under Bird River Road is inadequate; therefore, a multi-cell box or pipe culvert will be required to replace the existing pipe.

Since this site is traversed by several drainage courses, detailed drainage studies will be required at the time of development based on a 100-year design storm. Storm drain easements and/or reservations will be required to contain the 100-year flood plain.

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 #34 (April to October 1973 - Cycle V)
Property Owner: Victory Villa Community Church and Robert Romadka
Page 2
April 26, 1973

Water and Sanitary Sewer:

Public water and sanitary sewerage are available to serve this site.

Very truly yours,

Robert Romadka
ELLENWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:DPH:ms

M-MS Key Sheet
21 NF 30, Pos. Sheet
NE 5 & 6 1 Topo Sheets

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

812-7310

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

Attention: Mr. J. Austin Deitz, Chairman
Zoning Advisory Committee

Re: Property Owner: Victory Villa Community Church and Robert Romadka

Location: Bird River Road, 23' W of Maple Crest Drive

Item No. RECLASSIFICATIONS Zoning Agenda Tuesday, April 3, 1973
34

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 _____

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)
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/23/72

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLYFORD, P.E. Wm. T. NELSON
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 27, 1973

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

Re: Item 34 - Cycle Zoning V - April to Oct. 1973
Property Owner: Victory Villa Comm. Church & Robert Romadka
Bird River Road opp. Maple Crest Drive
Reclass. to DR 16 - District 15

Dear Mr. DiNenna:

The subject petition is requesting a change from ML to DR 16 of 18.6 acres. This change should not create any major change in trip density.

Very truly yours,

William T. Nelson
C. Richard Moore
Assistant Traffic Engineer

CRM:nc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on reclassification, Zoning Advisory Committee Meeting, April 3, 1973, are as follows:

Property Owner: Victory Villa Community Church and Robert Romadka
Location: Bird River Rd., 23' W of Maple Crest Drive
Present Zoning: M.L. - I.M.
Proposed Zoning: Reclass to D.R. 16
District: 15
No. Acres: 18.572

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

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

HVS:mne

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 11, 1973

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

Z.A.C. Meeting of: Tuesday April 3, 1973

Re: Item 34
Property Owner: Victory Villa Community Church and Robert Romadka
Location: Bird River Road, 23' W. of Maple Crest Drive
Present Zoning: M.L. - I.M.
Proposed Zoning: Reclass to D.R. 16

District: 15
No. Acres: 18.572 acres

Dear Mr. DiNenna:

See Attached Sheet

Very truly yours,

W. Rick Petrovich
W. Rick Petrovich
Field Representative

WNP/ml

COMMENTS

School Situation:

School	Sept. 30, 1972 Enrollment	Capacity	Over/Under
Glennan Elem.	707	695	+12
Middle River Jr. High	1416	1215	+201
Overlea Sr. High	1828	1570	+258

Projections:

School	Sept. 19 73	Sept. 19 74	Sept. 19 75	Sept. 19 76	Sept. 19 77
Glennan Elem.	672	663	662	653	620
Middle River Jr. High	1430	1395	1340	1275	1235
Overlea Sr. High	1850	1900	1945	1990	2015

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Chesapeake Sr. High	Budgeted FY '74-FY '79	1260	9/75

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
"Bengies-Wampler-Elm."	650	FY '78	FY '79

Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning:	0	0	0
Proposed Zoning:	42	10	4

Note: These yields are based on the assumption that all of these apartments will be two (2) bedroom townhouse apartments. A change to three (3) bedroom townhouse apartments would result in a much greater pupil yield.

Comments concerning effect on school housing matters: students from the Maple Crest Apartment Development who would normally be in Glennan Elementary School are enrolled at the Middlesex and Victory Villa Elementary Schools because of overcrowding at the Glennan Elementary School.



INDUSTRIAL DEVELOPMENT COMMISSION
BALTIMORE COUNTY, MARYLAND

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
201-680-2640

H. B. STAAB
DIRECTOR

April 10, 1973

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

Dear Sir:

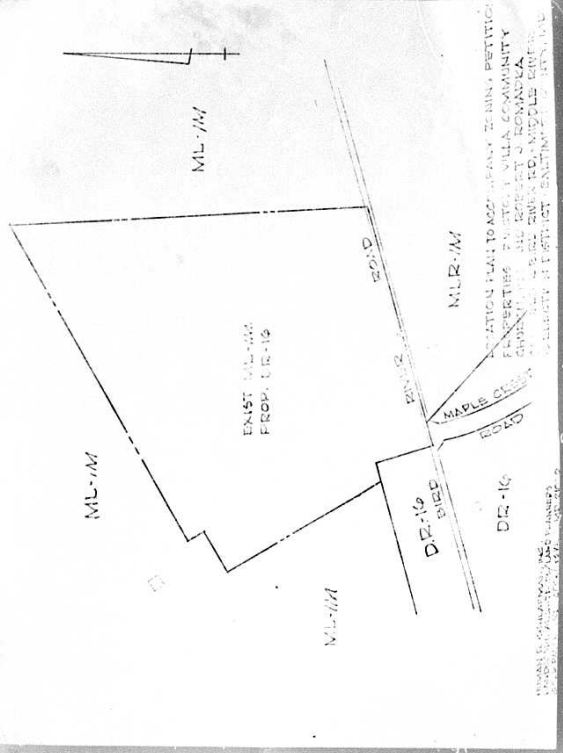
Re: ZAC Meeting 4/3/73 - 5th Cycle
Prop. Owner: Victory Villa Comm. Church & Robert Romadka
Loc: Bird River Rd, 23' West of Maple Crest Drive
Present zoning: ML - IM
Proposed Zoning: Reclass to D.R. 16
District: 15 Acres: 18.572

This office has reviewed the above petition and visited the site. Although this property has been zoned M.L. for some time, it is only recently that sewer has been made available to it.

The Industrial Development Commission feels that with the availability of utilities, the area is now ready for development and recommends that the present zoning be retained.

Sincerely,

H. B. Staab
H. B. STAAB
Director



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: Sept. 13, 73

Posted for: Heating, Monday, Oct. 1st, 1973, to 1st A.M.

Petitioner: Victory Villa Community Church

Location of property: N.E. of Bird River Rd. off Maple Crest Rd.

Location of Signs: 2 signs, Road sign, Church sign, Road sign

Remarks: _____

Posted by: Paul H. Hens Date of return: Sept. 20, 73

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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>JEH</u>										
Revised Plans: Change in outline or description										
Previous case:										



THIS IS TO CERTIFY, that the annexed advertisement of
S. ERIC DINEEN, Zoning Commissioner
of Baltimore County
was inserted in the following

- ☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 17th day of Sept., 1973, that it say, the same was inserted in the issue of Sept. 13, 1973.

STROMBERG PUBLICATIONS, INC.
BY Rich Morgan

CERTIFICATE OF PUBLICATION
TOWSON, MD., September 13, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on September 13, 1973, before the 1st day of October, 1973, the 1973 publication appearing on the 13th day of September, 1973.

THE JEFFERSONIAN
S. ERIC DINEEN, Zoning Commissioner
Cost of Advertisement, \$ 15.00

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

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

S. ERIC DINEEN, Zoning Commissioner

Petitioner: Victory Villa Community Church & Robert J. Romacka
Petitioner's Attorney: Robert J. Romacka, Esq. Reviewed by: John H. Caplan, Esq.
Chairman, Zoning Advisory Committee

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

Your Petition has been received * this 19th day of March, 1973, Item # 1973-0000000000

S. ERIC DINEEN, Zoning Commissioner

Petitioner: Romacka Submitted by: Romacka
Petitioner's Attorney: Romacka Reviewed by: JEH

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

BALTIMORE COUNTY, MARYLAND No. 12446
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

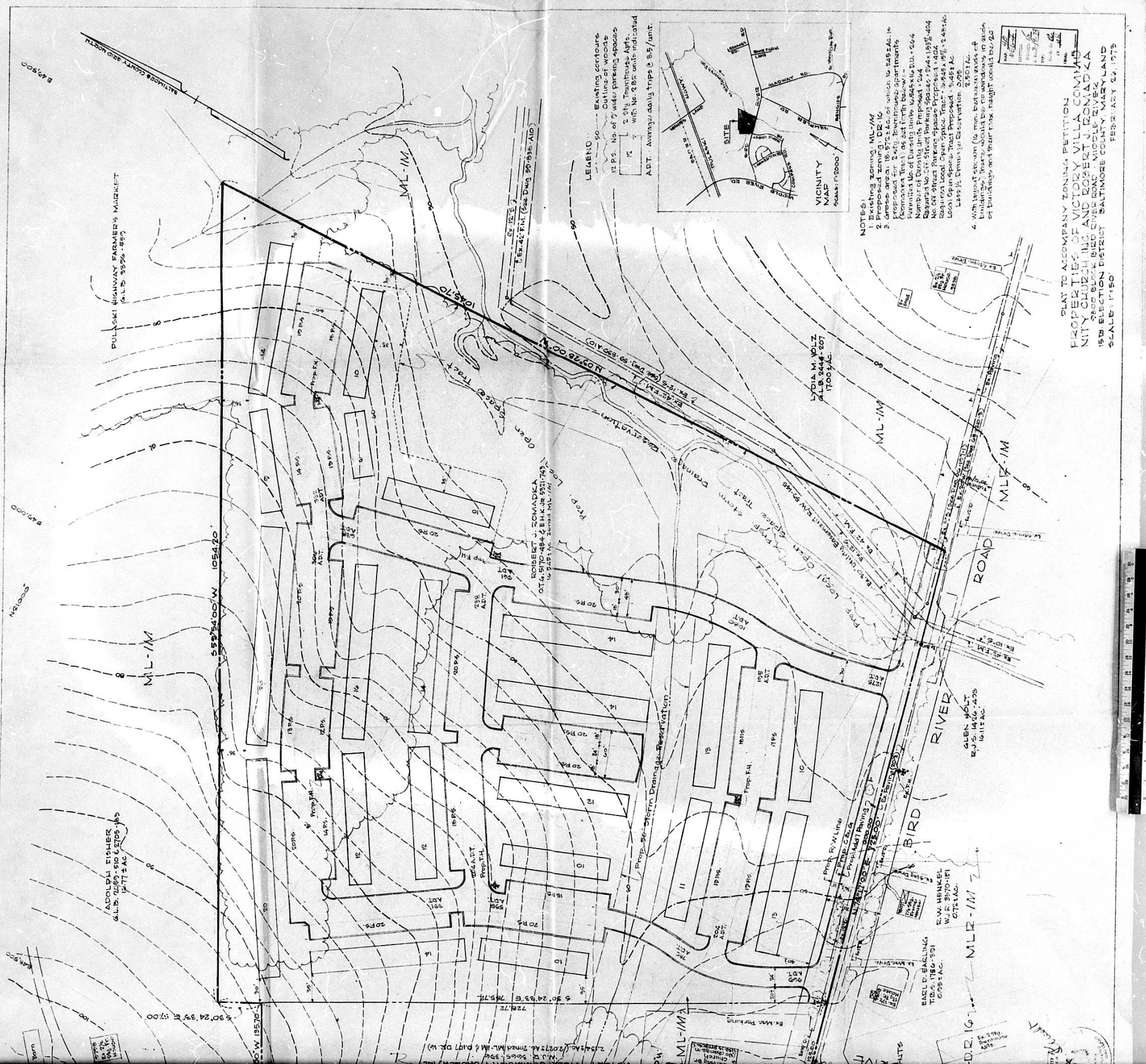
DATE: Oct. 1, 1973 ACCOUNT: 41-662

AMOUNT: \$131.82

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

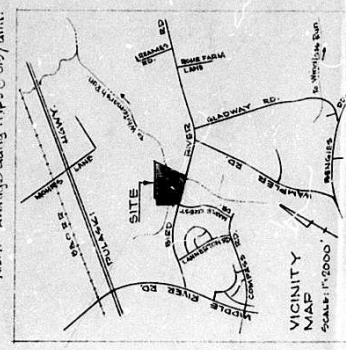
Robert J. Romacka, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221
Advertising and posting of property for Victory Villa Community Church, of 15-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-122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9-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-224





LEGEND

- 50' - Existing contours
- 12 P.S. - No. of 2' wide parking spaces
- 2 1/2' - 2 1/2' wide parking spaces
- with No. 2 1/2' units indicated
- A.D.T. - Average daily trips @ 8.5 / unit.

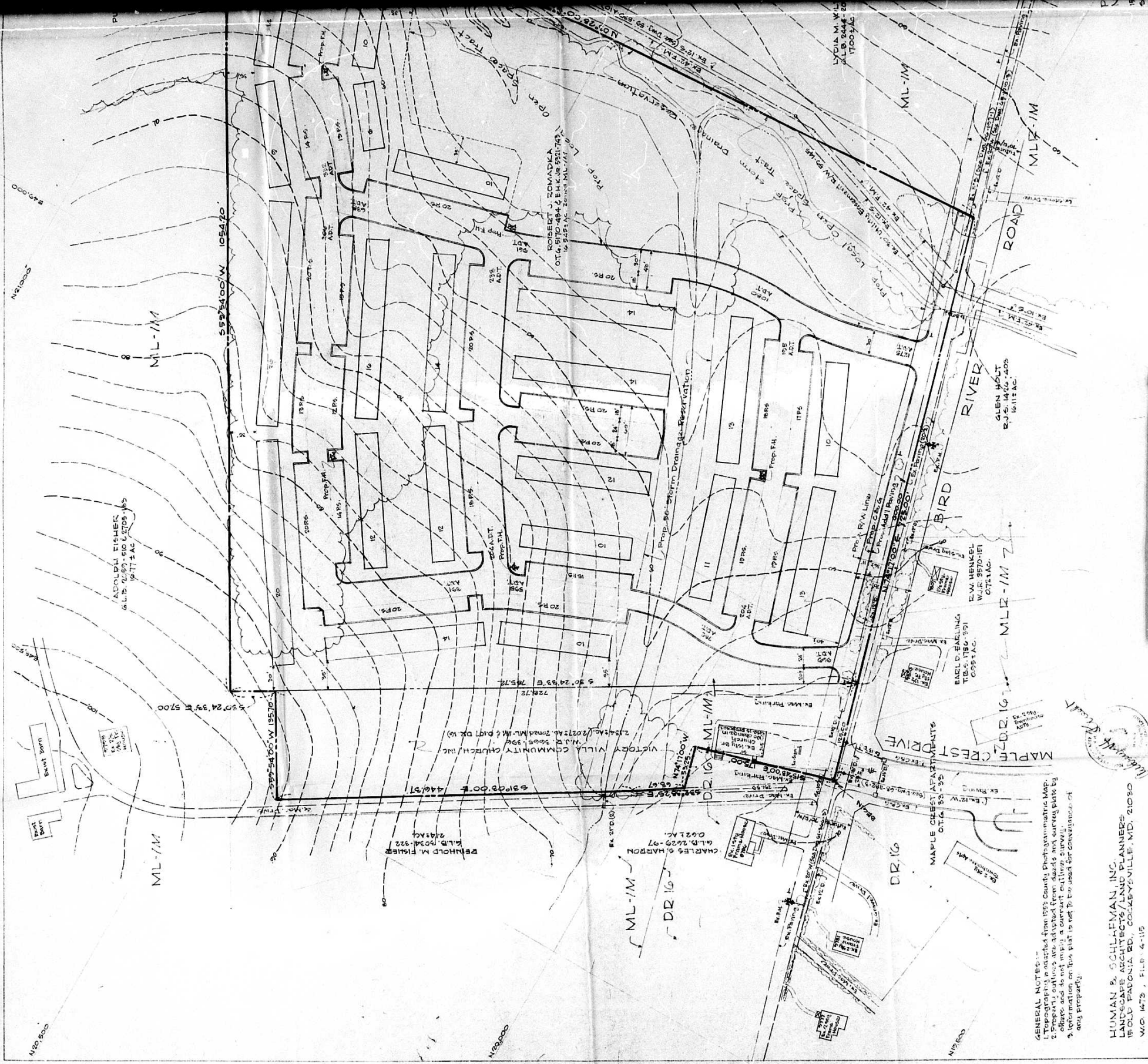


NOTES:

1. The zoning is ML-1M.
2. Proposed zoning is ML-1M.
3. Proposed zoning is ML-1M.
4. With layout shown (10 min. between axes of buildings), there would be no windows in side of buildings and their max. height would be 20'.

PLAT TO ACCOMPANY ZONING PETITION
 PROPERTIES OF VICTORY VILLA COMMUNITY
 CITY CHURCH INC. AND ROBERT J. ROMADKA
 2800 BLOCK BIRD RIVER ROAD - MIDDLE RIVER
 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 150'

FEBRUARY 22, 1979



GENERAL NOTES:-
 1. Topography is indicated from 1955 County Photogrammetric Map.
 2. Property outlines are derived from deeds and survey plat by others and do not imply a current outline survey.
 3. Information on this plat is not to be used for convenience of any property.

HUMAN & SCHLEFMAN, INC.
 LANDSCAPE ARCHITECTS / LAND PLANNERS
 15 OLD PATONIA RD., COCKEYSVILLE, MD. 21030
 W.D. 1473, FILE 4-115

