PETITION OR ZONING RE-CLASIFICATION AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Virginia S. Geary I, or we. H. Wilmay Geary, and A. legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby potition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from # D.R.5.5. D.R. 16zone: for the following reasons: 1. In classifying the property D. R. 5.5 the Council committed errors as set out on the attached exhibit which is incorporated by reference

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 Bal County, to use the herein described property, for. N.A.

Property is to be posted and advertised as prescribed by Zoning Regulations. L or we, agree to pay expenses of above re-classification and/or Special Exception

5HI

ORDER RECEIVED FI

17: et 15 posting, etc., upon filing of this putition, and further agree to and are to be bound by the zoning ore County adopted pursuant to the Zoning Law for Baltimore

sc/o R. Samuel Jett, Esquire 700 Title Building Baltimore, Maryland 21202

James D. Melar Petitioner's Attor D. Rolan Petitioner's Attorney
204 West Pennsylvania Avenue
23-7800

ORDERED By The Zening Commissioner of Baltimore County, this 15th.

., 197 3-, that the subject matter of this petition be advertised, as ore County, in two newspapers of general circulation throughrequired by the Zoning Law of Balt out, Raltimore County, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Towson, Baltimore __, 1974_, at 11:00o'clock

POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN

CLASSIPYING THE SUBJECT PROPERTY D.R.5.5

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

1. That the subject property was erroneously placed by the Council between a very large D.R. 16 zone to the north directly across Old Pimlico Road, and an equally large D.R.16 zone to the south, and it was error for the Council not to place the subject property in a J.R.16 zone since, among other reasons, it is similar in topography to these two D.R.16 zones, and it has equal or better road acces:.

2. That it was erroneous for the Council to leave a narrow pand of D. R.5.5 along the south side of Old Pimlico Road close to the Jones Palls Expressway. These properties, including the subject property, should have properly been placed in higher residential densities, such as D.R.16; such densities serving as appropriate transition from the industrial uses to the east, as well as from the Jones Falls Expressway a short distance to the east.

3. For such other and further errors as shall be disclosed during the course of the preparation of this case, which errors shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

1. That the need for higher dansity residential zoning has greatly increased in this area since the time this area was last mapped by Council action.

2. 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,

Attorney for the Petitioners

MCA 🗆 🗅 🗅

DESCRIPTION

13.8 ACRE PARCEL, SOUTH SIDE OF OLD PIMILICO ROAD, 845 FEET WEST OF THE WEST SIDE OF THE JONES FALLS EXPRESSWAY, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS FOR DR-16 ZONING.

Beginning for the same at a point in the center line of Old Pimlico Road at the distance of 845 feet, more or less, westerly from the west side of The Jones Falls Expressway, said beginning point being the beginning of the land described in the deed to H. Wilme: Geary and wife, recorded among the Land Records of Baltimore County in Liber J. W. B. 1566, page 504, running thence binding on the lines of said land and on the center line of said Old Pimlico Road thirteen courses: (1) Due West 66 feet, (2) N 89° W 66 feet, (3) N 68° W 132 feet, (4) N 87° W 33 feet, (5) S 67° W 33 feet, (6) S 51° W 66 feet, (7) S 63° W 66 feet, (8) S 80° W 66 feet, (9) N 83° W 198 feet, (10) S 83° W 99 feet, (11) S 59° 30' W 148.5 feet, (12) S 83° 30' W 115.5 feet, and (13) N 82° 30' W 132 feet, thence binding on said first mentioned land and binding reversely on the land described in the deed to The Claridge Towers Company and recorder among the aforesaid Land Records in Liber O. T. G. 4987, page 147, three

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

MCA DOD

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AN OFFICES WILLIAMS

courses: (14) Due South 528 feet, (15) N 79° 45' E 549 feet, more or less, and (16) S 78° 15' E 660 feet, thence still binding on said first mentioned land (17) Northerly 598 feet, more or less, to the place of beginning. Containing 13.8 acres of land, more or less.

CAE:ejq

J.O.# 73394

September 10, 1973



PETITION AND SITE PLAN

November 30, 1973

204 West Pennsylvania Avenue

RE: Reclassification Petition Item 26 - 6th Zoning Cycle H. Wilmer Geary and Virginia

The Zoning Ldvisory 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 repard to the development plans that may have a bearing on this came. 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 in located on the south side of Old Pimlico Road, approximately 845 feet west of the Jones Falls Expressays, in the Jrd District of Baltimore County. This property, which is currently zoned D.R. 5.5 is requesting a few of the County of the County

- 2 -

Re: Item 26 - 6th Zoning Cycle

Our fiel investigation revealed that the topography in this area is quite erratic and that extensive grading will be required.

Since this property falls within the Jones Falls drainage area, I am requiring that estimated maximum day and peak hour water use data and the corresponding sewerage conversion factors be indicated on a revised site plan.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. Ameeur, any revisite or corrections to petitions, descriptions, or plats as the taw been requested by this Committee, shall be submit to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and advartising. 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., Chairman Zoning Advisory Committee

JJDJr.:JD

Enclosure

cc: MCA 1020 Cromwell Bridge Road



Pursuant to t	e advertisement, posting of pre-	perty, and public hearing or	the above Petition and
	y reason of error in the ori		
	er of the neighborhood; a		
	nmunity not being advers		
tare of me co	mindlety not netog extern	cry unitersal	
	elegan of the Company	steen Accompany	no della con uni-
he above Reclass	fication should be had.		
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		10726350	
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THE ORDER	ED by the Zoning Commissioner	of Baltimore County, this.	79.2
day de Ma	ch, 197 A, that the h	evein described property	or area should be and
the same is hereby	reclassified from a D, R	,5.5 Zone to a	D.R.16
ine from and	after the date of this Ord	er, subject to the app	roval of a site plan
Page 1	ment of Public Works and		
bathe Depart	ment of Public Works and		
F. 100 C.		the Office of Planni	1/
		15.10	//
	Mogica	Zoning Commissioner	//
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E. PETITION FOR RECLASSIFICATION : BEFORE from D.R. 5.5 to D.R. 16 zone SE/S Pimlico Road 2200 feet W. of COUNTY BOARD OF APPEALS es Folls Evo OF The Claridge Towers Co BALTIMORE COUNTY No. 72-65-R

ORDER OF DISMISSAL

Petition of The Claridge Towers Company for reclassification from D.R.5.5 zone to D.R. 16 zone, on property located on the southeast side of Pimlico Road 2200 fee west of Jones Falls Expressway, in the 3rd District, Northwestern Sector, of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of Orders of Dismissals of Appeals filed September 13, 1972 (copies of which are attached hereto and made a part hereof), from the attorneys representing the Protestants-Appellants in the above entitled

WHEREAS, the said attorneys for the said Protestants-Appellants request that the appeals files on behalf of said Protestants be dismissed and withdrawn as of

IT IS HEREBY ORDERED, this 20th day of September, 1972, that said appeals be and the same are DISMISSED.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

SMI CROPILAR

RE: PETITION FOR RECLASSIFICATION SE/S of Pimlico Road, 2200' W BEFORE THE ZONING COMMISSIONER of the Jones Falls Expressway 3rd District OF The Claridge Towers Company - : BALTIMORE COUNTY 72-65-R (Item No. 27) 111 :::

The Petitioner requests a Reclassification from a D.R.5.5 Zone to a D.R.16 Zone for a parcel of property located on the southeast side of Pimlico Road, twenty-two hundred feet (2200 west of the Jones Falls Expressway, in the Third District of Baltimore County, containing 37.1986 acres of land, more or less.

Testimony on behalf of the Petitioner indicated that five hundred and sixty (560) apartment units are proposed for the property. The full development will be completed in 1976 or 1977

A traffic engineer, testifying for the Petitioner, indicated that the means of ingress and egress, namely Old Pimlico Road, could handle possibly four (4) times the number of cars it now handles under ideal conditions.

The property was bought by the Petitioner in May of 1969. At that time, the property had been zoned R.A. as a result of a decision by the then Zoning Commissioner of Baltimore County and the Baltimore County Board of Appeals on appeal under Petition No. 66-16-RX. Also, an additional request for a Special Exception for Elevator Apartments had been denied by the Baltimore County Board of Appeals in October of 1966.

The property is surrounded on several sides by apartments now under construction and is in close proximity to the Jones Falls Expressway. Testimony indicated that there is a pro posed interchange with Old Pimlico Road and the Jones Falls Expressway sometime in the future.

The Bonnie View Golf Course is located to the south of the property and the development known as Greengate Subdivision is located to the northwest.

Testimony indicated that the schools in the immediate vicinity are under capacity. There is an expansion of the Summit Park Elementary School in the Capital Budget and Five Year Capital Program.

Purthermore, upon acquisition of this property, the Petitioner had already submitted plans to Baltimore County, and the were processed. A Public Works Agreement was processed at that time.

Residents in the area, in protest of the subject Petition, indicated the traffic hazards that may occur as a result of this development and also the possible overburdening of schools.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the opinion of the Zoning Commissioner, the Comprehensive Zoning Map as adopt ed on March 24, 1971, was in error in placing this property in a D.R.5.5 classification. Under Item No. 27 of the recommendation of the Baltimore County Planning Board to the Zoning Commissioner

> "The area along the west side of the Jones "The area along the west side of the Jones Falls Expressway to the north of Bonnie View golf course has been designated as a high-density meighborhood on the Northwest Sector Plan: road improvement proposals in this area include the westerly extension of Old Pimilco Road to Greenspring Avenue, a north-south connection of Smith Avenue and old Court Road, and an interchange of Old Pimilco Road with the Jones Falls Expressway."

The property was previously zoned and was in the process of development with the submission of plans and the execution of Public Works Agreement. It is felt that these facts were not known to the Baltimore County Council at the time of the adoption of the map, and this was not taken into consideration.

For the aforegoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24° day of April, 1972, that the herein described property or area should be and the same is hereby reclassified from a D.R.5.5 Zone to a D.R.16 Zone, from and after the date of this Order, subject to the approval of

- 2 -

site plan by the State Highway Administration, the Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE SLDC 903

OLIVER L. MYERS

MEMBERS BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COSCUES BURGAU OF FIRE PREVENTION

HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION DEVELOPMENT

Mr. George E. Gavrelis Office of Planning and Zoning 301 Jefferson Building on, Maryland 2120h

> RE: Item 27 (April - October Cycle 1971) Item 27 (April - October Cycle 1971)
> Property Cumer: The Charidge 'Canara'
> Location: S/SS Firshee Road, 2200' W
> of Jones Falls Expressmay
> Present Zoning: B.R.5.5
> Proposed Zoning: D.R.16 District: 3rd Sector: Northwestern No. Acres: 37.1936

Dear Mr. Cayrelist

The Zoning Advisory Committee has reviewed the plana sebmitted with the above referenced potition and has made am on site field importion of the property. The following comments are a result of this review and temperates.

The subject property is presently a wooded area with high topography on top of a ridge. The properties to the north are unfamiliary extensive development known on the Bounds Higher potenties and the Orden Gate substitution. Bonnie Ridge before a garden type and toom house advantage Green Gate bubtision. Bonnie Ridge being a single family development. The proposed as an extension of the Bonnie Ridge Apartment project. The property to the south single contains some increed such doubling the property to the south single counts some increed such doubling the property to the south single counts some increed such doubling this location is a very nurve mechanism and will be used from fall. For wise accusion is a very nurse mendanized road which runs from Fall's Jose connecting with Smith Avency. There is no curb and gutter existing along this road.

BUREAU OF ENGINEERING:

Highways:

This site has frontage on Old Pimlico Road and a drive in common with others, and will be affected by the alignment of Pheasant Gross Daive.

Old Pinlico Road is an existing County Road, which chall ultimately be improved to local collector standards. Highway improvements to this site, including ourb and gutter, sidewalks and entraces in accordance

Item 27

with the standards of the Baltimore County Deportment of Public Works for a Mo-foot closed took section on a 60-foot right-of-way will be required for any grading or building permit application.

- 2 -

Phesaant Cross Drive is a proposed County Road, which shall ul'anately be improved to major collector sunbards. Highway improvements to this site, including ourb and gutter, including curb and gutter, including curb and gutter, including corb and collect of the standards of the Son at 70-feet right-of-way will be required for any grading of building partit application.

The alignment as shown in the southeast corner of the property is not in accordance with the alignment adopted by Ralimore County. This alignment may be acquired from the Street, Road and Bridge Dosign Group of Paltimore County.

This property is traversed by stream which constitutes waters of the State. He change can be authorized for the course or cross-section of the stream without permit from the State Department of later Resources. This includes a culvent cross-time that the course of the state of the stream study cross-time that areas of this site which would be incomed by a Solyvar storm and to provide all justification of public benefit as carry to, and to obtain the required State permit for any change in courses or cross-section propersed. Fabilic rights-of-ray will be required for the Solyvar flood plain including 1 loot free board, 50-foot width minimum.

The Petitioner must provide necessary drainage facilities (temporary or personent) to prevent creating any mutaness or damages to adjacent properties, especially by the concentration of surface subtras. Or problem which may result, due to incorpor graining or improper installation of drainage facilities, would be the full responsibility of the Fetitioner.

Public draining facilities are required for any off site drainings facilities and any on site facilities serving off site areas, in accordance with the standards of the Paltimore County Reportment of Public Marks.

On site drainings facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Flumbing and Building Codes.

Development of this property through stripping, graing and stabilisation could result in a sediant pollution problem, damaging private and public bolishmy below this property. Sealment correct in required by State law. A graining partial is, therefore, necessary for all grading, including the stripping of the soil.

Orading studies and sediment control drawings will be messeary to be reviews and approved prior to the recording of any record plat or the issuance of any species and building permits.

Item 27

Waters

Public water facilities are available to benefit this property.

The proposed private improvement must be reviewed by the Baltimore City, Water Division for adequacy of water supply.

Service within the site from the public system must be in accordance with the Baltimore County Building, Flumbing and Fire Prevention Codes. The service connection to the mater shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewer:

Public sanitary sewer facilities can be made available to serve this property. Improvements to the public system would necessarily include the extension of sanitary sewers to and through this property.

Off site rights-of-ways appear to be necessary for the provision of public sewerace facilities to this site. If so, a record plat cannot be approved orier to acquisition of such rights-of-ways.

The Petitioner is entirely responsible for the construction of all additional senurage required to serve the proposed developant. Such additional accuracy is to be constructed on site, that is, not within any public rest, right-out-ray, or execute, the constructed on site, that is, not within any public rest, right-out-ray, or execute, every for commerciant on public sanitary severage located therein. All products and/or out-ties severage must conform with the Bultimore County Flumblang Cod and the Bultimore Cod and the Bulti and the Baltimore County Plumbing Code, as applicable.

The plan for development of this property is subject to approval of the State Department of Health prior to acceptance of a preliminary or final plat for re-

This office has reviewed the subject site plan and offers the following

- 1. The plan must be revised to show the new alignment of
- This office will restudy the plan to detrains a way to serve the adjacent properties to the south with public access.

DEPARTMENT OF HEALTH:

Public water is available to the site.

Public sewer is proposed.

MICROFILMED

BOLD ROOM IN THE O

Swimming Poll Comments: Prior to approval of a public pool on this site, two complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimure County Department of Health for review and

Air Follution Comment: The building or buildings on this site may be subject to registration and compliance with the Mary and State Health Air Follution Control Regulations. Additional information may be obtained from the Division of Air Follution, Baltimore County Department of Health

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from D.R.5.5 to D.R.16 of 37 acres. This increases the trip density of the site from 1850 to his trips

Old Pimileo Road, in its present condition, cannot be expected to hardle this density, and there are no Captial plans proposed through the ficeal year 76-77. Fresently, and there are plans to improve Pimileo Road so that it lines up with Old Court Road into the are plans to improve Pimileo Road so that it lines with Old Saper vary. Housever, at this time, settler the State nor the County have funded this content.

FIRE PREVENTION BURSAU:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500

- A second means of access is required for the site.
- Minimum width to the roads through site shall be 30 fest to assure passage of Pire Department equipment.
 - a. When pull-on parking is designed for both sides of a roadway, the minimum distance from curb to curb of the parking area shall be 6h feet.
 - b. Pull-i; parking on one side only, the distance from curb to curb shall be bit feet.

The owner shall be required to comply with all applicable requirements of the 101 Mife Safety Code, 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

From the existing soming we consepect approximately 103 Flomentary popular while a change to garden apartment soming could yield approximately the same.

REPORTED MED

Item #26 (October 1973-April 1974 - Cycle VI)
Property Owner: H. Wilmer & Virginia S. Geary Page 2 October 17, 1973

Sanitary Sewer:

Existing public sanitary sewer exists and terminates in Old Pinlico Acad aroundately 700 feet west of the centerline of the Jones Falls Expressway. Sewer can be made available to this site with the appropriate offsite automations and

Second 5. Lever

END:EAM: PMK: 55

NW 8C Topo

Item 27

ZONING ARKINISTRATION DIVISION:

A problem will develop if this property is ultimately constructed the may the proposal above on the Potitioner's site plan. Old Pimilco Road must undergo very extensive realicement the run: inflex of traffic that will be gonerated in the run: inflex of traffic that will be gonerated by the present condition of Old Pimilco Road cannot handle this anticipies. A ranjor traffic hasard and large congestion will be created at both intersection of Falls Road and Old Pimilco Road and the intersection of Salls Road and only finite Road. The need for a public road known as Phessant Cross Drive which will be a part of this project and any subsequent building application must reflect the revised alignment of this proposed road.

Very truly yours.

DEPARTMENT OF TRAFFIC ENGINEERING

WM. T. MELZER

EUGENE J. CLIFFORD. P.E.

October 25, 1973

C. Richard Moore Assistant Traffic Engineer

OLMano

cc: Mr. Edward D. Hardesty

Milton R. Smith, Esquire 102 West Pennsylvania Avenue Towson, Maryland 21204

sil Caor while

BALTIMORE COUNTY, MARYLAND

D.R. 16 District 3

from Smith Avenue to Falls Road,

Dear Mr. DiNenna:

CRM/pk

Re: Item 26 - October 1973 to April 1974 - Cycle Zoning VI

Property Owner: H. Wilmer Geary South side of Old Pimlico Road, 845 feet west of Jones Falls

The subject petition can be expected to increase trip density from 700 to 1700 trips per day. At present, Old Pimlico Road is inadequate to handle these volumes and no construction is anticipated at this time.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG 111 W. Chesapezke Ave. Towson, Maryland 21204

IOHN I, DILLON, 11 MEMBERS

DEPARTMENT OF TRAFFIC ENGINEERING STATE FOADS COMMES

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ONING ADMINISTRAT

INDUSTRIAL DEVELOPMENT

James D. Holan, Esq., 204 West Pennsylvania Avenue Towson, Maryland 21204

RE: Reclassification Patition Item 26 - 6th Zoning Cycle H. Wilmer Geary and Virginia S. Geary - Petitioners

November 27, 1973

The attached comments indicate revised site plans are to be filed by December 17, 1973. Since I have been unable to forward comments as early as I would have liked, I am revising this date to January 17, 1974.

> Very truly yours, John Willon John John John J. Dillon J. Dillon, JR., Chairman Zoning Advisory Committee

JJDJr.:JD

Enclosures cc: MCA

1020 Cromwell Bridge Road Towson, Md. 21204

Baltimore County Fire Department

J. Austin Deitz



Towcon, Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman Zening Advisory Committee

Re: Property Owner: H. Wilmer & Virginia S. Geary Location: S/S of Old Pimlico Rd., 845 ft. W of the W/S of the Jones Falls Expressway
Zoning Agenda Tuesday, October 2, 1973 Item No. 26

Pursuant to your request, the referenced property has been surveyed by this 3ureau 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. Sire hydrants for the referenced propert, are required and shall be located at intervals of 500° feet along an improved approved road in accordance with Baltimore County Standards a published by the Department of Public Borks.

() 2. A second neans of rehicle access is required for the site.

() 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Pire Department.

The site shall be made to couply with all applicable parts of the Fire Prevention Code p r to occupancy or beginning of the Pire Prevention Code p r 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 mational Pire Protection Association Standard No. 101.

(1) 6. Site plans are professional Profession Profession Professional Procession Company.

(2) 7. The Pire Prevention Bureau has no comments at this time.

Reviewer: Hosman Kally Moted and Approved: Planning Group Special Inspection Division

Deputy Chief

mls 4/16/73

BALTIMORE COUNTY, MARYLAND

Baltimore County, Maryland

Bepartment Of Bublte Borks

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

October 17, 1973

Falls Expressway
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16

Old Pimlico Road is an existing road which will be improved as a 50-foot curb

The Petitioner must provide necessary drainage facilities (temporary or permanent)

to prevent creating any missance or designs to adjacent properties, especially these concentration of surface vesters. Correction of any problem with easy result, due to improve grading or improver installation of drainage facilities, would be the full responsibility of the Patitioner.

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

for review by the Coning Advisory Committee in connection with the subject item.

and gutter street cross-section on a 70-foot right-of-way and will be resligned essentially as shown on the submitted plan.

Fheasant Cross Drive will also extend through this site as a 50-foot curb and gutter street cross-section on a 70-foot right-of-way.

The following comments are turnished in regard to the plat submitted to this office

Re: Item #26 (October 1973 -april 1976 - Cycle VI)

No. of Acres: 13.8 Acres District: 3rd

Property Owner: H. Wilmer & Virginia S. Geary S/S of Old Pimlico Rd., 845' W. of the W/S of the Jones

JEFFERSON BUILDING

Bureau of Engineering

ELLSWORTH N. DIVER, P. E. CHIE

Mr. S. Eric DiNenna

Zoning Commissioner County Office Building

Towson, Maryland 21204

October 19, 1973

DONALD J. ROOP, M.D., M.P.H.

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

Public water service exists adjacent to this site.

Comments on Reclassification, Zoning Advisory Committee Meeting, October 2, 1973, are as follows:

Property Owner: H. Wilmer & Virginia S. Geary Location: S/S Old Pimlico Rd.,845'W of Jones Falls Exp'wy Present Zoning: D.R. 5.5 Proposed Zoning: D.R. 16 No. Acres: 13.8 District: 3

DEPARTMENT OF HEALTH-

Metropolitan water and sever must be extended to the

Thoras H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn@

Very truly yours,



November 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. Di Nenna:

Comments on Item #26 , VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: H. Williner & V. ginio S. Geory Location: 5/5 of Old Pinilico Rood, 845 ft. W of the W/5 of the Jones Falls Expressway Estiting Zoning: D. R. 3.5 Proposed Zoning: D. R. 16 No. of Acres: 13.8 acres

If the petition is granted the developer must comply with Section 504 of the Zoning Regulations.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 AREA CODE 301 PLAYNING 484-3211 ZONING 484-3381

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1973

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

Z.A.C. Meeting of:

I Rum
Property Owner: H. Wilmer & Virginia S. Geary
Location: S/S of Old Pimlico Rd, Sus ft. W. of the W/S of the Jones Falls
Expressway.
Proposed Zoming: D.R. 5.5.
Proposed Zoming: D.R. 16.

District:

Dear Mr. DiNenna:

(SEE ATTACHED)

Very truly yeurs, lo Til tetrouch

W. Nick Petrovich Field Representative

H. EMSLIE PARKS, PRESIDENT MAS ROBERT L HERNEY

WNP/ml

MARCUS M. RETSANIS ALVIN LOHEOK

MICHARD & FULLEY YES

COMMENTS

	School Situation:					
	School		Sept. 28, 19 Enrollme.it	73 Capacity	Over/Under	
4	Wellwood Elementary		563	7140	-77	
	Pikesville Jr.		1253	1220	+33	
	Pikesville Sr.		1493	1320	+173	
	Projections:					
	School .	Sept. 19_74_	Sept. 19_75	Sept. 19 76	Sept. 19_77	Sept.
	Wellwood flementary	538	526	530	524	525
	Pikesville Jr.	1190	1125	1090	1005	950
	Pikesville Sr.	1550	1520	1450	1370	1295
	Budgeted Construction:					
	School		Status	Capacity	Estimated To Open	
	Owings Mills Sr.		Punds Asked	1200	Piscal 1977	

Programmed Construction: (Subject to availability of funds)

School .	Capacity	Year Programmed	Estimated To Open	
None				
Possible Student Yield:	Elementary	Junior High	Senior High	
Present Zoning:	21	21	114	
Proposed Zoning:	16	9	9	

Co. ments concerning effect on school housing matters:

No adverse effect

From D.R. 5.5 to D.R. 10

February 19, 1974



026 The Terraces Itimore, Maryland 21209

Mr. S. Di-Nenna Baltimore County Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Re: Tract #26, 13.8 acres H. Wilmer Geary South side of Old Pimlico Rood

Dear Sir:

As residents of Baltimore County, my husband and I ask that the request for zoning reclassification, scheduled for March 1, 1974, of the above project, not be granted, but instead be held over for the future, when the following problem of the creas may

1- General traffic burden on the secondary inadequate roads of Mt. Washington, namely Smith Avenue and Falls Road.

2- Interchange that is needed at Jones Falls Expressway and Old Pimlico Road is under

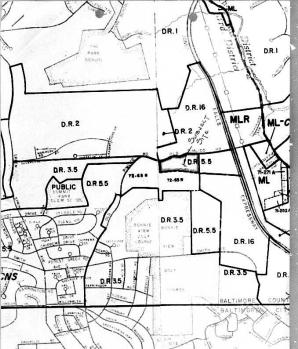
3- Adequate sewer system for the entire area.

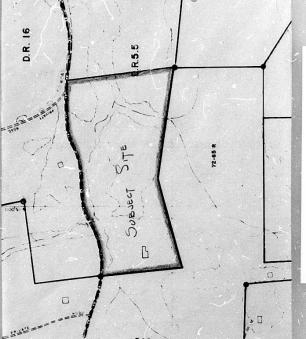
4- Other area and environmental impact aspects, better known to the Baltimore County Planning Department.

My husband and I ask to be kept informed of the progress of this zoning case.

Dovolly & Jenney

(Mrs.) Dorothy E. Jewell





CERTIFICATE OF PUBLICATION TOWSON, MD., February 14 19 74

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once taxands or one time succession weeks before the 1st day of March 19 74 the first publication appearing on the 14th day of February

Cost of Adverusement, &

TION
3rd DISTRICT
NING: From D.R. 5.5 to D.R. ZONING: From U.S.

E Zone.

LOCATION: South side of Old
Finitice Read 845 feet West of
Joses Falls Expressvay.

DATE & TIME: FRIDAY.

MARCH: 1974 of 11:00 A.M.

PUBLIC HEARING: Room 108.

County Office Building, 11 W.S.

LONING AVENUE, Turning

PETITION FOR RECLASSIFICA

OFFICE OF Ocommunity IMES RANDALLSTOWN, MD. 21133 February 18 -19 74

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one week/ before the 18th day of Peb. 1974 that is to say, the same was inserted in the issue of February 14, 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

ORIGINAL

2-5,6NS

74-180-R

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland

2.11	of Posting FeB.16, 1974
District 3rof Date	of Posting
Posted for PetitiON FOR RECLASSIFICATION	
II la lana General	
Location of property: S/S of CAD Pimbico Rd. S	45 W OF JONES
Location of property: 3/3 0F CAD 17/1/100	
FALLS EXPRESSIONY	
Location of State S/S OF ONE PINKICO Pd. BT D	CAD END OF PHEASANT
Location of property. Fights. Extression x Location of see: 9's of othe Printing. Rd. at b. Chass dines. Q. 5% of othe Printing. Rd. 225'.	TON- WOF PHEHSHAT
Remarks: Choss DRIVE	
Posted by Florias F. Pobland Date of re	turn: [43 21, 1974

PETITION	M	APPI	NG	PRO	OGRE	SS	SHEE	Ţ		
FUNCTION	Wall	Мар	Orig	inal	Dupl	icate	Tra	cing	ing 200 Shee	
FONCTION	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:	5 R	- ned	- 12	~1	ed Pla e in ou		or des		on	

A	6	•	Item 26 6th Seming Cycle
James D. Malan, Mag. 204 West Jenseylvani Touren, Md. 21204	BALTIHORE COUNTY OFFI	CE OF PLANNING & ZONI	MC
	111 V. Ch	fice Building esapeake Avenue laryland 21204	
		been received and a	ccepted for filing

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	1. 2	H	
	14.4	Ali	
	ENNA, C	S. ERYC DIE	1
	issioner	Zoning Com	Z

Petitioner H. Wilmer Cory and Virginia	1,104
Potitioner W. Wilner Corr and Virginia a Potitioner's Attorney James 1800 Comments 1800 Comments 1800 March 1800 Comments	Reviewed by Add raylo, Zoni of Advisory Count of
Tomoun, No. 23304	Zoning Advisory Committee

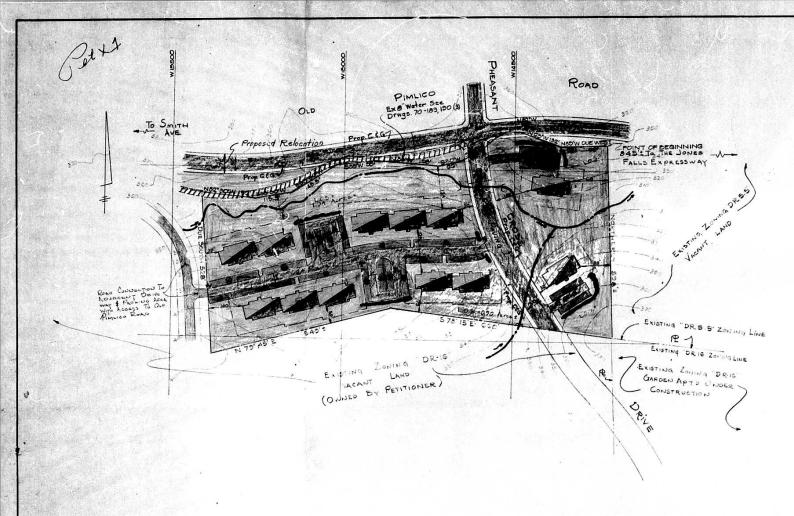
BALTIMORE COUN OFFICE OF FINANCE : R MISCELLANEOUS	EVENUE DIVISION	No. 13119
DATE March 1, 1	971 ACCOUNT0	12-662
	AMOUNT_\$1	28.46
WHITE - CASHIER	DISTRIBUTION PINK - AGENCY	YELLOW - CUSTOMER
James D. H 20l, W. Pen Towson, Mi Advertisin	na. Ave.	mperty for wilner

BALTIMONE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building III W. Chesaproke Avenue Towson, Maryland 21204

Sept	Your Petition	has been received" :	his 2C	day of
		40 n	11	
		S. Eric Di Nenna Zoning Commission	er er	
etitioner Ge	an etux	Submitted by	N. W. Mins	
etitioner's Attor	ney J. Nolo	Reviewed	by 1118	
This is to b.				of a bassian

	TY, MARYLAND EVENUE DIVISION CASH RECEIPT	● No. 12749
Nov. 27,	1973 ACCOUNT	v1-662
	AMOUNT_	\$50.00
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER
James D. Nolan, 2014 W. Penna. Av Towson, Md. 2120 Petition for I	re.	for H. Wilmer Geary



GENERAL NOTES

1. Area of Property Equals 15.8 Acros:
2. Existing Zoning of Property DR 5.6"
3. Existing Use of Property "Residential 4 Vacant Land",
4. Proposed Zoning of Property "DR is"
5. Proposed Use of Property "Garden Apartments"
6. Dedsity Calculations!

G. Dedsity Calculations!

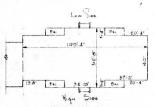
A. Area of Site Equals 13.8 Acres =
B. Number of Density Units Allowed = 220.8
C. Number of Dwelling Units Proposed
C. Number of Dwelling Units Proposed
2: 108-2 Bedrooms @ 1.00 = 105.00 Density Units
3: 24-3 Bedrooms @ 1.00 = 105.00 Density Units
4: 156 Dwelling Units = 162 Density Units
4: 156 Dwelling Units = 162 Density Units
7. Off Street Parking Data:
A. Required Parking = 248 Spaces 162 x 153
B. Praposed Parking = 264 Spaces

8. Open Space Data: A. Required = 2.01 Acres = 15% of 13.8) B. Proposed = 5.16 heres t





Typical Double Parking Bay



TYPICAL BUILDING DIMENSIONS 4 Story - 19 Duit Building



LIGAT - PLAN S , ALL: 1' 1000

Sener Demano: The Located in Jones Fally Orania . Frew Av. Daily Flow & 20 gped 40.071. ad Peak Flow 107.912 gps Infiltration & 800 gpsd 21.749 gpd 020gn Flow 4012. add

PLAT TO ACCOMPANY DESTION For RECLASSIFICATION OF PROPERTY

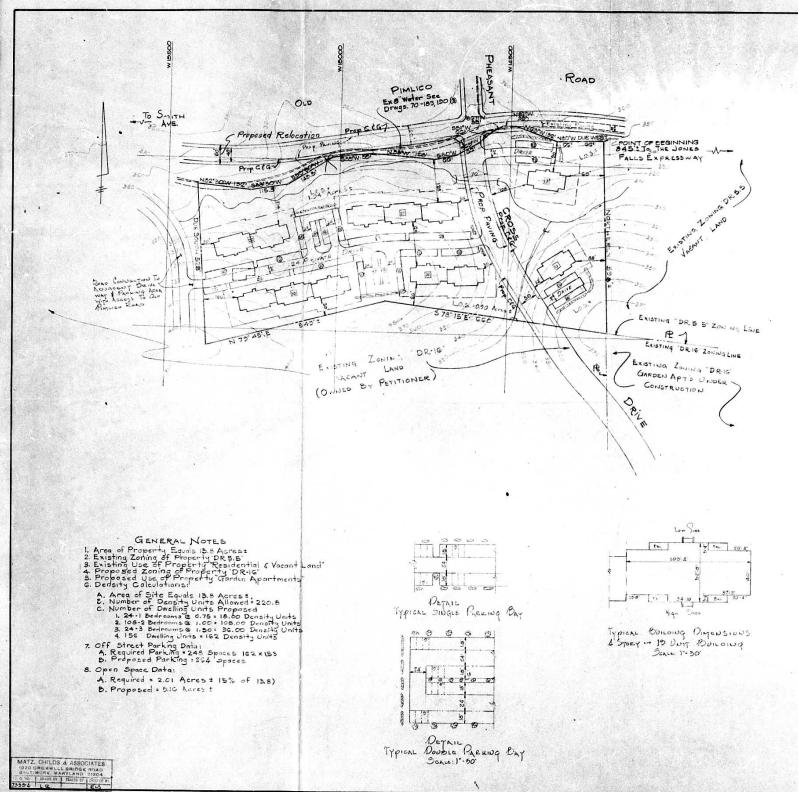
V CA. -Y PINLICO ROAD & PHEASANT CROSS

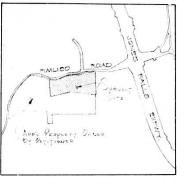
Election District 3 Scale: 1"-100

Baltimore County, MD Sept. 22, 1973 Devised: Jan 7, 1974



MAYZ CHILDS & ASSOCIATES 1020 DROMWELL BRIDGE BOAD BALLIMORE MARYLAND 21904





LOCATION PLAN SCALE: 1'- 1000

MAD. STATE OF THE STATE OF THE

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VIGINITY

PIMLICO ROAD & PHEASANT CROSS

Election District 3 Scale: 1"=100" Baltimore County, Mb Sept. 22, 1973

old Plat





