

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, M. Duval Hoffman and Edith Hoffman, 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 petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.B. 5.5 zone to an D.R. 16 zone; for the following reasons:

Error in original zoning and a genuine change in conditions.

See attached description

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

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

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

Contract purchaser
M. Duval Hoffman
Edith Hoffman
Legal Owner
Address: 8344 Liberty Rd.
21207

W. Lee Harrison, Petitioner's Attorney
Address: 300 W. Joppa Road
Towson, Maryland 21204 (823-1200)

BY ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of October, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 6th day of March, 19th at 2:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

2-00P
3/16/74

74-188R

MAP 20
010-10-10
DISTRICT 2
D-16
FY 1974
REAR-16
BY [Signature]
ST. [Signature]

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
SW/S of Church Lane, 650' SW of : DEPUTY ZONING
Hilmar Road - 2nd District : COMMISSIONER
M. Duval Hoffman - Petitioner :
NO. 74-188-R (Item No. 36) :
OF
BALTIMORE COUNTY

This Petition represents a request to reclassify 7.8 acres of land from a D.R. 5.5 Zone to a D.R. 16 Zone. The property in question is located on the south side of Church Lane, 650 feet southwest of Hilmar Road, and is in the Second Election District of Baltimore County.

The Petitioner's engineer, Mr. Richard L. Smith who prepared the site plan, and his Planning consultant, Mr. Frederick E. von Schwerdtner, gave extensive testimony as to the surrounding zoning and land uses, the availability of utilities, traffic patterns, the effect of an apartment development on schools, the surrounding road system, and the compatibility and feasibility of developing the subject property with apartments as compared to individual homes.

Other than Department of Traffic Engineering comments that are cautious of any increase in density throughout the northwestern area of Baltimore County, the County and State agencies, who reviewed the proposed development plans, had no adverse comment.

This 7.8 acre tract is virtually surrounded by existing apartment zoned and improved land and is buffered on the northeast from single family development by Scotts Level Branch. As such, the site is entirely oriented to apartments and is generally not suitable for single family development. The existing and proposed road pattern will provide for a dispersal of traffic in several directions, and as such, should not impact the existing traffic situation to a great extent. Considering these facts and the testimony and evidence submitted, particularly with regard to existing land uses, it is the opinion of the

Deputy Zoning Commissioner that the map, in this specific instance, is in error and that the property should be reclassified to a zone more compatible with the surrounding uses.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of May, 1974, that the herein described property or area should be and the same is hereby Reclassified from a D.R. 3.5 Zone to a D.R. 16 Zone, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

RE: Petition for Reclassification : BEFORE THE ZONING
7.7849 Acre parcel, 1200 feet northeast : COMMISSIONER OF
of Liberty Road at, Church Lane, :
Second Election District, Baltimore : BALTIMORE COUNTY
From D.R. 5.5 to D.R. 16

MEMORANDUM

Now comes, Duval Hoffman and Edith Hoffman, his wife, legal owners of the above captioned property, by W. Lee Harrison, their attorney, and in accordance with Bill 72, Section 22, (22 b) state that the reclassification requested should be granted and for reasons alleged:

1. Error in that the County Council failed to recognize that the population in the Randallstown and Lochearn Planning District, between which this property lies, increased 75 percent between 1960 and 1970 as per the Population Report 1970 of the Baltimore County Planning Office.
2. Error in that the County Council failed to recognize that existing apartment developments about both the northeast and south sides, both of which existing apartment developments being presently zoned D.R. 16.
3. Error in that the County Council failed to recognize that the limited acreage of the subject property does not lend itself to single dwelling unit development.
4. Error in that the County Council failed to recognize the impact of the mass transit system planned for the Reisterstown and Liberty Road corridors.

W. Lee Harrison
300 West Joppa Road
Towson, Maryland 21204
823-1200

ORDER RECEIVED FOR FILING
DATE 2/15/74
BY [Signature]

ORDER RECEIVED FOR FILING
DATE 2/15/74
BY [Signature]

- 2 -

- Page 2

1973

for Anne Arundel County, Maryland. Assisted Director in administration of office. Primarily, reviewed subdivisions and major building applications, prepared reports for the Planning and Zoning Commission, then extant, and served as liaison with other County and State Agencies. Established automatic referral system for zoning, building permit and subdivision applications. Concealed, researched and wrote storm drainage regulations (later adopted).

Prior to 1955: Engineering Aide, Estimator, Draftsman, Farmer, Salesman and Timber Cutter.

MEMBERSHIPS:

American Society of Planning Officials, since 1956
Urban Land Institute, since 1956
Baltimore Regional Planning Council, 1956-62
Baltimore Metro Hospital Planning Committee, 1956-58
Veterans of Foreign Wars, since 1953
American Society of Appraisers, Associate, since 1972

EDUCATION:

Grammar School - Gettysburg, Pennsylvania
High School - Baltimore Polytechnic Institute, Baltimore, Md.
College - Johns Hopkins University, Baltimore, Md. Non-graduate:
96 semester hours completed in 2 1/2 years: Engineering and Science - 32 hours; Economics and Management - 23 hours, and Mathematics - 19 hours.
Post-College - Included Real Estate Appraisal I and II, Indiana University, 1964; Civil Defense Staff College, Milwaukee, Wisconsin, 1966; study under Edward Heislerberg, MCP; and other study.

PERSONAL INFORMATION:

Born April 12, 1924, Annapolis, Maryland
Entered U. S. Army, 1943, and served in Pacific Theatre, 7th USAF. Honorable discharge, USAF Reserve, 1949.
Air Medal and three Battle Stars.
Married, five children.

REFERENCES:

Wilfred T. Azar
117A Roesler Rd., Glen Burnie, Md., 21061 301-766-5552
Hon. Harvey W. Boardman
Court House, Annapolis, Md. 21401 410-263-5630
John A. Blondell, Esquire
5 Crain Highway N., Glen Burnie, Md. 21061 301-766-8370
Harry C. Blumenthal, Esquire
182 Duke of Gloucester, Annapolis, Md. 21401 301-268-7707
Jerome Connell, Esquire
456 Old Quarterfield Rd., Glen Burnie, 21061 301-761-2430
James J. Doyle, Jr., Sherborn, Shm & Doyle
10 Light St., Baltimore, Md. 21202 301-685-6517

- Page 3

Exwell, Bonhardt & Assoc. (W.W. Exwell)
1800 N. Charles St., Baltimore, Md. 21201 301-539-2300
Farmers National Bank (C. Scheiberg, Pres.)
5 Church Circle, Annapolis, Md. 21401 301-263-2603
Donald J. Gilmore, Esquire
179 East Main St., Westminster, Md. 21157 301-876-2135
W. Lee Harrison, Esquire
306 W. Joppa Rd., Towson, Md. 21204 301-823-1200
Darrell Henry, Esquire
14 Deat St., Annapolis, Md. 21401 301-268-8600
Edward J. Klina, Esquire
421 N. Ritchie Hwy, N.E., Glen Burnie, 21061 301-761-8110
Edwin A. Lechowicz, Esquire
110 Crain Hwy, S.W., Glen Burnie, Md. 21061 301-766-0090
Eugene M. Lerner, Esquire
155 Duke of Gloucester, Annapolis, 21401 301-263-3901
Richard L. May, Esquire
421 N. Ritchie Hwy, N.E., Glen Burnie 21061 301-761-1700
Hon. Ridgely P. Melvin, Jr.
Court House, Annapolis, Md. 21401 301-263-5955
C. D. Messick, Jr. & Assoc., Inc. (C.D. Messick, Pres.)
175 Admiral Cochrane Rd., Annapolis 21401 301-268-8182
Hon. James C. Morton, Jr.
16 Francis St., Annapolis, Md. 21401 301-268-5580
James D. Nolan, Esquire
204 W. Pennsylvania Ave., Towson, Md. 21204 301-823-7800
Francis W. Roesler, Roesler Corporation
447 Crain Hwy N., Glen Burnie, 21061 301-766-2333
Hon. George Sachse
Court House, Annapolis, Md. 21401 301-263-3672

PERSONAL REFERENCES:

John L. Hedeman, M.D.
1407 Forest Drive, Annapolis, 21401 301-267-8684
John G. Lyons, Jr. M.D.
16 Murray Ave., Annapolis, 21401 301-267-7266
Robert S. McEwan, CPA
1614 Forest Drive, Annapolis, 21401 301-269-0710

OTHER:

Have submitted sworn testimony in over two hundred cases before more than twenty different formal public bodies and/or Courts, and have spoken before numerous civic, community and/or professional groups and classes at the Johns Hopkins University.

Further evidence of recognized expertise may be obtained by examining Appellants Brief and Court's Opinion in West Ridge vs. McNamee, Court of Appeals of Maryland, September Term, 1959.

Frederick E. von Schwerdtner

Consultant

Route One - Box 560

Annapolis, Maryland 21401

301-841-6333

301-841-6223

History and Resume'

to 1974

HISTORY OF EMPLOYMENT

Since July, 1964: Self-employed as a Consultant with a staff ranging from one to seven persons, whose major activities entail the following:

Land Use, Zoning, Population and Marketing Research; Advising Clients and Attorneys; Furnishing Reports and Testifying in Zoning Matters; Public and Community Planning; Feasibility and Development Studies; Real Estate Appraisals; and some activity for Family and Personal Accounts.

Clients have included Anne Arundel County, Acme Markets, Inc., BP Oil Corporation, C & O Railroad Companies, Crofton Corporation, Crown Central Petroleum Corporation, Crown Oil and Wax Corporation, Farmers National Bank, Growth Properties, Inc., Humble Oil and Refining Company, ITT Levitt, Johnson and Speake (subsidiary of Browning-Ferris), Kayo Oil Company, Koppers Company Inc., Maryland National Corporation, Mammoth Mart, Mercantile Safe-Deposit Trust Company, Penn-Central Railroad Company, Presidential Realty, Research Homes, Inc., Volkswagen of America, Volvo and numerous individuals and smaller businesses.

June, 1956 to July, 1964: Planning Administrator for Anne Arundel County, Maryland. Directed activities of Agency responsible for administration of zoning and development, and preparation of master plan, for booming 416 square miles metropolitan county (1950 population 117,000; 1960, 206,000; 1970, 297,500). Staff to fourteen professional semi-professional and clerical personnel; reviewed all zoning applications, subdivision and development plans, and building permit applications (4,000/annum), and solicited and co-ordinated activities relating thereto with other County and State Agencies.

Instituted county wide base mapping program, detailed ground-water study, North Bay Area 701 Planning Project, Open Spaces Plan, establishment of Land Use Atlas, and gained adoption of storm drainage regulations. Concealed, wrote and had adopted major amendments to the Subdivision Regulations, Zoning Ordinance and State Planning Enabling Act. Helped establish and served (1956-62) on the original Baltimore Regional Planning Council. Represented Agency at Zoning and Appeals hearings and before various state agencies.

February, 1955 to June, 1956: Assistant Planning Administrator

Planning - Zoning - Appraisals

Marketing - Land Use Surveys

W. Lee Harrison, Esquire
300 West Joppa Road
Towson, Maryland 21204

RE: Petition for Reclassification
SW/S of Church Lane, 650' SW of
Hilmar Road - 2nd District
M. Duval Hoffman - Petitioner
NO. 74-188-R (Item No. 36)

Dear Mr. Harrison:

I have this date passed my Order in the above captioned matter, in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachment

DESCRIPTION

7.7849 ACRE PARCEL, 1200 FEET NORTHEAST OF LIBERTY ROAD, AT CHURCH LANE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "DR-16" ZONING

Beginning for the same at a point where the southwest side of Church Lane intersects the third line of the land described in the deed from Alfred R. Lertz, and wife to Duvall Hoffman, and wife, dated February 23, 1921 and recorded among the Land Records of Baltimore County in Liber W.P.C. 536, page 580, said beginning being distant 650 feet, more or less, southeasterly from the center line of Hilmar Road, running thence binding on the outlines of said land, (1) N 42° 50' 30" E 243 feet, more or less, (2) S 45° 11' 50" E 417.51 feet, (3) S 42° 50' 30" W 808.52 feet, (4) N 46° 20' 40" W 417.31 feet, and (5) N 42° 50' 30" E 573.87 feet, more or less, to the place of beginning.

Containing 7.7849 acres of land.

RLS:mp J.O. 73304 September 25, 1973



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

**BALTIMORE COUNTY
 ZONING ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

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

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
 DEVELOPMENT

November 27, 1973

W. Lee Harrison, Esq.,
 306 W. Joppa Road
 Towson, Maryland 21204

RE: Reclassification Petition
 Item 36
 M. Duvall Hoffman and Edith
 Hoffman - Petitioners

Dear Mr. Harrison:

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 J. Dillon, Jr.
 JOHN J. DILLON, JR., Chairman
 Zoning Advisory Committee

JJDjr.:JD

Enclosures

cc: MCA
 1020 Cromwell Bridge Road
 Baltimore, Md. 21204

Baltimore County Fire Department

J. Austin Deitz
 Chief



Towson, Maryland 21204
 879-7310

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

Attention: Mr. Jack Dillon, Chairman
 Zoning Advisory Committee

Re: Property Owner: M. Duvall & Edith Hoffman

Location: S.W./S of Church Lane, 1200 ft. N.E. of Liberty Road

Item No. 36 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. _____ the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

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

mls
 4/1/73

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 5, 1973

W. Lee Harrison, Esq.,
 306 W. Joppa Road
 Towson, Maryland 21204

RE: Reclassification Petition
 Item 36 - 6th Zoning Cycle
 M. Duvall Hoffman and Edith
 Hoffman - Petitioners

Dear Mr. Harrison:

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 southwest side of Church Lane (proposed), 1200 feet northeast of Liberty Road, 2nd District of Baltimore County. This property contains 7.84 acres and is presently zoned D.R. 5.5. The petitioner is requesting a Reclassification to D.R. 16 for an apartment development, most of which is directly adjacent to an already developed area owned and developed by the petitioner.

Revised site plans indicating the existing apartment projects currently existing in this area, as well as reflecting any revisions requested by other members of this Committee will be required.

This petition for Reclassification is accepted for filing on the date of the enclosed filing

- 2 -

W. Lee Harrison, Esq.,
 Item 36 - 6th Zoning Cycle
 December 5, 1973

certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to 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

JJDjr.:JD

Enclosure

cc: MCA
 1020 Cromwell Bridge Road
 Baltimore, Md. 21204

**Baltimore County, Maryland
 Department of Public Works**

COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204

Director of Engineering
 ELLSWORTH R. DYER, P. E., Chief

October 17, 1973

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

Re: Item #36 (October 1973-April 1974 - Cycle VI)
 Property Owner: M. Duvall & Edith Hoffman
 S.W. of Church Lane, 1200' W/E of Liberty Road
 Existing Zoning: D.R. 5.5
 Proposed Zoning: D.R. 16
 No. of Acres: 7.7849 Acres District: 2nd

Dear Mr. DiMenna:

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

Highways:

Church Lane is an existing curbed County maintained street to the northeast side of the project site. It shall be extended through the site as a public road with 60 feet of parking on a 60-foot right-of-way.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

Sediment Control:

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

Water:

Public water is available for extension to serve this property at each end of proposed Church Lane.

Item #36 (October 1973-April 1974 - Cycle VI)
 Property Owner: M. Duvall & Edith Hoffman
 Page 2
 October 17, 1973

Sanitary Sewer:

Public sewer can be made available to this site by an offsite extension from the South Branch Interceptor to the east. This project falls within the Guyana Falls Drainage Area which currently has sewage problems. Preliminary plans may only be submitted for approval to the State Health Department when the Southwest Division Project of the City of Baltimore is within fifteen (15) months of a definite date of completion of construction.

Very truly yours,

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

END:RAN:CLJ:as

P-SE Key Sheet
 NW 6 S, NW 6 H Topo
 24 NW 28, 29 Pos. Sheets
 77 Tax Map

October 25, 1973

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

Re: Item 36 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: M. Duvall Hoffman
Southwest side of Church Lane, 650 feet southeast of Hilmar Road
D.R. 16
District 2

Dear Mr. DiNenna:

Due to a study conducted in the Northwest area earlier this year, it was determined that the existing and proposed road system is adequate only for existing zoning, assuming the entire road system can be built along with the mass transit and any trip density increases, and there also be a downgrading of some other properties to offset this increase. Therefore, the increasing of the density proposed can only continue to aggravate an already serious traffic problem.

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

CEN/ph

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: M. Duvall and Edith Hoffman
Location: SW/S Church Lane, 1200' NE of Liberty Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
No. Acres: 7.7849
District: 2

Metropolitan water and sewer must be extended to the site.

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on Sept. 13, 1973; therefore approval may be withheld for this connection.

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

HVB:mng

November 29, 1973

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

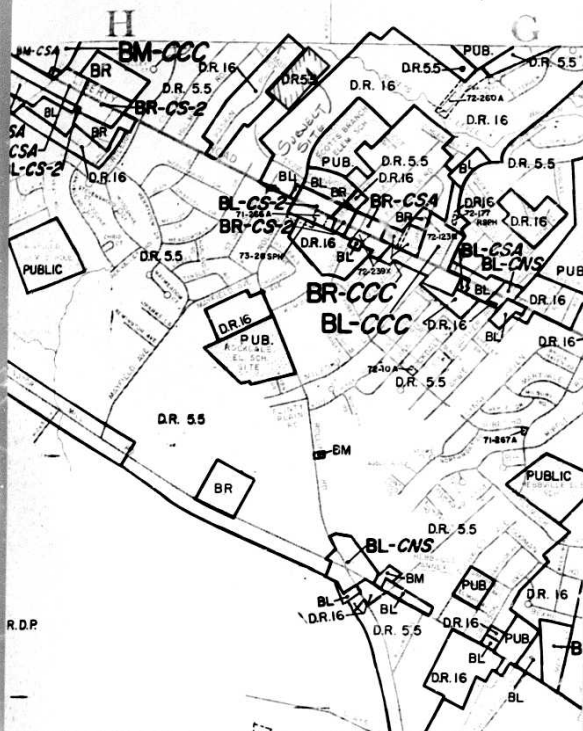
Dear Mr. DiNenna:

Comments on Item 36, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: M. Duvall & Edith Hoffman
Location: S/W/S of Church Lane, 1200 ft. N/E of Liberty Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
No. of Acres: 7.7849 acres
District: 2

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

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division



BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 25, 1973

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

Re: Item
Property Owner: M. Duvall & Edith Hoffman
Location: S.W./S. of Church Lane, 1200 ft. N.E. of Liberty Road
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16

District: 2nd
No. Acres: 7.7849

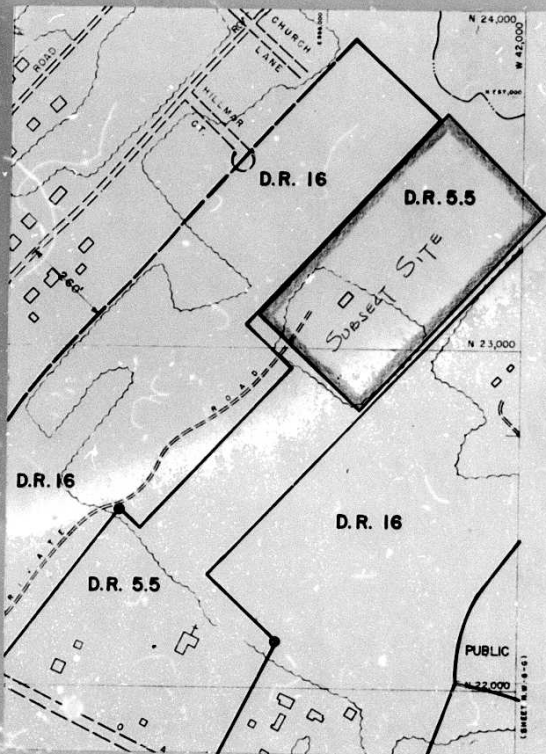
Dear Mr. DiNenna:

SEE COMMENTS ON PAGE #2

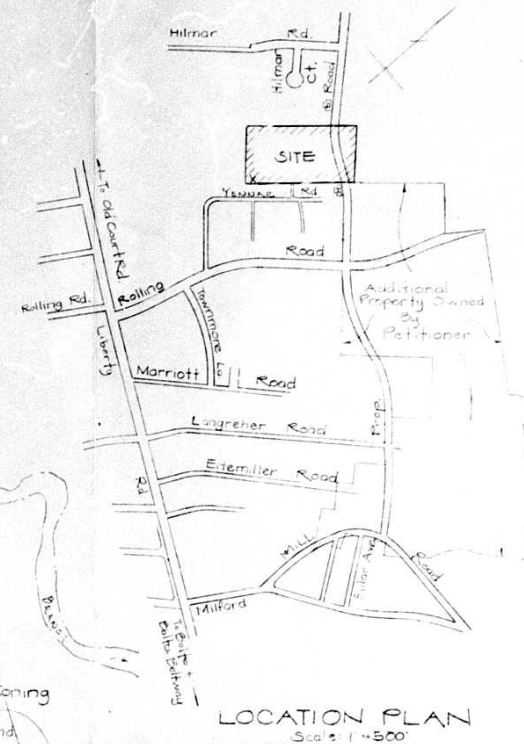
Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/nl

<u>COMMENTS</u>						
School Situation:						
<u>School</u>	<u>Sept. '73</u>	<u>Enrollment</u>	<u>Capacity</u>	<u>Over/Under</u>		
Scotts Branch Elem.		607	675	-68		
Old Court Jr.		1152	1310	-158		
Milford Mill Sr.		1453	1505	-52		
Projections:						
<u>School</u>	<u>Sept. 19 74</u>	<u>Sept. 19 75</u>	<u>Sept. 19 76</u>	<u>Sept. 19 77</u>	<u>Sept. 19 78</u>	
Scotts Branch Elem.	592	591	556	537	537	
Old Court Jr.	1190	1185	1190	1165	1070	
Milford Mill Sr.	1385	1315	1270	1220	1190	
Budgeted Construction:						
<u>School</u>	<u>Status</u>	<u>Capacity</u>	<u>Estimated To Open</u>			
None						
Programmed Construction: (Subject to availability of funds)						
<u>School</u>	<u>Capacity</u>	<u>Year Programmed</u>	<u>Estimated To Open</u>			
None						
Possible Student Yield:						
	<u>Elementary</u>	<u>Junior High</u>	<u>Senior High</u>			
Present Zoning:	13	8	8			
Proposed Zoning:	14	7	4			
Comments concerning effect on school housing matters: There would be very little difference between these two zoning types.						



PETITION MAPPING PROGRESS SHEET									
FUNCTION		Wall Map		Original		Duplicate		Tracing	
Descriptions checked and outline plotted on map		date	by	date	by	date	by	date	by
Petition number added to outline									
Denied									
Granted by ZC, BA, GC, CA									
Reviewed by: <i>[Signature]</i>		Rev'd Plans: Change in outline or description							
Previous case: <i>[Signature]</i>		Map #							

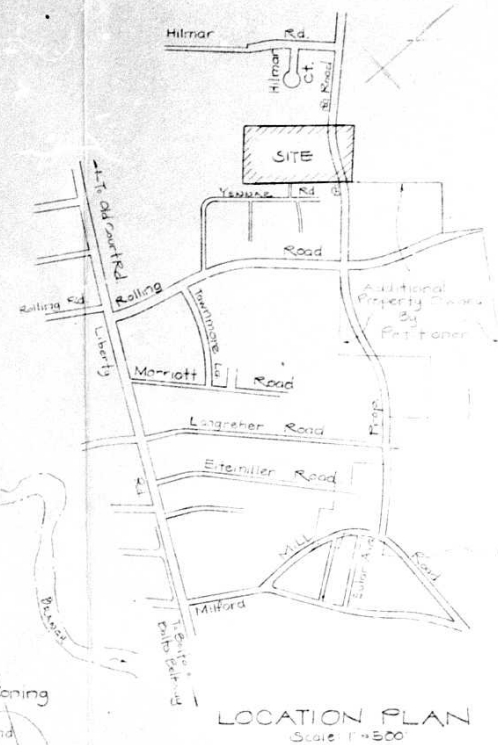


- # GENERAL NOTES
1. Total area of property equals 7,7840 Ac. *
 2. Existing zoning of property DR-55
 3. Existing Use of property vacant Lots & Residential Use
 4. Proposed zoning of property DR 16
 5. Proposed Use of property Guest Apartments
 6. Density Calculations:
 - A. Area = 77840 Ac.
 - B. No. of Density Units allowed = 124.50
 - C. NR of Dwelling Units:
 1. 13 efficiency @ 0.50 = 65.00 Density Units
 2. 40-1 Bedroom @ 0.75 = 30.00 Density Units
 3. 66-2 Bedroom @ 1.00 = 66.00 Density Units
 4. 13-3 Bedroom @ 1.50 = 19.50 Density Units
 5. 122 Dwelling Units @ 122.00 Density Units
 7. Off-Street parking Data:
 - A. Required = 107 Spaces (122 @ .85)
 - B. Proposed = 206 Spaces (2 @ 101)
 8. Open Space Data
 - A. Required = 12 Ac. (5% @ 27840)
 - B. Proposed = 1.7 Ac.

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY

CHURCH LANE & HILMAR ROAD
Election District 2 Baltimore Co., Md
Scale 1"=50' Sept 20, 1978

M.I.P. 26
 ELECTION 1960
 DISTRICT 2
 D-T 101
 TYPE
 PLACING K
 BY 11
 SEAL
 BY



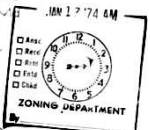
1. Total area of property equals 27,849 Ac.
2. Existing use of property DR-35
3. Existing use of property vacant land to be used for DR-35
4. Proposed use of property DR-35
5. Proposed use of property Garden Apartments
6. Density Calculations:
A. Area = 27,849 Ac.
B. No. of Density units allowed = 124.50
C. No. of Dwelling Units:
1. 13 efficiency @ 550' = 550 Density Units
2. 40-1 Bedroom @ 615 = 3000 Density Units
3. 40-2 Bedroom @ 1,000 = 66.00 Density Units
4. 13-3 Bedroom @ 1,500 = 10.50 Density Units
5. 13-2 Dwelling Units = 122.50 Density Units
7. Off-Street parking data:
A. Required = 7.7 Spaces (22 x 1.55)
B. Proposed = 206 Spaces (9 x 15)
8. Open Space Data:
A. Required = 12 Ac. (5% = 27,849)
B. Proposed = 1.7 Ac.

Area = 7.78 Ac.±; Total Population = 276 Persons
Water Demand: Site Located in Pikesville 4th Zone
Av. Daily Demand @ 110gpd = 41,360gpd
Max. Daily Demand @ 2.2 x Av.(Est.) = 95,128gpd
Peak Hour Demand @ 2.0 x Max.(Est.) = 190,256gpd

Av. Daily Flow @ 90 gpd	= 33,840 gpd
Peak Flow	= 135,360 gpd
Infiltration @ 500 gpd	= 6,224 gpd
Design Flow	= 0.142 mgd

CHURCH LANE & HILMAR ROAD
Election District 2, Baltimore Co., Md.
Scale 1"=50' Sept 26, 1978
Revised: Jan 9, 1974

Per Ex. 1

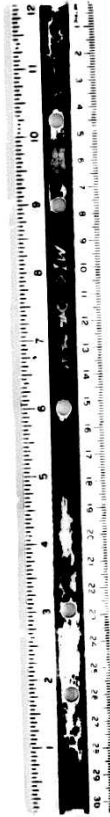


M Duwall & Edith Hoffman



4

7-13 NE



This is a detailed official zoning map of Baltimore, Maryland. The map displays a complex network of streets and various zoning districts, each labeled with a specific code. Key features include:

- Zoning Districts:** Labeled codes include DR 55, DR 35, DR 16, DR 10.5, DR 10.3, DR 10.1, DR 10.2, DR 10.4, DR 10.6, DR 10.7, DR 10.8, DR 10.9, DR 10.10, DR 10.11, DR 10.12, DR 10.13, DR 10.14, DR 10.15, DR 10.16, DR 10.17, DR 10.18, DR 10.19, DR 10.20, DR 10.21, DR 10.22, DR 10.23, DR 10.24, DR 10.25, DR 10.26, DR 10.27, DR 10.28, DR 10.29, DR 10.30, DR 10.31, DR 10.32, DR 10.33, DR 10.34, DR 10.35, DR 10.36, DR 10.37, DR 10.38, DR 10.39, DR 10.40, DR 10.41, DR 10.42, DR 10.43, DR 10.44, DR 10.45, DR 10.46, DR 10.47, DR 10.48, DR 10.49, DR 10.50, DR 10.51, DR 10.52, DR 10.53, DR 10.54, DR 10.55, DR 10.56, DR 10.57, DR 10.58, DR 10.59, DR 10.60, DR 10.61, DR 10.62, DR 10.63, DR 10.64, DR 10.65, DR 10.66, DR 10.67, DR 10.68, DR 10.69, DR 10.70, DR 10.71, DR 10.72, DR 10.73, DR 10.74, DR 10.75, DR 10.76, DR 10.77, DR 10.78, DR 10.79, DR 10.80, DR 10.81, DR 10.82, DR 10.83, DR 10.84, DR 10.85, DR 10.86, DR 10.87, DR 10.88, DR 10.89, DR 10.90, DR 10.91, DR 10.92, DR 10.93, DR 10.94, DR 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ADOPTED BY THE
BALTIMORE COUNTY COUNCIL

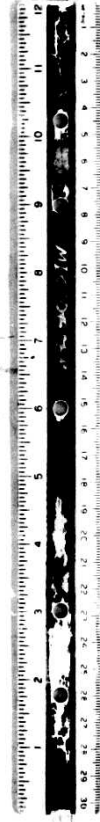
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MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

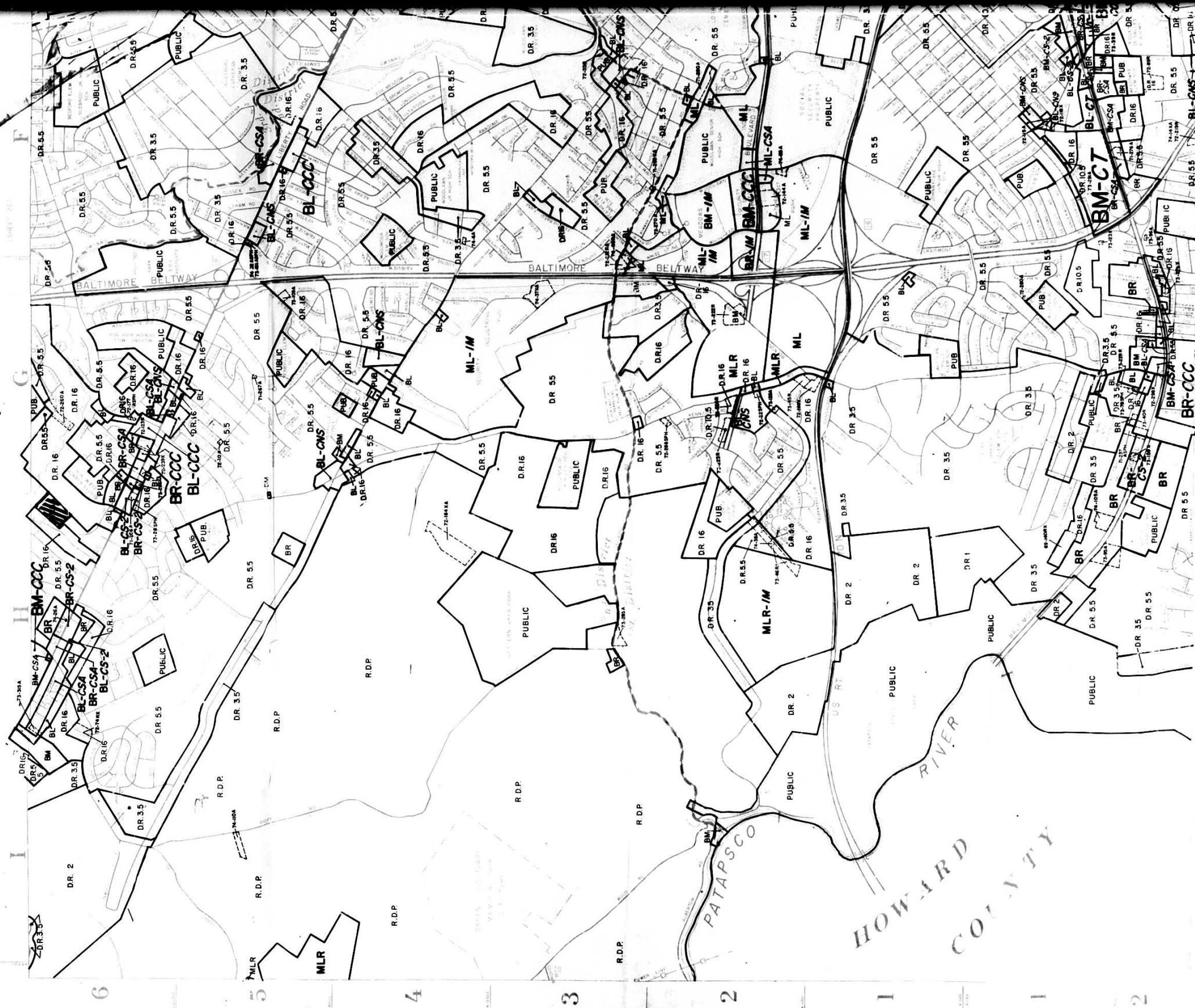
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OFFICIAL ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32