

June 2, 1975

Mr. William R. Karll, President
Chesapeake Village, Inc.
31 Beech Drive
Baltimore, Maryland 21220

RE: Location: NE/corner of Eastern
Avenue & Punte Lane
Use: Geriatric Health Care Center
Zone: Business, Local (B. L.)

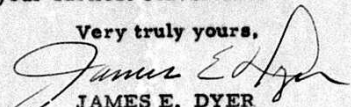
Dear Mr. Karll:

This letter is in response to your letter of April 18, 1975, requesting acknowledgement and a brief statement indicating whether or not your intended use of the above referenced property would conflict with the Baltimore County Zoning Regulations.

The use, as described in your letter, a geriatric health care center, consisting of 276 skilled extended care and intermediate "A" care beds and 286 intermediate "B" care beds, can, for the purpose of the Zoning Regulations, be defined as a convalescent or nursing home. A nursing home, of the type described herein, is a permitted use in B. L. Zones and is so listed under Section 230.2 of the Use Regulations of that Zone. All height and area requirements of the B. L. Zone must, of course, be complied with.

If I can be of any further assistance in this matter, please do not hesitate to contact me at your earliest convenience.

Very truly yours,


JAMES E. DYER
Deputy Zoning Commissioner

JED/scw

cc: Mr. S. Eric DiNenna
Zoning Commissioner

74-156-RA

April 18, 1975

Baltimore County Office of Planning & Zoning
Office of the Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer, Deputy Commissioner

Dear Jim:

After three meetings and preliminary correspondence with you in connection with the proposed utilization of the commercially-zoned corner of Old Eastern Avenue at Punte Lane, I am happy to report that the conceptual stage of planning has temporarily stabilized at a point where I can give you a specific statement of intent.

A geriatric health care center is being planned to serve Eastern Baltimore County on this site. The complex will contain a small geriatric clinic, 276 skilled extended care and intermediate "A" care beds and 286 intermediate "B" care beds. In an adjoining structure on part of our DR-16 zoned property 163 efficiency and one bedroom apartment units will be built to house independent ambulatory elderly singles and families. The residential atmosphere of the project will be further enhanced by 263 condominium townhouses and apartments with pool and community center for non-elderly middle income family units. An approved tentative plan has already been received from the County on the non-elderly portion.

The continuum of care concept adopted by Regional Planning Council's Citizen Health Council can be made to work effectively for the elderly consumers of health care under this deinstitutionalized environment.

A top flight administrator will be recruited through the auspices of the American Medical Association and the American Health Care Association. The applicant selected will have been required to present in depth unassailable credentials of qualifications for he will be responsible for building of the staff required to effectively man the complex and maintain a position of leadership as a model long term health care project.

We will have to apply for a variance for parking on the DR-16 portion to be developed for elderly apartments because the 1.15 to 1 ratio is not realistic since our mix will be 118 efficiency units (73% of the total) and 45 one bedroom units. Experience has indicated that in elderly housing projects, 80% of the elderly live by themselves and 75% of these do not own automobiles. That is why this type project is almost always located on a bus line such as we are, enjoying a bus stop at Punte and Old Eastern Ave.

I would appreciate your acknowledgement of this letter, Jim, by the end of April with a brief statement that there is no conflict between our intended use and existing zoning on the property as long as criteria of the zoning law are adhered to in our planning or something to that effect. Thank you for your time, Jim.

Very truly yours


Wm. R. Karll

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **CHESAPEAKE VILLAGE, INC.**, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an BL zone; for the following reasons:

SEE ATTACHED MEMORANDUM

Petition for Variance from Section 232.2.b - To permit a side yard of ten feet instead of the required 25 feet.

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay 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.

CHESAPEAKE VILLAGE, INC.
 Contract purchaser
 By: William R. Karit Legal Owner
 President, 703 BENSEN PLACE
 Baltimore, Maryland 21210

Protestant's Attorney
 Robert J. Romacka
 809 Eastern Boulevard
 BALTIMORE, MARYLAND 21227

ORDERED By the Zoning Commissioner of Baltimore County, this 15th day of October, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commission of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 15th day of January, 1974, at 10:00 o'clock

Robert J. Romacka
 Zoning Commissioner of Baltimore County.

(over)

74-156-20
 41
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 ME-SM-23-2
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ORDER RECEIVED FOR FILING
 DATE January 21, 1974
 BY John P. Harvey
 ADMINISTRATIVE ASSISTANT

RE: PETITION FOR RECLASSIFICATION AND VARIANCE
 2 1/2 S of Old Eastern Avenue, 98' S of Punte Lane - 15th District Chesapeake Village, Inc. - Petitioner
 NO. 74-156-RA (Item 74)

BEFORE THE
 DEPUTY ZONING
 COMMISSIONER
 OF
 BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D. R. 16 Zone to a B. L. Zone, and a Variance to permit a side yard of ten feet instead of the required 25 feet. The property in question contains .580 acres and is located on the east side of Old Eastern Avenue, 98 feet south of the center line of Punte Lane, in the Fifteenth Election District of Baltimore County.

Uncontradicted testimony established that the subject property was placed in a residential D. R. 16 classification due to a drafting error. The drafting error being the result of Punte Road having been plotted on the Comprehensive Zoning Map one block south of its actual location.

The Petitioner based the need for a Variance on difficulties encountered by his architect in locating a feasible building design on the irregularly shaped parcel.

After reviewing the testimony, Baltimore County Zoning Maps, and the Petitioner's site plans, it is the opinion of the Deputy Zoning Commissioner that a technical drafting error was made that resulted in the Petitioner's property being placed in a D. R. 16 Zone instead of the intended B. L. Zone.

The irregularly shaped parcel presents difficulties that warrant the granting of the requested Variance. The adjoining property is undeveloped at this time and should not be affected by the granting of said Variance.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21st day of January 1974, that the herein described property or area should be and the same is hereby Reclassified from

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a D. R. 16 Zone to a B. L. Zone. It is further ORDERED that the Variance to permit a side yard of ten feet instead of the required 25 feet also be GRANTED, subject to the following restrictions:

- The height of that portion of the proposed building that extends into the variances 25 foot setback area, shall not exceed that shown on the plans accompanying this Petition, i.e., one story above ground level.
- Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. Har
 Deputy Zoning Commissioner of Baltimore County

MEMORANDUM

Re: Chesapeake Village, Inc.
 Old Eastern Avenue
 Reclassification from DR-16 to BL

Your Petitioner requests that the subject property, as shown on the attached zoning plot plan and which consists of a rectangular tract of land running along Old Eastern Avenue on the South side for 90 feet with a depth of 280.82 feet, be rezoned from DR-16 to BL.

Adjoining the subject property to the Northeast, your Petitioner has a narrow tract of land presently zoned BL and which parcel is located at the intersection of Old Eastern Avenue and Punte Lane. Your Petitioner, through his attorney, had requested in 1970 that the Planning Board, in their preparing the Comprehensive Zoning Map, reclassify both parcels from RA to BL, which parcels of land consist of a total of .7 acres, more or less. As a result of this written request, the Planning Board recommended that said property be rezoned from RA to BL, and the County Council, in adopting said Comprehensive Zoning Map, likewise rezoned said .7 acres from RA to BL. Unfortunately, Punte Lane was and is improperly drawn on the present zoning map as it is shown intersecting Old Eastern Avenue at Orville Road instead of at Wilbur Road one block further to the Northeast. As a result, only a portion of the Petitioner's property was zoned BL as shown on the attached zoning plot plan and not the entire parcel as originally intended. Therefore, there is an additional 90 feet to the South of the presently zoned BL property that needs to be corrected. On the 1,000 foot scale zoning map of Baltimore County, Punte Lane is shown properly intersecting Wilbur Road, but the zoning is as located on the 200 foot scale zoning map. Obviously, the draftsman responsible for preparing said present zoning maps showed only a portion of the .7 acres as being rezoned RA to BL because of the inaccuracy of the map in relationship to Punte Lane and Wilbur Road.

ORDER RECEIVED FOR FILING
 DATE January 21, 1974
 BY John P. Harvey
 ADMINISTRATIVE ASSISTANT

- 2 -

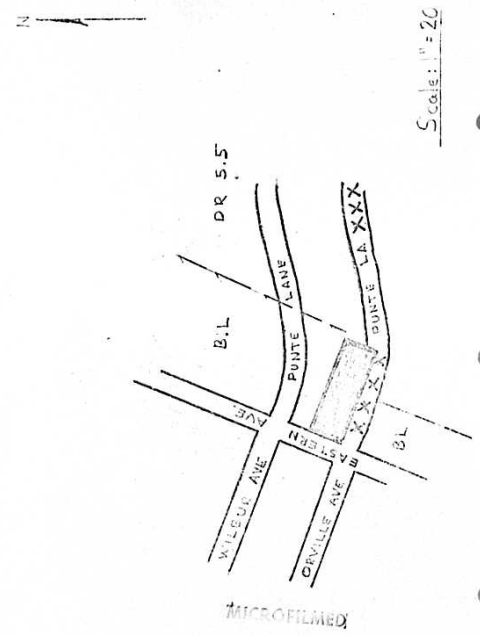
FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.,
 ENGINEERS
 P.O. BOX 6828, TOWSON, MD. 21204

Description To Accompany Zoning Petition
 For Reclassification From Existing DR-16
 Zone To B.L. Zone
 S.E. Corner Old Eastern Avenue and Punte Lane
 August 9, 1973

Beginning for the same at a point on the easterly side of Old Eastern Avenue said point being measured southwesterly distant 98 feet more or less along said easterly side from the center line of Punte Lane, said point being also on the existing zoning line separating the B.L. Zone and the DR-16 Zone running thence leaving said easterly side of Old Eastern Avenue binding along part of said zoning line South 66° 43' 41" East 280.78 feet, thence for lines of division the two following courses viz: first South 23° 18' 19" West 90.00 feet and second North 66° 43' 41" West 280.82 feet to the heretofore mentioned easterly side of Old Eastern Avenue thence along said easterly side North 23° 17' 49" East 90.00 feet to the place of beginning.
 Containing 0.580 acres of land more or less.



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ROBERT J. ROMACKA
 ATTORNEY AT LAW
 809 EASTERN BOULEVARD
 (TOWSON OFFICE BUILDING)
 EBESK, MARYLAND 21221
 October 23, 1973

Charles B. Heyman, Chairman
 Planning Board of Baltimore County
 Jefferson Building
 Towson, Maryland 21204

Re: Chesapeake Village, Inc.
 Reclassification from DR-16 to BL
 Old Eastern Avenue

Dear Mr. Heyman:

As attorney for Chesapeake Village, Inc., please be advised that I have filed a Petition for Zoning Reclassification with the Office of Zoning requesting that a portion of my client's property be reclassified from DR-16 to BL. My purpose in writing to the Board at this time is to request that said petition be exempted from the cyclical procedures in accordance with Sub-section 22-22(1) of the Baltimore County Code as amended. Our reasons for making this request at this time are set out on the attached Memorandum which I filed with my Petition for Zoning Reclassification. Since an obvious error was made in the preparation of the zoning map, I would ask that my client's petition be heard by the Zoning Commissioner at his earliest convenience since any further delay will cause great hardship on my client in the development of his property.

Awaiting your further reply in this matter,
 Kindest personal regards.

Sincerely yours,

Robert J. Romacka

RJR/dsl
 cc: Hon. S. Eric DiNenna
 Zoning Commissioner

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November 16, 1973

Honorable Harry J. Benoit
 Chairman, Baltimore County Council
 Towson, Maryland 21204

Dear Mr. Benoit:

At its regular meeting on Thursday, November 15, 1973, the Baltimore County Planning Board, under the provisions of Sub-section 22-22(1) of the Baltimore County Code 1968, as amended, unanimously approved a resolution to certify to the County Council that early action is mandatorily required in the public interest on the petition of Chesapeake Village, Inc. to change the zoning classification of their tract at the southeast corner of Old Eastern Avenue and Punte Lane from D. R. 16 to B.L.

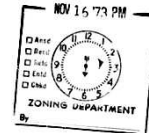
After reviewing the petitioner's letter and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made at the time the zoning boundary lines were drawn. The Board agreed that it had intended to change the zoning classification of this tract of land when the Board forwarded its recommended zoning map to the County Council; however, an error was apparently made in drafting the 200-scale zoning map by improperly locating the B.L. zoning boundary line due to an error in the location of Punte Lane on that map.

Copies of the petition and of the letter addressed to the Chairman of the Planning Board are attached. I will provide additional information upon your request. Notification to the Zoning Commissioner of the Council's action on this matter is necessary so that timely actions can be taken by him in accordance therewith.

Sincerely,
William D. Fromm
 William D. Fromm, Secretary
 Baltimore County Planning Board

WDF:JCH:mr

- cc: The Honorable Francis X. Bostle
 The Honorable Gray Huddles
 The Honorable G. Walter Tyrie, Jr.
 The Honorable Webster C. Dove
 The Honorable Francis C. Barrett
 The Honorable Wallace A. Williams
 Mr. Herbert E. Hohenberger
 Mr. Thomas Toponovich
 Mr. S. Eric DiNenna



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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21286
 AREA CODE 410 PLANNING DIVISION

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21284

JOHN J. DILLON, JR.
Chairman

MEMBERS

SECRETARY

DEPARTMENT OF ENGINEERING

DEPARTMENT OF PUBLIC ENGINEERING

STATE WORKS COMMISSION

DEPARTMENT OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

GENERAL DEVELOPMENT

Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Reclassification Petition
6th Zoning Cycle
Item 4
Chesapeake Village, Inc. - Petitioner

Dear Mr. Romadka:

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 respect to 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 east side of Old Eastern Avenue, 98 feet south of Punte Lane, in the 15th District of Baltimore County. This property, which is currently zoned D.R. 16 is requesting a Reclassification to Business, Local for 0.580 acres of land.

The proposed use of this property would be for the construction of a ten-story office and commercial complex. This planned development would be in conjunction with the overall development of the proposed Hopkins Village, which is planned for the area immediately east of this property in this vicinity. The property immediately to the south of this site is undeveloped woodland.

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- 2 -

Robert J. Romadka, Esq.
Re: Item 4 - 6th Zoning Cycle
Chesapeake Village, Inc.
November 20, 1973

There are existing residences as well as small commercial activities immediately to the west of the site. Punte Lane currently serves two marinas that front on Middle River to the east of the property.

Curb and gutter exists along Old Eastern Avenue and Punte Lane at this time.

Revised site plans that indicate the correct height and calculations must be filed in this office, as well as an overall plan with the correct parking calculations. Also, a Variance request to permit a side yard setback of 10 feet from the southernmost property line instead of the required 25 feet. Petitioner is also advised to carefully review the comments submitted by other members of this Committee.

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 Monday, December 17, 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 March 1, 1974 and April 15, 1974 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:LDJ
cc: George W. Stephens, Jr.
& Associates, Inc.,
303 Allegheny Avenue, Towson, Md. 21204

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

Bureau of Engineering
ELLSWORTH W. DYER, P. E. CHIEF

October 29, 1973

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

Re: Item #4 (October 1973-April 1974 - Cycle VI)
Property Owner: Chesapeake Village, Inc.
809 cor. of Old Eastern Ave., 9 Punte Lane
Existing Zoning: B.L. 16
Proposed Zoning: B.L.
No. of Acres: 0.580 (Area District: 15th)

Dear Mr. DiNenna:

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

Highways:

Old Eastern Avenue is a former State Road which has been fully improved and is now maintained by Baltimore County.

Punte Lane has been improved as a divided roadway for the major portion of this frontage. A temporary mountable curb across the area where the entrance is proposed must be realized with concrete curb and gutter in conjunction with the entrance construction.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drain facilities will be required in connection with the proposed development of this property.

Sediment Control:

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

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Item #4 (October 1973-April 1974 - Cycle VI)
Property Owner: Chesapeake Village, Inc.
Page 2
October 29, 1973

Water and Sanitary Sewer:

Public sanitary sewerage and public water exist adjacent to this property.

Very truly yours,

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

EWD:RAN:REC:as

1-SE Key Sheet
NE 3 I Top
10 NE 33 Pos. Sheet

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE CLIFFORD, P.E. Director
Wm. T. HOLZER Deputy Traffic Engineer

October 24, 1973

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

Re: Item 4 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Chesapeake Village, Inc.
East side of Old Eastern Avenue, 98 feet south of Punte Lane
B.L. District 15

Dear Mr. DiNenna:

The subject petition can be expected to increase the trip density from 60 to 300 trips per day. This site in itself should not create any major traffic problems. However, if a series of offices are to develop along Old Eastern Avenue, traffic problems can be anticipated.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/pk

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Baltimore County Fire Department



Towson, Maryland 21204
872-7318

J. Austin Deitz
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Chesapeake Village, Inc.

Location: S.E. corner of Old Eastern Avenue, & Punte Lane

Item No. 4 Zoning Agenda Wednesday, October 3, 1973

Gentlemen:

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

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

Reviewer: *H. J. Kelly* Noted and Approved: _____
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 18, 1973

DONALD W. 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, October 3, 1973, are as follows:

Property Owner: Chesapeake Village, Inc.
Locations: SE Cor. Old Eastern Ave. & Punte Lane
Present Zoning: B.L. 16
Proposed Zoning: B.L.
No. Acres: 0.580
District: 15

Metropolitan water must be extended to serve the site.

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 H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

cc: W.L. Phillips

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BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 25, 1973

November 5, 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 #4, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Chesapeake Village, Inc.
Location: S/E corner of Old Eastern Avenue, & Punte Lane
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
No. of Acres: 0.580 acre
District: 15

This office will require an overall site plan showing the proposed structures, parking areas, and A.D.T. counts. The overall plan must be in conformance with the Zoning Commissioner's check list for Zoning Petitions.

The plan submitted showing the height of the office building is not correct as to the height of the building or parking calculations.

If the zoning reclassification is granted, this office would require the previously approved site plan to be resubmitted for an overall with the new proposals shown on the plan for subdivision approval.

Very truly yours,

John L. Wimbley

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHEESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3261

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

Z.A.C. Meeting of: "Cycle 6"

Re: Item
Property Owner: Chesapeake Village, Inc.
Location: S.E. corner of Old Eastern Avenue & Punte Lane
Present Zoning: D.R. 16
Proposed Zoning: B.L.

District: 15th
No. Acres: 0.580

Dear Mr. Dinenna:

A change from residential to BL would result in a loss of 1 or 2 pupils and would have no adverse effect.

WNP/nl

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

microfilmed

W. ENGLIE PARKS, PLANNING
SUSAN E. HESS, ZONING
MRS. ROBERT L. BERRY

MARCUS M. HUSTONIS
JOSEPH N. MCGUIRE
ALVIN L. EGAN

F. HAROLD WILSON, PLANNING
RICHARD W. TRACY, ZONING
MRS. WILHELMINA G. GARDNER

County Council of Baltimore County County Office Building, Towson, Maryland 21204

December 4, 1973

COUNCILMEM

First District
FRANCIS X. BOSSLE

Second District
GARY HUGGLES

Third District
G. DAVID TAYLOR, JR.

Fourth District
ARLENE C. GOSK

Fifth District
HAROLD T. HOBENBERGER

Sixth District
FRANCIS C. BARRETT

Seventh District
WALLACE A. WILLIAMS

Secretary
HERBERT E. HOHENBERGER

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

Dear Mr. Dinenna:

Attached herewith please find copy of Planning Board Resolution certifying that early action is manifestly required in the public interest on the petition of Chesapeake Village, Inc. to change the zoning classification of their tract at the southeast corner of Old Eastern Avenue and Punte Lane from D.R. 16 to B.L., which the County Council passed at their meeting on Monday, December 3, 1973.

Very truly yours,

Herbert E. Hohenberger
Herbert E. Hohenberger
Secretary

HEH:bl

CC: Mr. William D. Fromm



November 16, 1973

Honorable Harry J. Bartenfelder
Chairman, Baltimore County Council
Towson, Maryland 21204

Dear Mr. Bartenfelder:

At its regular meeting on Thursday, November 15, 1973, the Baltimore County Planning Board, under the provisions of Subsection 22(i) of the Baltimore County Code 1968, as amended, unanimously approved a resolution to certify to the County Council that early action is manifestly required in the public interest on the petition of Chesapeake Village, Inc. to change the zoning classification of their tract at the southeast corner of Old Eastern Avenue and Punte Lane from D.R. 16 to B.L.

After reviewing the petitioner's letter and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made at the time the zoning boundary lines were drawn. The Board agreed that it had intended to change the zoning classification of this tract of land when the Board forwarded its recommended zoning maps to the County Council; however, an error was apparently made in drafting the 200-scale zoning map by improperly locating the B.L. zoning boundary line due to an error in the location of Punte Lane on that map.

Copies of the petition and of the letter addressed to the Chairman of the Planning Board are attached. I will provide additional information upon your request. Notification to the Zoning Commissioner of the Council's action on this matter is necessary so that timely actions can be taken by him in accordance therewith.

Sincerely,

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board

WDF:JGH:m

cc: The Honorable Francis X. Bossle
The Honorable Gary Huggles
The Honorable G. Walter Taylor, Jr.
The Honorable Webster C. Dove
The Honorable Francis C. Barrett
The Honorable Wallace A. Williams
Mr. Herbert E. Hohenberger
Mr. Thomas Tappavrich
Mr. S. Eric Dinenna

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHEESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3261

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric Dinenna, Zoning Commissioner Date: December 20, 1973
FROM: Baltimore County Planning Board
SUBJECT: Zoning Reclassification Petition

Property Owner: Chesapeake Village, Inc.
Location: S/E corner of Old Eastern Avenue and Punte Lane
Existing Zoning: D.R. 16
Requested Zoning: B.L.
District: 15
Zoning Reclassification Cycle VI, Item 4

After reviewing the petitioner's letter and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made at the time the zoning boundary lines were drawn. The Board agreed that it had intended to change the zoning classification of this tract of land when the Board forwarded its recommended zoning maps to the County Council; however, an error was apparently made in drafting the 200-scale zoning map by improperly locating the B.L. zoning boundary line due to an error in the location of Punte Lane on that map.

It is therefore recommended that the petitioner's request be granted.

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board

WDF:JGH:m



CERTIFICATE OF PUBLICATION

TOWSON, MD., December 27, 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 one (1) day of JANUARY, 1974, the first publication appearing on the 27th day of December, 1973.

THE JEFFERSONIAN
H. Leach
Manager

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION AND VARIANCE...
Section 21-14, Sub A, of the Zoning Ordinance...
LOCATION: East side of Old Eastern Avenue...
PUBLIC HEARING: 11:00 AM, January 14, 1974...
The Zoning Commissioner of Baltimore County...
Present Zoning: D.R. 16
Proposed Zoning: B.L.
District: 15

PETITION FOR RECLASSIFICATION AND VARIANCE...
Section 21-14, Sub A, of the Zoning Ordinance...
LOCATION: East side of Old Eastern Avenue...
PUBLIC HEARING: 11:00 AM, January 14, 1974...
The Zoning Commissioner of Baltimore County...
Present Zoning: D.R. 16
Proposed Zoning: B.L.
District: 15

OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221 January 7 - 1974

THIS IS TO CERTIFY that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week to wit the 7th day of Jan, 1973 that is to say the same was inserted in the issue of December 27, 1973.

STROMBERG PUBLICATIONS, Inc.

Keith Morgan

CERTIFICATE OF POSTING

District: 15
Posted for: *William D. Fromm*
Petitioner: *Chesapeake Village, Inc.*
Location of property: *Old Eastern Avenue & Punte Lane*
Location of Signs: *S. Eric Dinenna*
Remarks:
Posted by: *William D. Fromm*
Signature: *William D. Fromm*
Date of return: *Jan 2, 1974*

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, CG, CA										
Reviewed by: <u>PH</u>	Revised Plans:		Change in outline or description		Yes		No			
Previous case:	Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 1 day of

Oct 1978. Item # _____

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Chesapeake Village, Inc. Submitted by R. Romada

Petitioner's Attorney R. Romada Reviewed by PH

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

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 1 day of

Oct 1978. Item # _____

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Chesapeake Village Submitted by R. Romada

Petitioner's Attorney R. Romada Reviewed by PH

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

MICROFILMED

Robert J. Romada, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

Item #
004 Zoning Cycle

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 15th day of October 1978

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Chesapeake Village, Inc.

Petitioner's Attorney Robert J. Romada
809 Eastern Boulevard
Baltimore, Maryland 21221

Reviewed by PH
Chairman
Zoning Advisory Committee

MICROFILMED

BALTIMORE COUNTY, MARYLAND No. 13054
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 17, 1978 ACCOUNT 03-662

AMOUNT \$73.25

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Chesapeake Village, Inc.
31 Beach Drive
Baltimore, Md. 21220

Printing and posting of property
#71-156-1A #71-156-1A 732540

MICROFILMED

BALTIMORE COUNTY, MARYLAND No. 12734
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 29, 1973 ACCOUNT 03-662

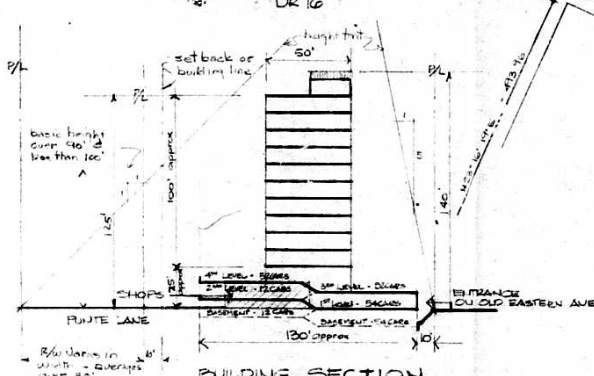
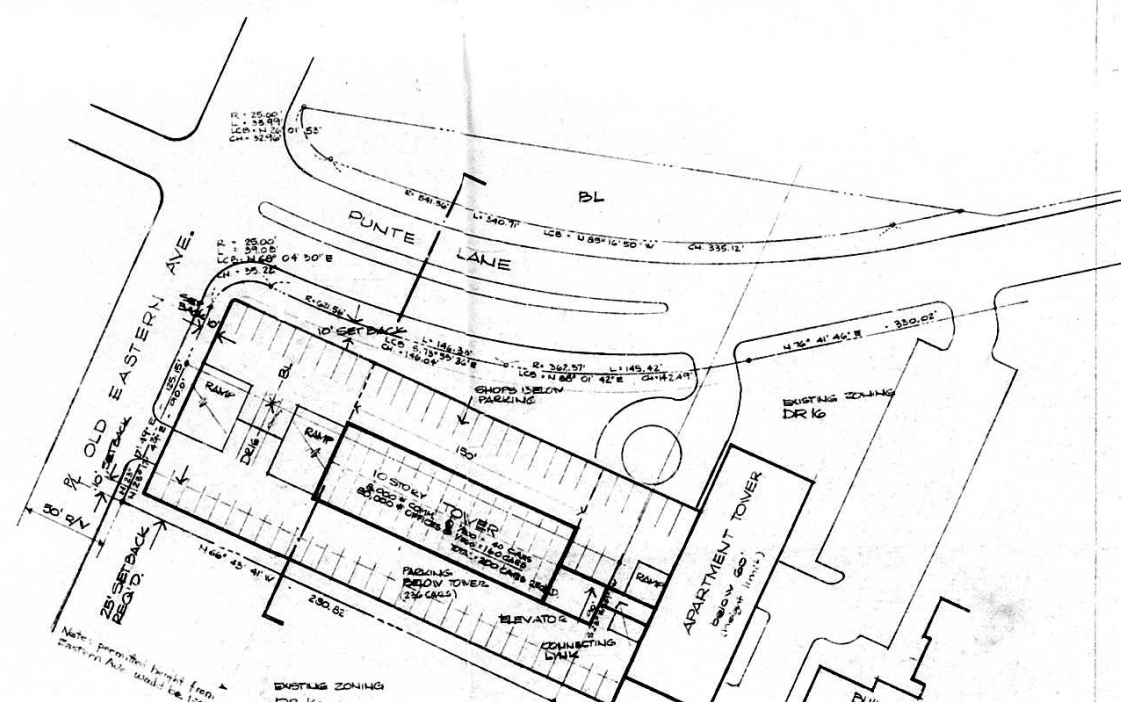
AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Robert J. Romada, Esq.
809 Eastern Blvd.
Essex, Md. 21221

Petition for Reclassification for Chesapeake Village
#71-156-1A #71-156-1A 732540

MICROFILMED



BUILDING SECTION



Note: A.D.T. estimates by Dept. of Traffic Engineering = 240 trips (see letter dated Oct 24 73 from Mr. Moore)

Cycle #6
Chesapeake Valley
DEC 14 1973 PM

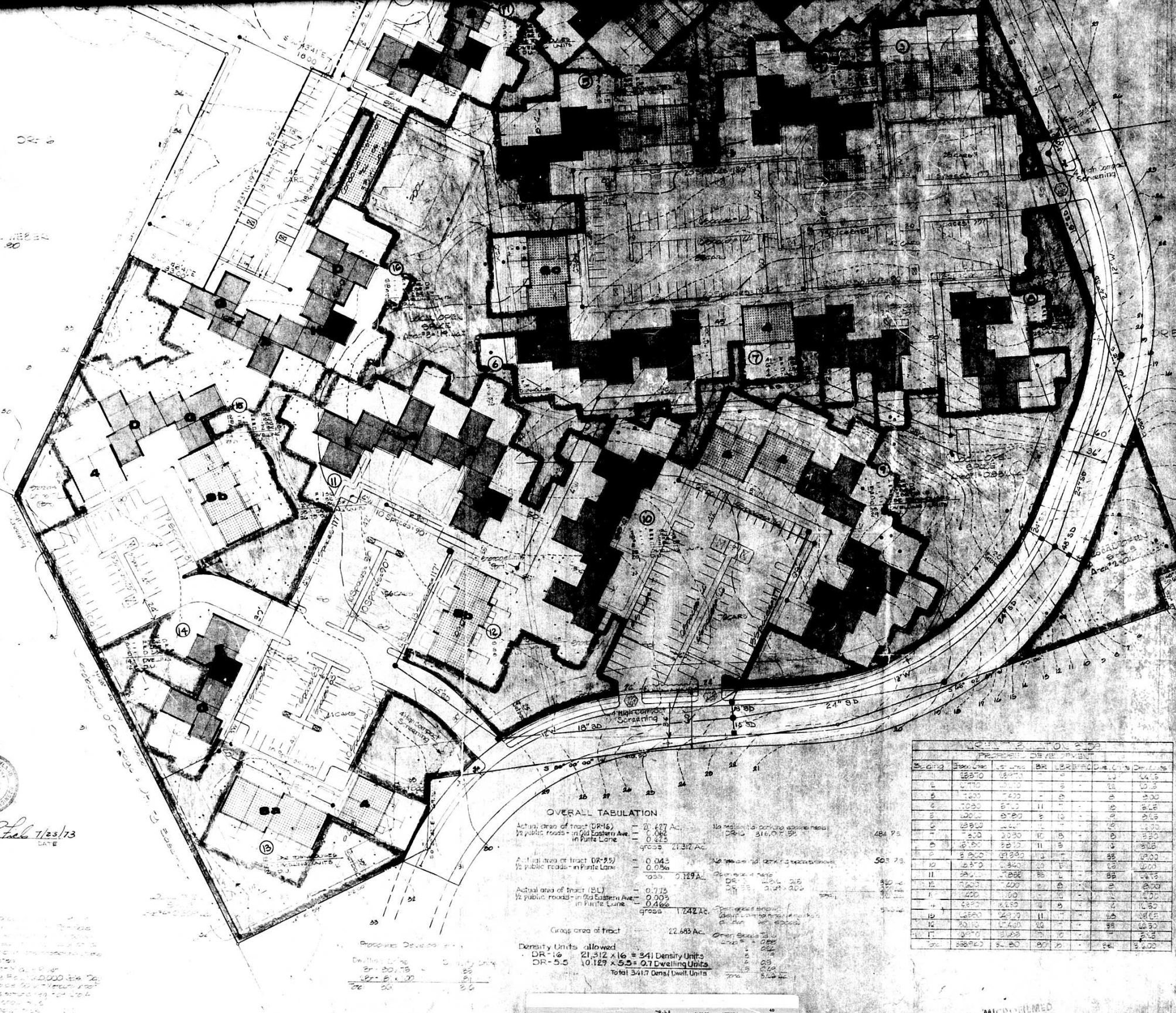
ZONING DEPARTMENT

**HOPKINS VILLAGE
FUTURE DEVELOPMENT**
ARCHITECT: THE ARCHITECTURAL AFFILIATION
DATE: 15 AUGUST 1973
REV: 14 DEC 1973

REVISED PLANS



Charles E. Hall 7/25/73
REG 5043 DATE



OVERALL TABULATION

Actual area of tract (DR-16)	= 20.477 Ac.	No. of units for parking spaces needed	484
1/2 public roads - in Old Eastern Ave.	= 0.062	DR-16	316,075 sq ft
in Pulte Lane	= 0.425		
gross	21.312 Ac.		
Actual area of tract (DR-55)	= 0.045	No. of units for parking spaces needed	503
1/2 public roads - in Pulte Lane	= 0.086	DR-55	316,075 sq ft
gross	0.129 Ac.		
Actual area of tract (BL)	= 0.775	No. of units for parking spaces needed	360
1/2 public roads - in Old Eastern Ave.	= 0.005	BL	2,141,200 sq ft
in Pulte Lane	= 0.466		
gross	1.242 Ac.		
Gross area of tract	22.683 Ac.	Other Streets To	
Density Units allowed		DR-16	21,312 x 16 = 341 Density Units
DR-55	0.129 x 55 = 7.1 Dwelling Units	BL	0.775 x 55 = 42.6 Dwelling Units
Total	341.7 Densit. Units	Total	341.7 Densit. Units

Block	Block Area	Block Area	DR	DR	DR	DR	DR	DR	DR
1	18870	18870	-	-	-	-	-	-	-
2	1710	1710	-	-	-	-	-	-	-
3	1620	1620	-	-	-	-	-	-	-
4	1020	1020	11	5	10	5	10	5	
5	1380	1380	9	13	9	13	9	13	
6	1880	1880	-	-	-	-	-	-	-
7	300	300	10	5	10	5	10	5	
8	1830	1830	11	5	11	5	11	5	
9	1800	1800	11	5	11	5	11	5	
10	1850	1850	11	5	11	5	11	5	
11	1800	1800	11	5	11	5	11	5	
12	1800	1800	11	5	11	5	11	5	
13	1800	1800	11	5	11	5	11	5	
14	1800	1800	11	5	11	5	11	5	
15	1800	1800	11	5	11	5	11	5	
16	1800	1800	11	5	11	5	11	5	
17	1800	1800	11	5	11	5	11	5	
Total	18870	18870	87	15	87	15	87	15	

ARCHITECTURAL CONSULTANT
WILLIAM & MOUTON

MAIN RESEARCH FOUNDATION
WILLIAM & MOUTON

CONSULTANT
VAN BENSSELAER & Saxe

ARCHITECTURAL ENGINEERING
HENRY ADAMS INC.

ROGER E. HOLTMAN

GEORGE W. STEPHENS JR. & ASSOCIATES INC.

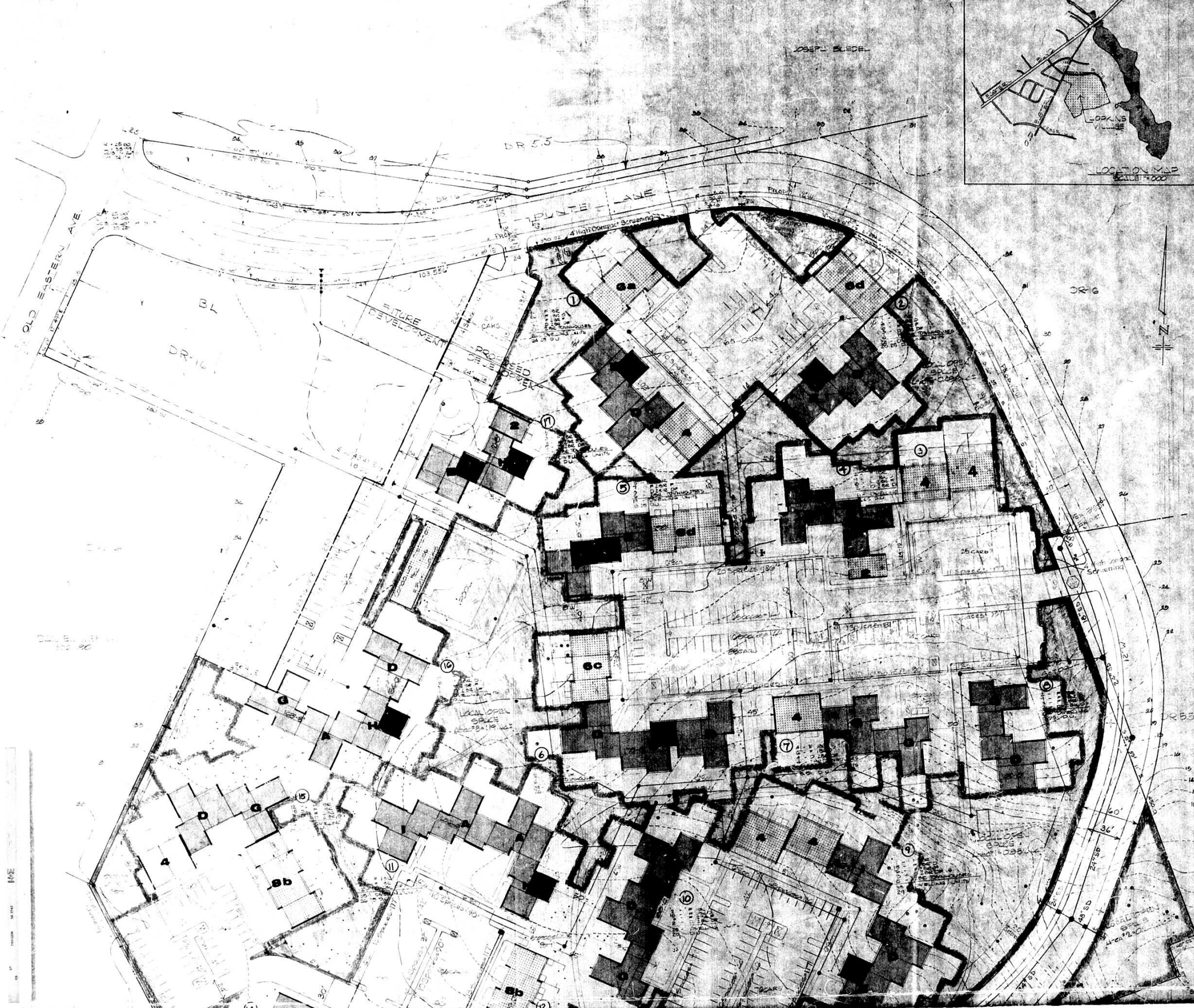
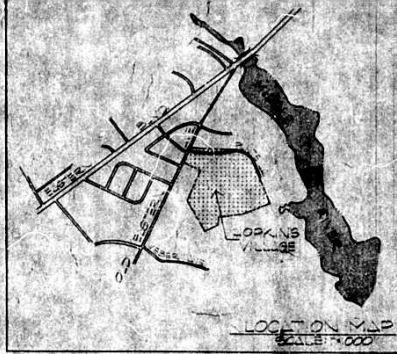
THE ARCHITECTURE AFFILIATION

KARL CONCRETE HOUSING SYSTEM

SITE PLAN
REVISION OF P.L. AND BUILDING UNITS

PROJ. NO. 1106
SCALE 1" = 40'
DATE 7/25/73
LAST REV. 7/25/73

MICROFILMED



UNIT TYPE	AREA
1 1/2 STORY - HT. 11'	10,000
2 1/2 STORY - HT. 14'	10,000
3 1/2 STORY - HT. 17'	10,000
4 1/2 STORY - HT. 20'	10,000
5 1/2 STORY - HT. 23'	10,000
6 1/2 STORY - HT. 26'	10,000
7 1/2 STORY - HT. 29'	10,000
8 1/2 STORY - HT. 32'	10,000
9 1/2 STORY - HT. 35'	10,000
10 1/2 STORY - HT. 38'	10,000
11 1/2 STORY - HT. 41'	10,000
12 1/2 STORY - HT. 44'	10,000
13 1/2 STORY - HT. 47'	10,000
14 1/2 STORY - HT. 50'	10,000
15 1/2 STORY - HT. 53'	10,000
16 1/2 STORY - HT. 56'	10,000
17 1/2 STORY - HT. 59'	10,000
18 1/2 STORY - HT. 62'	10,000
19 1/2 STORY - HT. 65'	10,000
20 1/2 STORY - HT. 68'	10,000
21 1/2 STORY - HT. 71'	10,000
22 1/2 STORY - HT. 74'	10,000
23 1/2 STORY - HT. 77'	10,000
24 1/2 STORY - HT. 80'	10,000
25 1/2 STORY - HT. 83'	10,000
26 1/2 STORY - HT. 86'	10,000
27 1/2 STORY - HT. 89'	10,000
28 1/2 STORY - HT. 92'	10,000
29 1/2 STORY - HT. 95'	10,000
30 1/2 STORY - HT. 98'	10,000
31 1/2 STORY - HT. 101'	10,000
32 1/2 STORY - HT. 104'	10,000
33 1/2 STORY - HT. 107'	10,000
34 1/2 STORY - HT. 110'	10,000
35 1/2 STORY - HT. 113'	10,000
36 1/2 STORY - HT. 116'	10,000
37 1/2 STORY - HT. 119'	10,000
38 1/2 STORY - HT. 122'	10,000
39 1/2 STORY - HT. 125'	10,000
40 1/2 STORY - HT. 128'	10,000
41 1/2 STORY - HT. 131'	10,000
42 1/2 STORY - HT. 134'	10,000
43 1/2 STORY - HT. 137'	10,000
44 1/2 STORY - HT. 140'	10,000
45 1/2 STORY - HT. 143'	10,000
46 1/2 STORY - HT. 146'	10,000
47 1/2 STORY - HT. 149'	10,000
48 1/2 STORY - HT. 152'	10,000
49 1/2 STORY - HT. 155'	10,000
50 1/2 STORY - HT. 158'	10,000
51 1/2 STORY - HT. 161'	10,000
52 1/2 STORY - HT. 164'	10,000
53 1/2 STORY - HT. 167'	10,000
54 1/2 STORY - HT. 170'	10,000
55 1/2 STORY - HT. 173'	10,000
56 1/2 STORY - HT. 176'	10,000
57 1/2 STORY - HT. 179'	10,000
58 1/2 STORY - HT. 182'	10,000
59 1/2 STORY - HT. 185'	10,000
60 1/2 STORY - HT. 188'	10,000
61 1/2 STORY - HT. 191'	10,000
62 1/2 STORY - HT. 194'	10,000
63 1/2 STORY - HT. 197'	10,000
64 1/2 STORY - HT. 200'	10,000
65 1/2 STORY - HT. 203'	10,000
66 1/2 STORY - HT. 206'	10,000
67 1/2 STORY - HT. 209'	10,000
68 1/2 STORY - HT. 212'	10,000
69 1/2 STORY - HT. 215'	10,000
70 1/2 STORY - HT. 218'	10,000
71 1/2 STORY - HT. 221'	10,000
72 1/2 STORY - HT. 224'	10,000
73 1/2 STORY - HT. 227'	10,000
74 1/2 STORY - HT. 230'	10,000
75 1/2 STORY - HT. 233'	10,000
76 1/2 STORY - HT. 236'	10,000
77 1/2 STORY - HT. 239'	10,000
78 1/2 STORY - HT. 242'	10,000
79 1/2 STORY - HT. 245'	10,000
80 1/2 STORY - HT. 248'	10,000
81 1/2 STORY - HT. 251'	10,000
82 1/2 STORY - HT. 254'	10,000
83 1/2 STORY - HT. 257'	10,000
84 1/2 STORY - HT. 260'	10,000
85 1/2 STORY - HT. 263'	10,000
86 1/2 STORY - HT. 266'	10,000
87 1/2 STORY - HT. 269'	10,000
88 1/2 STORY - HT. 272'	10,000
89 1/2 STORY - HT. 275'	10,000
90 1/2 STORY - HT. 278'	10,000
91 1/2 STORY - HT. 281'	10,000
92 1/2 STORY - HT. 284'	10,000
93 1/2 STORY - HT. 287'	10,000
94 1/2 STORY - HT. 290'	10,000
95 1/2 STORY - HT. 293'	10,000
96 1/2 STORY - HT. 296'	10,000
97 1/2 STORY - HT. 299'	10,000
98 1/2 STORY - HT. 302'	10,000
99 1/2 STORY - HT. 305'	10,000
100 1/2 STORY - HT. 308'	10,000

SPECIAL CONSULTANT
 WILLIAM J. MOUTON
 HARBOR RESEARCH FOUNDATION