

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Clarence M. Plitt and I, or we, Robin Realty, 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 D.R. 3.5 zone to an D.R. 16 zone; for the following reasons:

- 1. Error in original zoning
2. Genuine Change in conditions
3. Memorandum which is attached hereto, prayed to be made a part hereof and marked as Petitioners' Exhibit A

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 office use to the extent of 100 per cent (100%) of the improvements constructed on said property

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: Clarence M. Plitt, Robin Realty, Inc.
Address: 15 Charles Plaza, Baltimore, Maryland 21201
Petitioner's Attorney: John Orason Turnbull, II, Brooks & Turnbull

Address: 610 Bosley Avenue, Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of February, 1974.

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 106, County Office Building in Towson, Baltimore County, on the 22th day of March, 1974, at 10:00 o'clock

Signature of Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FEES

DATE August 9, 1974



10.000
3/30/74
Handwritten notes and stamps

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Clarence M. Plitt and I, or we, Robin Realty, 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 for a Variance from Section 1802.26 of the Baltimore County Zoning Regulations to permit a height variance of eighty-five feet (85') instead of the required sixty feet (60')

Other Zoning Regulations of Baltimore County to the Maximum Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)

Failure of the zoning authorities of Baltimore County to grant the requested variance will result in your Petitioners suffering hardship and practical difficulty in the development of the subject property.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

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Address: 15 Charles Plaza, Baltimore, Maryland 21201
Petitioner's Attorney: John Orason Turnbull, II, Brooks & Turnbull

Address: 610 Bosley Avenue, Towson, Maryland 21204
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PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Clarence M. Plitt and I, or we, Robin Realty, 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 D.R. 3.5 zone to an D.R. 16 & R.A.E. 1 zone; for the following reasons:

See attached statement.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for office use to the extent of 100 per cent (100%) of the improvements constructed on said property

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: Robin Realty, Inc.
Address: 15 Charles Plaza, Baltimore, Maryland 21201
Petitioner's Attorney: John Orason Turnbull, II, Brooks & Turnbull

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Signature of Zoning Commissioner of Baltimore County

MAP: D.R. 16
SECTION: 9
SUBJECT: 15 Charles Plaza
FILE: 173
BY: [Signature]
DATE: 8/14/74

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE
PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

L. L. Hubble Co., Inc., 15 Charles Plaza, Baltimore, Maryland 21201
RE: Reclassification Petition 6th Zoning Cycle Item 16
Clarence M. Plitt - Petitioner

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 subject property is located on the south side of Providence Road between Goucher Boulevard on the west and Cromwell Bridge Road on the east.

This property, which is zoned D.R. 3.5, and contains 13.848 acres of land, is requesting a Reclassification to D.R. 16 and an R.A.E. 1 zone. The R.A.E. 1 portion may only be requested for that area of the property which lies within 1000 feet of a CCC District.

A most interesting feature about the proposed development would be the conveyance to Baltimore County a portion of the property on the southern most side of Mnebank Run, which is a wooded tract

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
6th Zoning Cycle Item 16
L. L. Hubble Co., Inc., 15 Charles Plaza, Baltimore, Md. 21201
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

Your Petition has been received and accepted for filing this 5th day of October, 1973.

Signature of Zoning Commissioner

Petitioner: Clarence M. Plitt
Petitioner's Attorney: George William Stephens, Jr. and Associates, Inc., 303 Allegheny Ave., (21204)
Mr. Clarence Plitt, 857 Park Avenue (21201)

L. L. Hubble Co., Inc.
Re: 6th Zoning Cycle Item 16

that is affectionately called the "Bird Sanctuary," by area residents.
Comments from the Department of Parks and Recreation have been solicited and will be contained in this report.

The petitioner is advised any portion of the proposed structures that may extend beyond the 1000 foot mark, and, therefore, be located in the D.R. 16 portion of the property would require variances should this structure exceed 60 feet in height.

The petitioner is advised to familiarize himself with the comments contained in this report, especially the Bureau of Engineering, the Dept. of Traffic Engineering and Project Planning office comments.

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

Very truly yours, JOHN J. DILLON, Jr., Chairman Zoning Advisory Committee

JJDjr:JJD Enclosures
cc: George William Stephens, Jr., and Associates, Inc., 303 Allegheny Ave., Towson, Md. 21204
Mr. Clarence Plitt, 857 Park Avenue (21201)

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
Bureau of Engineering
ELLENWORTH N. DYER, P. E. CHIEF
November 1, 1973

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

Re: Item #16 (October 1973-April 1974 - Cycle VI)
Property Owner: Robin Realty, Inc. - Clarence M. Plitt
N/E of Goucher Blvd., S. of Providence Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 & R.A.E. 1
District: 9th No. of Acres: 13.848 Acres

Dear Mr. DiVenna:
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.

Highway:
This site has frontage on three public roads, Goucher Boulevard, Providence Road and Cromwell Bridge Road.

The plan as submitted does not provide for any internal circulation or traffic alternatives to agree or ingress for occupants, transients or emergency vehicles.

Goucher Boulevard is an improved divided highway providing for ingress from the south and egress to the north only.

Providence Road is an improved road providing ingress and egress both east and west and providing a signalized connection to Goucher Boulevard north and south.

Interior circulation between the proposed points of access is recommended.
Cromwell Bridge Road requires improvement through the frontage of this site.

Storm Drains:
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.

Storm Drains: (Cont'd)

This site is traversed by Minebank Run. This stream receives the run-off from approximately 100 acres of land above its intersection with Cromwell Bridge Road. Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required. The Petitioner's proposal to reserve all land south of a line 15 feet north of the thread of the stream will be subject to review of drainage studies involving the hydraulic of the existing stream, the effect of site grading on the stream and the influence of the culvert under Cromwell Bridge Road, under conditions of a 100-year storm. The concept of reserving the flood plain or a major portion of it with land to the south for a park is acceptable to this Bureau; however, the specifics of defining the north side of the flood plain with a 15-foot dimension is subject to a future study at time of development of this site.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

Water:

Public water from the Towson 4th Zone is available in Providence Road. There is no water main in Goucher Boulevard through the frontage of this site, and the existing water main in Cromwell Bridge Road is in the Eastern 3rd Zone and being of lower pressure should not be considered relative to the development of this site. Supplementary fire hydrants may be required on the public system, as there is only one hydrant existing within the immediate proximity of this site.

Sanitary Sewer:

There is an existing 8-inch sanitary sewer traversing this site adjacent to the Minebank Run. This system to the Unpowered Interceptor east of the Baltimore County Detention Center was designed to serve an average population of 11 persons per acre. While this system is not reported to have any problems on this system at this time, in view of the existing and approved development underway in the area at densities in excess of this, it is recommended that a study of the adequacy of the existing system be made at the time of future development of the site.

Very truly yours,
Ernest A. Diver
ERNEST A. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:CMK:ss
ME 10 B Tops

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

ELBENE J. CLIFFORD, P.E. Wm. T. MILLER
CHIEF DEPUTY TRAFFIC ENGINEER

October 24, 1973

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

Re: Item 16 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Clarence M. Plitt, et al
Northwest corner of Providence Road and Goucher Boulevard
D.R. 16 and R.A.E. 1
District 9

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 3.5 to D.R. 16 and R.A.E. 1. This can be expected to increase the trip density from 700 trips per day to 2300 trips per day. The construction of 221 units on the site as proposed by the developer can be expected to increase the trip density to 1300 trips per day.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/pk

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Robin Realty, Inc. - Clarence M. Plitt

Location: NE 1/2 of Goucher Boulevard, S. of Providence Road

Item No. 16 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.

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

Reviewed: *John L. Wimbley* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 18, 1973

DONALD J. RUPP, M.D., MPH
SANITARY STATE AND 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: Robin Realty, Inc. - Clarence M. Plitt
Location: SE Cor. Goucher Blvd. & Providence Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 & R.A.E. 1
No. Acres: 13.848
District: 9

Metropolitan water and sewer must be extended to site.

Swimming Pool Comments: Prior to approval of a public pool on this site, two complete sets of plans and specifications of the pool and bathroom must be submitted to the Baltimore County Department of Health for review and approval. Plans must show locations of no. 1, bathroom, parking area and method of disposing of filter backwash water.

Very truly yours,

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

HVB:mas
cc: K.A. Schmidt

**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

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

Re: Item
Property Owner: Robin Realty, Inc. - Clarence M. Plitt
Location: N.E. 1/4 of Goucher Boulevard, S. of Providence Road
Present Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 & R.A.E. 1

District: 9th
No. Acres: 13.848

Dear Mr. DiNenna:

This area as now zoned could yield approximately 22 elementary pupils, 12 junior high pupils, and 12 senior high pupils. Past experience has shown that apartments of this type yield very few pupils - only about 11 secondary students.

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

WHF/ml

WILLIAM D. FROST
DIRECTOR

Mr. S. ERIC DINENNA
ZONING COMMISSIONER



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. DiNenna:

Comments on Item #16, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Robin Realty, Inc. Clarence M. Plitt
Location: N/E 1/4 Goucher Boulevard S of Providence Road
Existing Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 and R.A.E. 1
No. of Acres: 13.848 acres
District: 9

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

The site plan appears to be satisfactory, as far as site planning factors, at this stage of processing.

However the petitioner must be aware of the requirements of Section 202 of the Zoning Regulation (Bill 100).

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 486-8311 ZONING 486-5381

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

Bureau of Engineering
ELLSWORTH H. DIVER, P. E., CHIEF

March 7, 1974

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

Re: Item #16 (October 1973 - April 1974 - Cycle VI)
Property Owner: Robin Realty, Inc. - Clarence M. Plitt
N/E 1/4 of Goucher Blvd., S. of Providence Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 & R.A.E. 1
District: 9th No. of Acres: 13.848 Acres

Dear Mr. DiNenna:

The problem of traffic circulation and ingress and egress to this site as mentioned in our comments of November 1, 1973 has been addressed in the revised plan dated December 17, 1973.

All other comments of this Bureau are still pertinent.

Although previous proposals of a public park no longer show, our comments relative to the establishment of the 100-year flood plain are still appropriate.

Very truly yours,

Ernest A. Diver
Ernest A. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:CMK:ss

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John J. Dillon, Jr. Date: November 15, 1973
TO: Planning & Zoning
Mr. Harry G. Coulter, Jr.
FROM: Recreation & Parks

SUBJECT: EASTERN SECTOR; CENTRAL SECTOR;
Item 2 - Becker Property
Item 16 - Plitt Property

Item 2. Becker Property - No comment.

Item 16. Plitt Property - We are of the opinion this property is heavily wooded with very steep slopes with a stream at the base. The property could be kept as a wild life and conservation area, however, maintenance would be a serious problem in view of the topography. We should accept this property as open space land.

Harry G. Coulter, Jr.
Harry G. Coulter, Jr.

cc: Mr. Albert Noyes

HGC/jjt

RE: PETITION FOR RECLASSIFICATION : BEFORE
 from D.R. 3.5 to D.R. 16, : COUNTY BOARD OF APPEALS
 SPECIAL EXCEPTION FOR OFFICE USE : OF
 to extent of 10% of improvements : BALTIMORE COUNTY
 constructed on said property, and : No. 74-204-RXA
 VARIANCE from Section 1B02.2A :
 of the Baltimore County :
 Zoning Regulations :
 SE corner Goucher Boulevard and :
 Providence Road :
 9th District :
 Clarence M. Plitt, et al :
 Petitioners :

ORDER OF DISMISSAL

Petition of Clarence M. Plitt, et al for reclassification from D.R. 3.5 to D.R. 16, special exception for Office Use to extent of 10% of improvements constructed on said property, and variance from Section 1B02.2A of the Baltimore County Zoning Regulations on property located on the southeast corner Goucher Boulevard and Providence Road, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals notified all parties of record in the above entitled matter that this Board considers said case to be moot (copy of said letter is attached hereto).

THEREFORE, this Board, on its own Motion, will dismiss the within named appeal.

IT IS HEREBY ORDERED, this 20th day of January, 1977, that said petition be and the same is declared moot and the petition DISMISSED.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

Robert L. Gilliland

Herbert A. Davis

good boundary and that the subject property, if the Reclassification were granted, would be a buffer between the Blue Cross Building on the west, zoned M. L., and the residential properties lying to the east. The subject property is the only remaining large vacant tract of land not developed in this general vicinity. He felt this was because of the present classification. Mr. Willemain testified that this property was the subject of a previous request in 1961 and that the Baltimore County Planning Board recommended D. R. 16 zoning to the Baltimore County Council. At the time of the adoption of the Comprehensive Zoning Map, on March 24, 1971, the Baltimore County Council classified the subject property D. R. 3.5. Mr. Willemain felt that this was error. He feels that the strategic, prestigious location necessitates the Reclassification to a higher density than it presently enjoys. He further stated that the topography, the location of the Minebank Run, and the severe grades on the subject property, all indicate that practical hardship and unreasonable difficulty would be encountered by the Petitioner if the Baltimore County Zoning Regulations were strictly enforced. This is the reason for the requested Variance.

Residents of the area, in protest of the subject Petition, indicated that they felt there has been no substantial change in the character of the neighborhood; that the Baltimore County Council, in adopting the present classification, did not error; and that the granting of the subject Petition would otherwise be detrimental to their health, safety, and general welfare. They cited increased traffic along Goucher Boulevard and Providence Road, the noise factor, and the height of the subject buildings towering over their quiet residential area.

Mr. George Eichner, a qualified engineer, testifying on behalf of the Petestants and a resident of the area, indicated that the topography of the subject property was no different than that of Campus Hills, a community development,

494-3180

County Board of Appeals
 Room 219, Court House
 Towson, Maryland 21204

December 22, 1976

Charles E. Brooks, Esq.
 610 Bosley Avenue
 Towson, Maryland 21204

Re: Case No. 74-204-RXA
 Clarence M. Plitt, et al

Dear Mr. Brooks:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Solicitor's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps (i.e. 10/15/76) is moot.

Therefore, unless you present written objection and/or an amended appeal, where applicable, to the Board within thirty(30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

Walter A. Reiter, Jr., Chairman

cc: Richard C. Murray, Esq.
 Mr. William G. Wood
 John W. Hession, III, Esq.

directly across Providence Road from the subject property. He did not dispute the economic feasibility of development but indicated that it can be developed in the same manner as Campus Hills. Mr. Eichner cited the increased traffic along Goucher Boulevard and Providence Road, relying upon Dr. Ewell's testimony, the Zoning Advisory Committee, and the traffic study as submitted. He further stated that, within several years, the intersection of Providence Road and Goucher Boulevard would be at its peak.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the Comprehensive Zoning Map, as adopted on March 24, 1971, was not in error in classifying the subject property D. R. 3.5. The Comprehensive Zoning Map is presumed to be correct. A strong burden is borne by the Petitioners to prove error or substantial change in the character of the neighborhood. This burden has not been met.

As indicated above, this property was the subject of a Petition in 1961 and, on September 15, 1961, John G. Rose, the then Zoning Commissioner of Baltimore County, denied the Reclassification from a R. 10 Zone to a R. A. Zone.

Mr. Rose was subsequently reversed by the Baltimore County Board of Appeals. Upon appeal to the Circuit Court for Baltimore County, Judge John E. Raine, Jr., denied the Reclassification on November 20, 1962.

After reviewing and comparing the present Comprehensive Zoning Map and the Ninth District Land Use Map for Baltimore County, adopted on November 14, 1955, it was apparent that this area was intended to remain in its present classification and density.

The Petitioner's basic argument is that of an economic issue, i. e., the topography not being ideally suited for development in its present classification

RE: PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION, AND VARIANCE : BEFORE THE
 SE/corner of Goucher Boulevard : ZONING COMMISSIONER
 and Providence Road - 9th : OF
 Election District :
 Clarence M. Plitt, et al - : BALTIMORE COUNTY
 Petitioners :
 NO. 74-204-RXA (Item No. 16) :

This matter comes before the Zoning Commissioner as a result of a Petition filed by Clarence M. Plitt, et al, for a Reclassification from a D. R. 3.5 Zone to a D. R. 16 Zone; a Special Exception for office use to the extent of ten percent of the improvements constructed on said property; and, further, a Variance, from Section 1B02.2A of the Baltimore County Zoning Regulations, to permit a height of 85 feet in lieu of the required 60 feet. Said property is located on the southeast corner of Goucher Boulevard and Providence Road, in the Ninth Election District of Baltimore County, and contains 13.848 acres of land, more or less.

The Petitioners had originally requested a Reclassification from a D. R. 3.5 Zone to D. R. 16 and R. A. E. 1 Zones. A Petition to amend the Reclassification request from a D. R. 3.5 Zone to a D. R. 16 Zone was filed. On January 21, 1974, the Zoning Commissioner granted leave to amend said Petition as aforesaid.

At the outset of the public hearing, the Petitioners further moved to amend the Special Exception reducing the extent of the office use from ten percent to five percent of the improvements constructed on said property. In open hearing, leave to amend the Special Exception was granted by the Zoning Commissioner.

Evidence presented, on behalf of the Petitioners by Nancy Hubble, President of Robin Realty, part owner of the subject property and Co-petitioner, indicated that the property cannot be developed economically. This opinion was based on the advice of experts she had consulted.

and the cost factor relative thereto; but, in the opinion of the Zoning Commissioner, the Comprehensive Zoning Map, as adopted, is not in error. The area of Campus Hills was developed on the same basic topography.

There was very little testimony as to any substantial change in the character of the neighborhood. The increase in density, its resultant effect on traffic, and all the other factors concerned would make the granting of this Petition detrimental to the health, safety, and general welfare of this community.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of August, 1974, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain a D. R. 3.5 Zone, and, by necessity, the Special Exception and Variance are hereby DENIED.

Charles E. Brooks, Esq.
 Zoning Commissioner of
 Baltimore County

Frederick Hammond, architect and planner, described the subject property stating that two buildings would be constructed on the property, each containing eight stories plus four terraces below grade. The average heights of the buildings above grade would be 80 feet. It was indicated that the topography of this property drops nine percent, from the intersection of Goucher Boulevard and Providence Road to Cromwell Bridge Road, the eastern boundary of the property.

Mr. John Hocheader, Jr., a registered engineer, stated that the entire tract could be developed into 53 units, but would not be economically feasible in that it would cost approximately \$10,000 per lot for development, not including the value of the land. He described the run-off of water down to Minebank Run. Public water and sewer are available to the property and are not encumbered by any type of moratorium.

Testimony with reference to traffic, offered by Dr. Worthington Ewell, a qualified traffic engineer, indicated that a study had been made of the adjoining road network. It was his conclusion that the development of the property, as proposed, would not create any traffic problems. Goucher Boulevard, in 1967, had a trip density of 14,000 cars over a 24 hour period. In 1971, the trip density was 20,000. Today, it is estimated to be about 21,000 cars per day. He stated that the construction of the Blue Cross Building, across Goucher Boulevard, has brought much traffic into the area.

Mr. Bernard Willemain and Mr. David Horn, a qualified planner and realtor, respectively, indicated that, because of the topography, the subject property could not be developed economically in its present classification.

Mr. Willemain stated that the request was strictly for an increase in density. This, of course, is in addition to the request for the Special Exception for office use and the requested Variance. He stated that Goucher Boulevard is a

ORDER RECEIVED FOR FEES
 DATE August 9, 1974
 BY Julia R. [Signature]

ORDER RECEIVED FOR FEES
 DATE August 9, 1974
 BY Julia R. [Signature]

ORDER RECEIVED FOR FEES
 DATE August 9, 1974
 BY Julia R. [Signature]

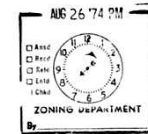
BROOKS & TURNELL
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

S. Eric DiMenna, Zoning
 Commissioner
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Petition for Reclassification, Special Exception
 and Variance
 SE/corner of Goucher Boulevard and Providence Road
 9th Election District
 Clarence M. Plitt, et al - Petitioners
 NO. 74-204-RXA (Item No. 16)

Dear Mr. DiMenna:
 Please enter an Appeal on behalf of the Petitioners, Clarence M. Plitt and Robin Realty, Inc., from your Order and Decision rendered in reference to the above captioned matter on August 9, 1974 denying the requested reclassification, special exception and variance. I enclose herewith a draft in the amount of \$70.00 representing the cost of filing said Appeal.
 Should you have any questions concerning the above or enclosed, please do not hesitate to contact me.

Thanking you for your cooperation in this matter, I remain,
 Sincerely yours,
 BROOKS & TURNELL, BY:



Charles E. Brooks

Enclosure
 CC: Robin Realty, Inc.
 Clarence M. Plitt
 A. Owen Hennegan, Esquire

RE: Petition for Reclassification from D.R. 3.5 to R.A.E. 1 and D.R. 16 Southeast quadrant of Goucher Boulevard and Providence Road - 9th Election District of Baltimore County, Maryland

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

PETITION TO AMEND PETITION FOR RECLASSIFICATION

Now come Clarence M. Plitt and Robin Realty, Inc., legal owners of the above captioned property, by John Grason Turnbull, II and Brooks & Turnbull, their attorneys, and respectfully request that the Petition for Reclassification filed herein be amended and for reasons therefore, says:

1. That prior hereto the Petitioners did file with the appropriate zoning authorities of Baltimore County, Maryland, a Petition for Reclassification of the above captioned property from D.R. 3.5 to R.A.E. 1.
2. That subsequent to the filing of the aforesaid Petition for Reclassification, your Petitioners were afforded an opportunity to meet with local residents of the community as well as the respective heads of appropriate departments of Baltimore County, Maryland, to review their recommendations in reference to the Petition for Reclassification, wherein they were advised that the Petition for Reclassification should be modified to request a reclassification from D.R. 3.5 to R.A.E. 1 to D.R. 3.5 to D.R. 16 with a Special Exception for Office Use of ten per cent (10%) of the building to be constructed thereon and a height variance from Section 1B02.2A of the Baltimore County Regulations to permit an eighty-five foot (85') height rather than the required sixty foot (60') height.
3. That this Petition is submitted requesting that the Petition be amended for the purpose of "down-grading" the requested zoning from D.R. 3.5 to R.A.E. 1 to D.R. 3.5 to D.R. 16 with a Special Exception for Office Use of ten per cent (10%) of the building to be constructed thereon and a height variance

-2-
from Section 1B02.2A of the Baltimore County Regulations to permit an eighty-five foot (85') height rather than the required sixty foot (60') height.

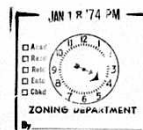
WHEREFORE, your Petitioners respectfully request that this authority, by its Order, grant leave to the Petitioners to amend the Petition for Reclassification as herein stated.

John Grason Turnbull, II
JOHN GRASON TURNBULL, II
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21284
236-2600
Attorneys for Petitioners

ORDER

Upon the foregoing Petition, it is this 21st day of January, 1974, ORDERED, by the Zoning Commissioner of Baltimore County, that leave be and the same is hereby granted to the Petitioners to amend the Petition for Reclassification as hereinabove stated.

Richard L. Plitt
RICHARD L. PLITT
Attorney for Petitioners



BROOKS & TURNBULL
610 BOSLEY AVENUE
TOWSON, MD. 21284
236-2600

RE: Petition for Reclassification from D.R. 3.5 to R.A.E. 1 and D.R. 16 Southeast quadrant of Goucher Boulevard and Providence Road - 9th Election District of Baltimore County, Maryland

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

MEMORANDUM

Now comes Clarence M. Plitt and Robin Realty, Inc., legal owners of the above captioned property, by John Grason Turnbull, II and Brooks & Turnbull, their attorneys, and in accordance with Bill 72, Sections 22, (22b), state that the reclassification and Special Exception and Height Variance requested should be granted and for reasons therefore, say:

1. Error in map in that the County Council did not recognize that the topography of the property makes it economically unfeasible to develop in its present classification.
2. Error in the map in that the County Council failed to recognize the property's direct relationship to Goucher Boulevard which is a dual lane major arterial street and is not conducive to low density residential development.
3. Genuine change in the neighborhood by virtue of the construction of the Blue Cross-Blue Shield complex which is a high intensity office use.
4. Genuine change in the character of the neighborhood by virtue of the extensive commercial development opposite the property on Joppa Road.
5. That the requested reclassification herein is made in accordance with the proposed zoning as documented by the Planning Authorities of Baltimore County, Maryland prior to the adoption of the Baltimore County Zoning Maps on March 24, 1972.

John Grason Turnbull, II
JOHN GRASON TURNBULL, II
Brooks & Turnbull
Attorneys for Petitioners

BROOKS & TURNBULL
610 BOSLEY AVENUE
TOWSON, MD. 21284
236-2600

RE: Petition for Reclassification from D.R. 3.5 to R.A.E. 1 and D.R. 16 Southeast quadrant of Goucher Boulevard and Providence Road - 9th Election District of Baltimore County, Maryland

BEFORE THE
ZONING
COMMISSION
OF
BALTIMORE COUNTY

MEMORANDUM

Now comes, Clarence M. Plitt and Robin Realty, Inc., legal owners, of the above captioned property and in accordance with Bill 72 Sections 22, (22b), states that the reclassification should be granted and for reasons state:

1. Error in the map in that the County Council did not recognize that the topography of the property makes it economically unfeasible to develop in its present classification.
2. Error in the map in that the County Council failed to recognize the property's direct relationship to Goucher Boulevard which is a dual lane major arterial street and is not conducive to low density residential development.
3. Genuine change in the neighborhood by virtue of the construction of the Blue Cross/ Blue Shield complex which is a high intensity office use.
4. Genuine change in the character of the neighborhood by virtue of the extensive commercial development opposite the property on Joppa Road.
5. And for such other and further reasons that will be presented at the time of the hearing.

MOORE, HENNEGAN, BRANNAN & CARNEY

E. SCOTT MOORE
A. OWEN HENNEGAN
WILLIAM E. BRANNAN
ROBERT E. CARNEY, JR.
ROBERT J. STAN
W. WILSON COLE

February 20, 1974

Office of Zoning - Balt. County
Baltimore County Office Bldg.
Towson, Maryland 21284

RE: Property Owner: Clarence M. Plitt, et al
Location: N/2 CORNER of Goucher Blvd.
and Providence Road
Election District: 9

Gentlemen:
Please enter the appearance of A. Owen Hennegan as attorney for the protestants in the above captioned matter.

Very truly yours,

A. Owen Hennegan
A. Owen Hennegan

AOH:bbp

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P. O. BOX 6428, TOWSON, M.D. 21284

Description to Accompany
Zoning Petition for Reclassification
from Existing D.R. 3.5 Zone to R.A.E. 1 Zone
October 1, 1973

Beginning for the same at a point on the northeast side of Goucher Boulevard at a point measured N 22° 45' 18" W 282 feet more or less along the northeast side of said Goucher Boulevard from the centerline of Joppa Road and running thence binding on the northeast side of said Goucher Boulevard the two following courses viz: first N 22° 45' 18" W 414.62 feet and second along a curve to the left with a radius of 934.56 feet a distance of .8330 feet said curve being subtended by a chord bearing N 20° 05' 19" W 183.03 feet to intersect a curve with a radius of 1000 feet, the centerpoint of said curve being the northernmost corner of the existing B.L.-C.C.C. zone located along the south side of Joppa Road east of Goucher Boulevard, thence along said curve with a radius of 1000 feet a distance of 837.44 feet said curve being subtended by a chord bearing N 02° 49' 08" E 813.18 feet thence binding on a line drawn parallel to and distant 1000 feet northeasterly from the existing zoning line in Joppa Road separating the D.R. 3.5 zone from the B.L.-C.C.C. zone S 73° 11' 25" E 158.96 feet, thence binding on the outline of the property being herein described the six following courses viz: first S 33° 34' 43" W 510.21 feet second S 61° 53' 43" W 63.17 feet, third S 55° 15' 43" W 90.66 feet fourth S 53° 09' 20" W 187.32 feet, fifth N 36° 50' 40" W 76.23 feet and sixth S 67° 14' 42" W 111.91 feet to the place of beginning.

Containing 9.536 acres of land more or less.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6428, TOWSON, MD. 21284

Description to Accompany Zoning Petition
for Reclassification from Existing D.R. 3.5
Zone to D.R. 16 Zone

December 17, 1973

Beginning for the same at a point on the northeasterly side of Goucher Boulevard, said point being the beginning of the cut off leading to the southerly side of Providence Road, running thence across said cut off North 23° 29' 59" East 27.55 feet to the said southerly side of Providence Road thence along said southerly side the three following courses viz: first North 69° 58' 13" East 656.30 feet, second by a curve to the left having a radius of 5035.00 feet and a length of 59.15 feet said curve being subtended by a chord of North 69° 38' 21" East 59.15 feet and third North 69° 18' 10" East 146.83 feet to the cut off leading to the southeasterly side of Cromwell Bridge Road, thence across said cut off by a curve to the right having a radius of 208.00 feet and a length of 199.70 feet, said curve being subtended by a chord bearing of South 83° 10' 57" East 197.18 feet to said southeasterly side of Cromwell Bridge Road thence along said side South 59° 40' 04" East 109.03 feet thence leaving said southeasterly side running in the bed of said Cromwell Bridge Road the three following courses viz: first North 69° 19' 43" East 44.21 feet, second South 80° 40' 17" East 39.30 feet and third South 62° 00' 15" East 150.01 feet running thence binding on the outline of the property being herein described the six following courses viz: first South 33° 34' 43" West 689.94 feet second South 61° 53' 43" West 63.17 feet, third South 55° 15' 43" West 90.66 feet, fourth South 53° 09' 20" West 187.32 feet, fifth North 36° 50' 40" West 76.23 feet and sixth South 67° 14' 42" West 111.91 feet to the southeasterly side of Goucher Boulevard thence along said southeasterly side the three following courses viz: first North 27° 45' 18" West 416.63 feet, second by a curve to the left having a radius of 944.56 feet and a

Description to Accompany Zoning Petition
for Reclassification from Existing D.R. 3.5
Zone to D.R. 16 Zone

December 17, 1973
-3-

length of 29.77 feet said curve being subtended by a chord bearing of North 29° 45' 58" West 239.15 feet and third by a curve to the right having a radius of 209.00 feet and a length of 69.37 feet, said curve being subtended by a chord bearing of North 29° 00' 12" West 69.10 feet to the place of beginning.

Containing 13.040 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6839, TOWSON, MD. 21284

Description to Accompany Zoning Petition
for Reclassification from Existing D.R. 3.5
Zone to D.R. 16 Zone
October 7, 1973

Beginning for the same at a point on the northeasterly side of Goucher Boulevard, said point being the beginning of the cut off leading to the southerly side of Providence Road, running thence across said cut off North 23° 29' 59" East 77.55 feet to the said southerly side of Providence Road thence along said southerly side the three following courses vis: first North 69° 58' 31" East 456.20 feet, second by a curve to the left having a radius of 5039.00 feet and a length of 59.15 feet said curve being subtended by a chord of North 69° 38' 21" East 59.15 feet and third North 69° 18' 10" East 168.83 feet to the cut off leading to the southeasterly side of Cromwell Bridge Road, thence across said cut off by a curve to the right having a radius of 208.00 feet and a length of 159.70 feet, said curve being subtended by a chord bearing of South 83° 10' 57" East 192.18 feet to said southeasterly side of Cromwell Bridge Road thence along said side South 53° 40' 04" East 109.03 feet thence leaving said southeasterly side running in the bed of said Cromwell Bridge Road the three following courses vis: first North 69° 19' 43" East 64.21 feet, second South 51° 40' 17" East 39.20 feet and third South 62° 00' 18" East 150.01 feet running thence binding on the outline of the property being herein described South 33° 34' 43" West 172.73 feet to intersect a line drawn parallel to and distant 1000 feet northeasterly from the existing zoning line in Joppa Road separating the D.R. 3.5 Zone from the B.L.-C.C.C. Zone and running thence binding on said line and 1000 feet from said B.L.-C.C.C. Zone North 73° 11' 25" West 159.96 feet, thence along a curve to the left with a radius of 1000 feet (the center point of said curve being the northernmost corner of said B.L.-C.C.C. Zone) a distance of 87.44 feet, said curve being subtended by a chord bearing South 82° 49' 08" West 813.18 feet to intersect the heretofore mentioned northeasterly side of Goucher

Description to Accompany Zoning Petition
for Reclassification from Existing D.R. 3.5
Zone to D.R. 16 Zone
October 1, 1973

Beginning, thence binding on the northeasterly side of Goucher Boulevard, the two following courses vis: first along a curve to the left with a radius of 984.56 feet a distance of 16.49 feet, said curve being subtended by a chord bearing North 35° 03' 59" West 56.61 feet and second along a curve to the right with a radius of 289.00 feet a distance of 69.27 feet, said curve being subtended by a chord bearing North 29° 50' 32" West 69.10 feet to the place of beginning.
Containing 4,312 acres of land more or less.



MOORE HENNEGAN, BRANNAN & CARNEY
ATTORNEYS AT LAW
142 JEFFERSON SQUARE
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21284
RECEIVED
AUG 13 1974
July 22, 1975

Board of Appeals for Baltimore
County
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
from D.R. 3.5 to R.A.E. 1 and
D.R. 16 Southeast quadrant of
Goucher Boulevard and Providence
Road - 9th Election District
of Baltimore County, Maryland

Gentlemen:
Please strike my appearance as attorney for the Protestants
in the above captioned case.

Very truly yours,
A. Owen Hennegan
A. Owen Hennegan

- AOR:ad
cc: Charles E. Brooks, Esq.
610 Bosley Avenue
Towson, Maryland 21204
John W. Hessian, III, Esq.
102 W. Pennsylvania Ave.
Towson, Maryland 21204
Richard C. Murray, Esq.
409 Washington Avenue
Towson, Maryland 21204
Mr. John J. Saunders
914 Beaverbank Circle
Towson, Maryland 21204
Mr. John Connell
930 Brunswick Circle
Towson, Maryland 21204
William E. Scholtes, Esq.
518 Goucher Boulevard
Towson, Maryland 21204

Book 712/75
10-0-00

COOK, MUDR, MURRAY & HOWARD
ATTORNEYS AT LAW
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

February 20, 1975

County Board of Appeals
County Office Building
Towson, Maryland 21204

74-204-RXA
Re: Item 16, 6th Cycle
Property of Clarence M. Plitt
and Robin Realty, Inc.
Goucher Boulevard and
Providence Road

Gentlemen:
Please enter my appearance as additional counsel for the
protestants in the above.

Very truly yours,
Richard C. Murray
Richard C. Murray

- RCM/njb
cc: Charles E. Brooks, Esquire
John W. Hessian, III, Esquire

Rec'd 2/20/75
1-40 pps

August 9, 1974

John Grason Turnbull, II, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Reclassification,
Special Exception, and
Variances
SE corner of Goucher Boulevard
and Providence Road - 9th
Election District
Clarence M. Plitt, et al -
Petitioners
NO. 74-204-RXA (Item No. 16)

Dear Mr. Turnbull:
I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

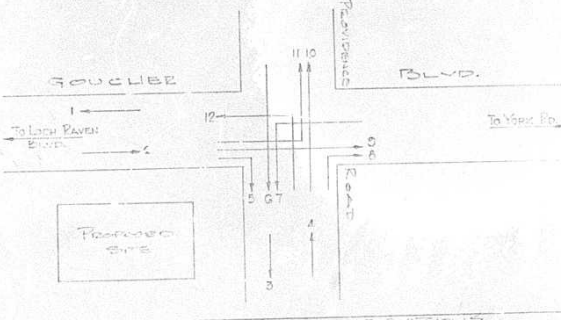
S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/ew

Attachments

cc: A. Owen Hennegan, Esquire
406 Jefferson Building
Towson, Maryland 21204

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
1200 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201



DATE	TIME	1	2	3	4	5	6	7	8	9	10	11	12
Fri. 7:50 AM - 8:00 AM	45	24	10	52	83	51	53	61	72	80	35	50	50
Fri. 10:15 AM - 10:30 AM	30	52	42	185	51	104	27	53	26	11	41	22	82
Wed. 7:00 AM - 8:00 AM	45	88	55	171	27	57	149	23	75	46	22	82	82
Wed. 10:15 AM - 10:30 AM	45	63	171	145	42	93	34	61	61	59	46	51	41

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 7/22/74
Posted for: Clarence M. Plitt
Petitioner: Clarence M. Plitt
Location of property: SE corner of Goucher Blvd & Providence Rd
Location of Signs: 3 Signs on Goucher Blvd, 1 Sign on Providence Rd, 1 Sign on Cromwell Bridge Rd
Remarks: None
Posted by: *M. H. New* Signature Date of return: 7/24/74

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 8-27-74
Posted for: *Heavy Mid. 1*
Petitioner: Clarence M. Plitt
Location of property: SE corner of Goucher Blvd & Providence Rd
Location of Signs: 3 Signs on Goucher Blvd, 3 Signs on Providence Rd, 3 Signs on Cromwell Bridge Rd
Remarks: None
Posted by: *M. H. New* Signature Date of return: 8-27-74

BALTIMORE COUNTY, MARYLAND No. 1 50
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE August 28, 1974 ACCOUNT 01-662
AMOUNT \$70.00
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Charles E. Brooks, Esquire
Cost of Filing of an Appeal on Case No. 74-204-RXA
SE corner of Goucher Boulevard and Providence Road -
9th Election District
Clarence M. Plitt, et al - Petitioner 700.00

BALTIMORE COUNTY, MARYLAND No. 15093
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE July 10, 1974 ACCOUNT 01-662
AMOUNT \$198.71
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Messrs. Brooks & Turnbull
610 Bosley Ave.
Towson, Md. 21204
Advertising and posting of property for Clarence M. Plitt
74-204-RXA

BALTIMORE COUNTY, MARYLAND No. 12780
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE Nov. 27, 1973 ACCOUNT 01-662
AMOUNT \$50.00
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
John D. Hubble
15 Charles Plaza, Suite 1607
Baltimore, Md. 21201
Petition for Reclassification for Clarence M. Plitt
et al 500.00

DATE: 12-17-71
SCALE: AS SHOWN
BY: [Signature]

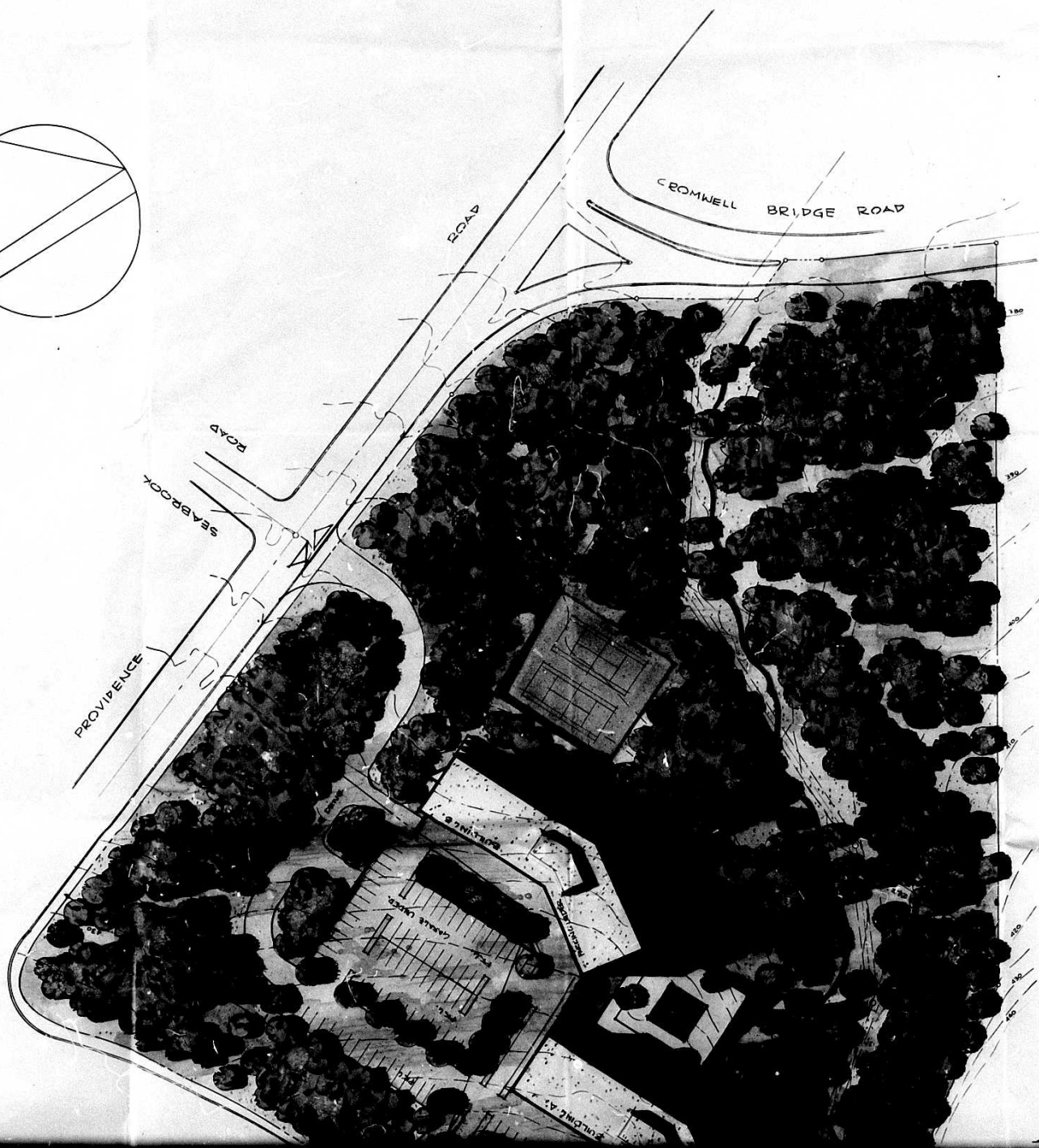
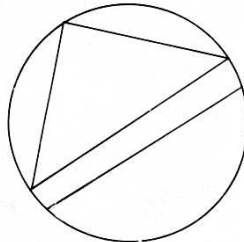
REVISED: 1/17/74

DONALD LEE SICKLER ASSOCIATES - ARCHITECTS
ONE CHARLES CENTER
BALTIMORE, MARYLAND 21201

PLITT-ROBIN REALTY PROPERTY

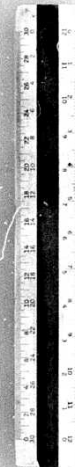
GENERAL SITE PLAN & BUILDING SECTION

Z.C. PETTIGREW'S
EX. A.



GENERAL SITE PLAN SCALE: 1" = 50' 0"

SECTION SCALE: 1" = 20' 0"



APARTMENT DENSITY:

Existing Zoning D.R. 3.5
 Proposed Zoning D.R. 16
 Gross Area 13,843 acres
 Gross = 16 units/acre
 Allowed Density Total units = 221 units
 Designed Density Gross = 13,720/acre
 Total units = 192 units

OFF STREET PARKING:

No. of Spaces Req'd: 291
 No. of Spaces Provided: 332

Calculation:

Use - apartments
 190 units x 1.53 = 291 parking spaces

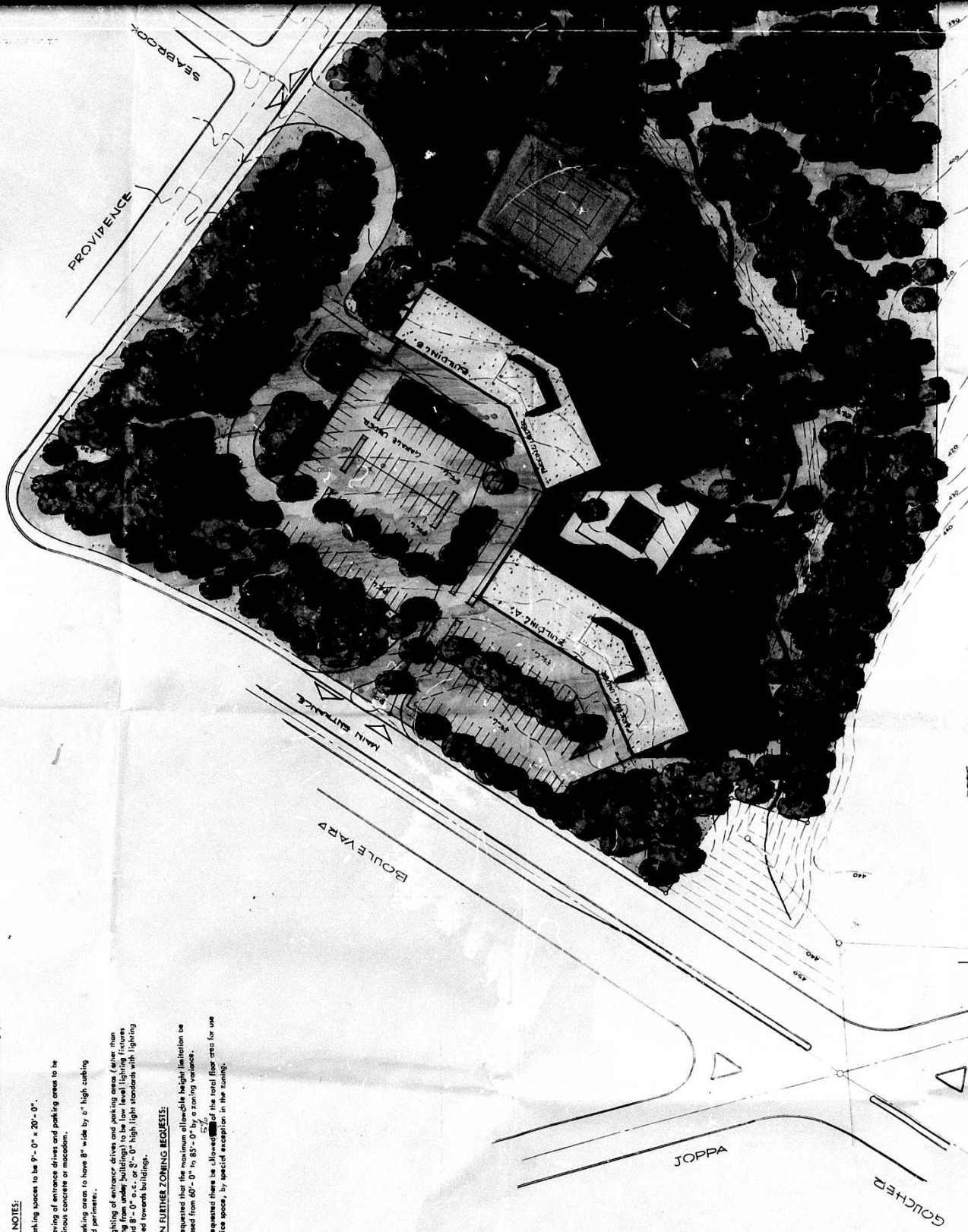
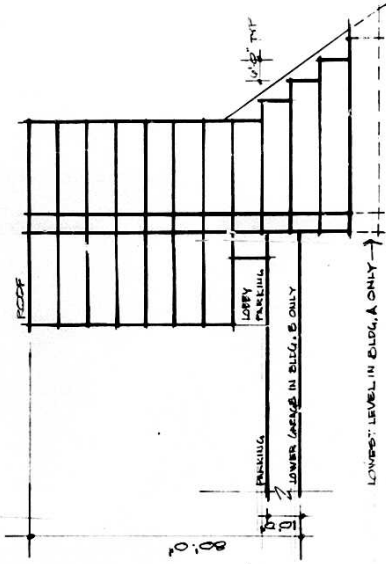
GENERAL NOTES:

1. All parking spaces to be 9'-0" x 20'-0".
2. All paving of entrance drives and parking areas to be bituminous concrete or macadam.
3. All parking areas to have 8" wide by 5" high curbing around perimeter.

4. All lighting of entrance drives and parking areas (where there are no streetlights) to be provided by lighting fixtures located 8'-0" o.c. or 8'-0" high light standards with lighting directed towards buildings.

NOTES ON FURTHER ZONING REQUESTS:

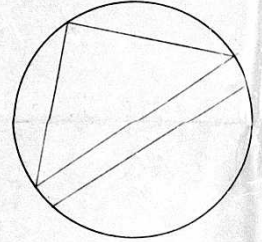
1. It is requested that the maximum allowable height limitation be increased from 40'-0" to 85'-0" by a zoning variance.
2. It is requested there be allowed $\frac{1}{2}$ of the total floor area for use as office space, by special exception in the zoning.

**GENERAL SITE PLAN**

LOWEST LEVEL IN BLDG. IS ONLY
 NOTE: FLOOR TO FLOOR MEASURED AT 8'-0"

TYPICAL BUILDING SECTION SCALE: 1" = 20'-0"

MAP NO. 100
SECTION 6
SHEET 1 OF 1



APARTMENT DENSITY:

D. R. 3.5
R. A. E. 1
See following notes on additional
development restrictions
13,443 acres
Gross Area
Designed Density:
Total units = 221 units

OFF STREET PARKING:

No. of Spaces Required: 338
No. of Spaces Provided: 338
Calculation:
Use = apartments
221 units x 1.52 = 338 parking spaces

GENERAL NOTES:

1. All parking spaces to be 9'-0" x 10'-0".
2. All paving of entrance drives and parking areas to be continuous concrete or masonry.
3. All parking areas to have 8" wide by 6" high curbing around perimeter.
4. All lights, of entrance drives and parking areas (other than those located in the building) to be located 8'-0" o.c. or 8'-0" high light standards with lighting directed towards buildings.

NOTES ON FURTHER DEVELOPMENT RESTRICTIONS:

1. It is proposed that all of the property between a line running 15'-0" to the north side of Minorsink Run and the southeastern corner of line of the site be deeded to Sullivan County for the purposes of a park.
2. It is proposed that even though the site be zoned R.A.E. 1, if the development shall complete no more than the maximum number of units as shown on the site plan, the zoning classification of D.R. 16 for the entire 13,443 Acres (23 units).
3. It is proposed that the height of the buildings be no more than 15' on the typical building section.
4. It is proposed that there be no more than one entrance off of Providence Ro.
5. It is proposed that no more than 5 percent of the total gross floor area of the apartments be used as office space, there will be no commercial spaces.



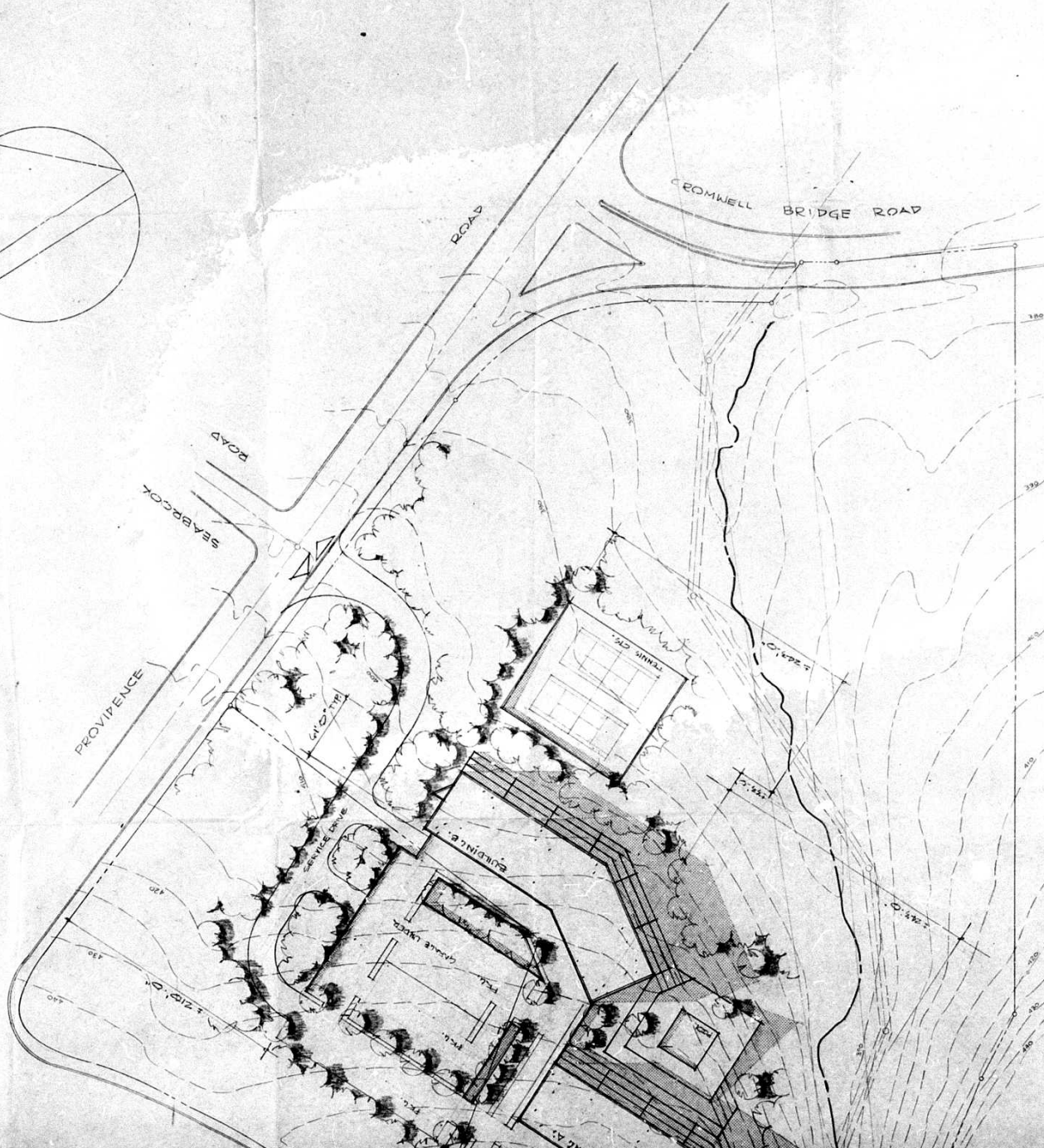
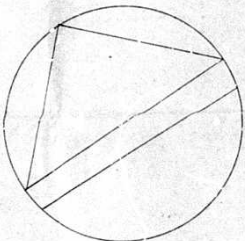
DATE 12-17-73
SCALE 1/8" = 1'-0"
BY [initials]
DWG. NO.

DONALD LEE SICKLER ASSOCIATES - ARCHITECTS
BALTIMORE, MARYLAND 21201

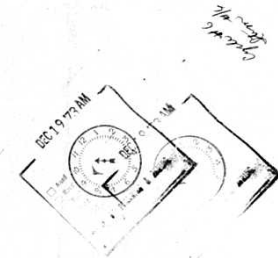
ONE CHARLES CENTER

PLITT-ROBIN REALTY PROPERTY

GENERAL SITE PLAN & BUILDING SECTION



GENERAL SITE PLAN SCALE: 1/8" = 50'-0"



SCALE: 1/8" = 20'-0"



APARTMENT DENSITY:

Existing Zoning
Proposed Zoning
Gross Area
Allowed Density
Designated Density

D.R. 3-5

D.R. 16

13,843 acres

13,843 acres

16 units/acre

221 units

11,759 units

170 units

OFF STREET PARKING:

No. of Spaces Required:
No. of Spaces Provided:

291

332

Calculation:

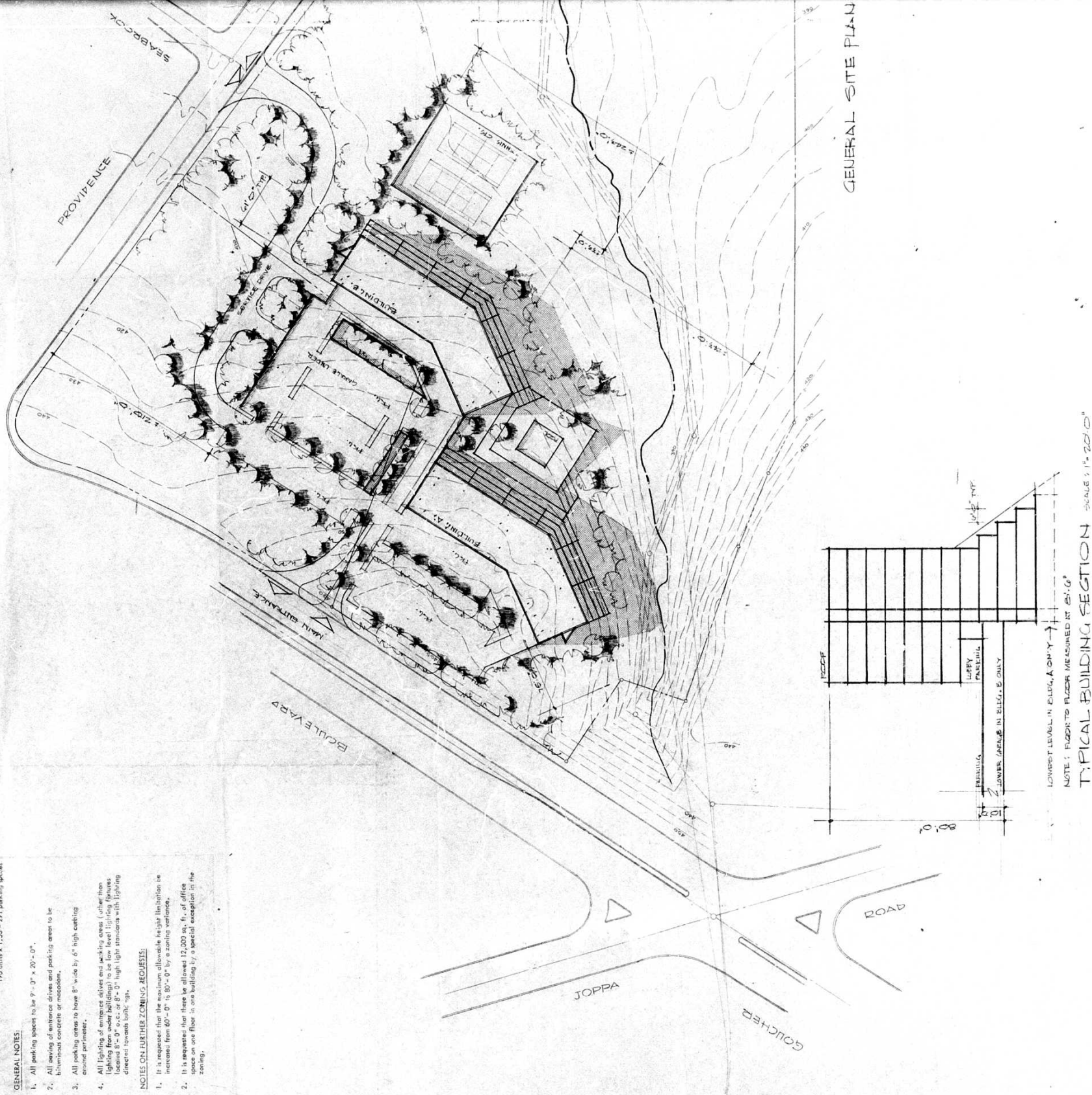
Use - apartments
199 units x 1.53 = 291 parking spaces

GENERAL NOTES:

1. All parking spaces to be 9'-0" x 20'-0".
2. All paving of entrance drives and parking areas to be bituminous concrete or macadam.
3. All parking areas to have 8" wide by 6" high curbing around perimeter.
4. All lighting of entrance drives and parking areas (other than lighting from under buildings) to be low level lighting fixtures located 8'-0" o.c. or 8'-0" high light standards with lighting directed towards built up.

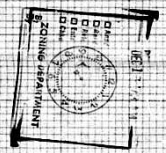
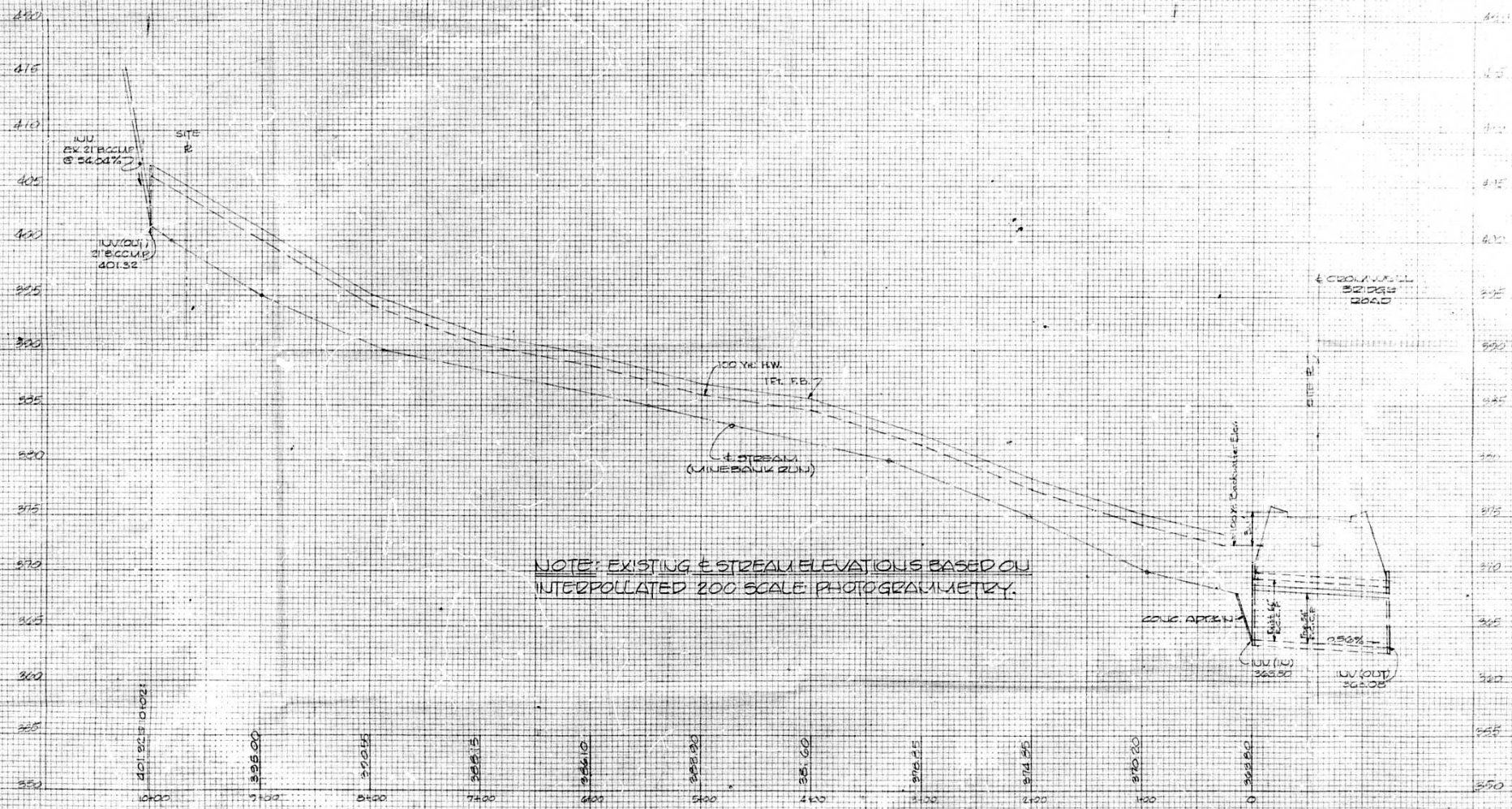
NOTES ON FURTHER ZONING REQUESTS:

1. It is requested that the maximum allowable height limitation be increased from 60'-0" to 80'-0" by a zoning variance.
2. It is requested that these be allowed 12,000 sq. ft. of office space on one floor in one building by a special exception in the zoning.



TYPICAL BUILDING SECTION SCALE: 1/4" = 20'-0"





GEORGE WILLIAM STEPHENS JR.
AND ASSOCIATES, INC.
ENGINEERS
803 ALLINGHAM AVE.
TOWSON, MARYLAND

DATUM = 350

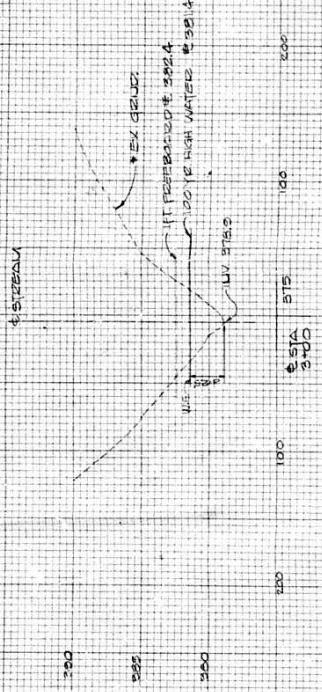
STREAM PROFILES
MINERAL SPRING
CLARECE M. DUIT PROP
DATA ON US BUREAU OF SURVEY
SCALE: HORIZ. 1" = 50'
VERT. 1" = 10'
H.F.S. & S.L.P. 20010.1012

K&E 10 X 10 TO THE INCH
ALLIOTT & BERRY CO.
PRINTED IN U.S.A.

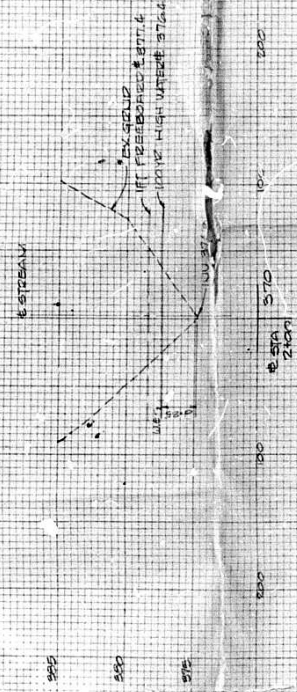


STA 2400

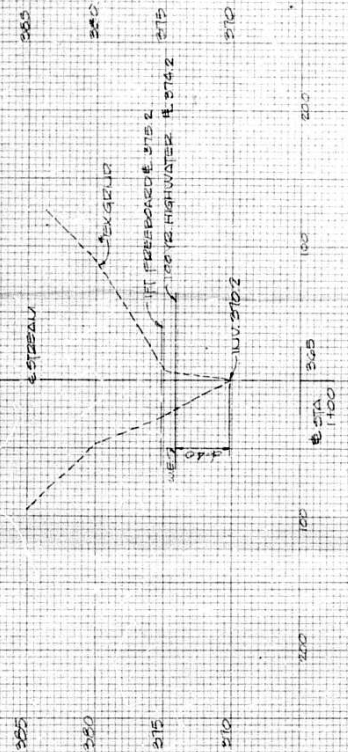
STA 2420
 S: 57.1%
 N: 0.05
 d: 2.5'
 A: 6.50'
 W.P.: 58.24'
 V: 1.24
 U: 6.75ps
 Q_{cap}: 435.5 cfs
 Q_{req'd}: 440 cfs



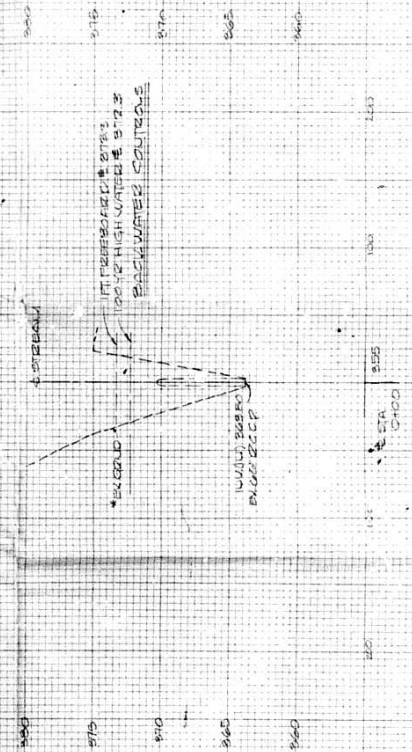
STA 2400
 S: 57.1%
 N: 0.05
 d: 2.5'
 A: 7.0'
 W.P.: 60.1'
 V: 1.15
 U: 6.75ps
 Q_{cap}: 440 cfs
 Q_{req'd}: 440 cfs



STA 1400
 S: 3.11%
 N: 0.05
 d: 4.0'
 A: 5.4'
 W.P.: 28.6'
 V: 1.89
 U: 3.85ps
 Q_{cap}: 475 cfs
 Q_{req'd}: 440 cfs



STA 2400
 S: 3.7%
 N: 0.1'
 A: 5.0'
 W.P.: 28.6'
 V: 1.89
 U: 3.85ps
 Q_{cap}: 475 cfs
 Q_{req'd}: 440 cfs



*NOTE: EXISTING GROUND ELEVATIONS BASED ON INTERPOLATED 200 SCALE PHOTOGRAMMETRY.

ROBERT WILLIAMS ENGINEERS, JR.
 AND ASSOCIATES, INC.
 200 LAUREL AVE.
 TOWSON, MARYLAND

FLOOD PLAN
 STUDY
 CULVERT PROPERTY
 SECTION RECONSTRUCTED
 WITH GROUNDWATER BELOW
 ROAD SLAB. ELEVATIONS
 SHOWN ARE BASED ON
 SURFACE PHOTOGRAMMETRY
 W.P.S. & S.L.F. DEC 10, 1973

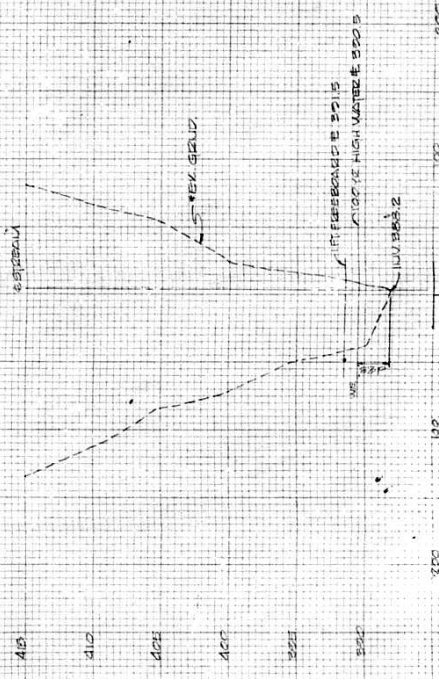


K&E
 10 X 10 TO THE INCH
 ENGINEERS & ARCHITECTS
 100 N. 10TH ST.
 PHOENIX, ARIZONA

K&E
 10 X 10 TO THE INCH
 ENGINEERS & ARCHITECTS
 100 N. 10TH ST.
 PHOENIX, ARIZONA

STA 7+00

S	3.71%
H	0.05
d	2.3
A	63.15'
WP	47.87'
F	1.33
V	7.099'
Q _{max}	446.75 cfs
Q _{avg}	440 cfs



415
410
405
400
395
390
385

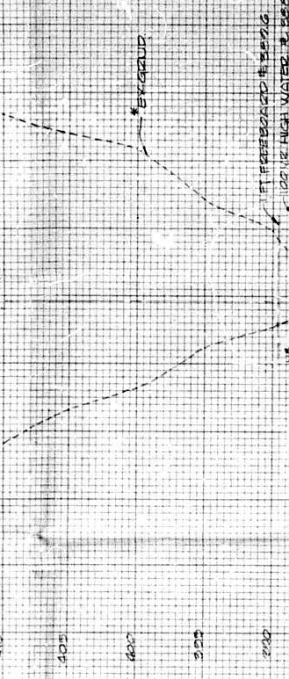
VERTICAL SCALE

200
100
0
100
200

STATIONING

STA 5+00

S	3.71%
H	0.05
d	2.5
A	60'
WP	48.3'
F	1.28
V	6.749'
Q _{max}	402.5 cfs
Q _{avg}	400 cfs



410
405
400
395
390
385

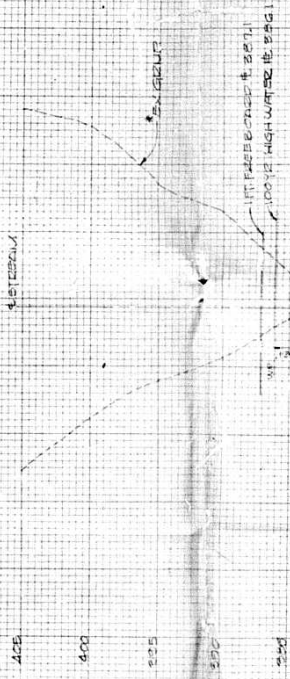
VERTICAL SCALE

200
100
0
100
200

STATIONING

STA 5+00

S	3.71%
H	0.05
d	2.2
A	65.45'
WP	51.23'
F	1.28
V	6.849'
Q _{max}	445.1 cfs
Q _{avg}	440 cfs



405
400
395
390
385

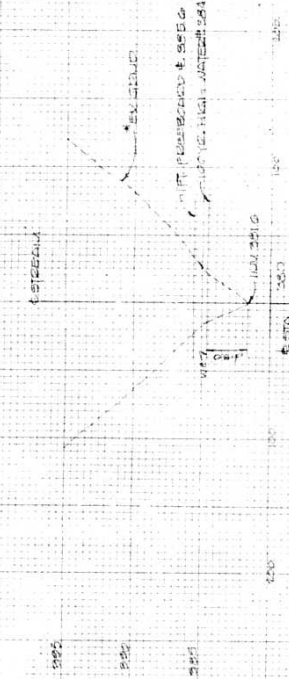
VERTICAL SCALE

200
100
0
100
200

STATIONING

STA 4+00

S	3.71%
H	0.05
d	3.0
A	59'
WP	36.52'
F	1.48
V	7.549'
Q _{max}	405.4 cfs
Q _{avg}	400 cfs



395
390
385

VERTICAL SCALE

200
100
0
100
200

STATIONING

STA 2+00

S	3.71%
H	0.05
d	2.5
A	65'
WP	52.04'
V	6.759'
Q _{max}	436.5 cfs
Q _{avg}	440 cfs



390
385
380

VERTICAL SCALE

200
100
0
100
200

STATIONING

SCALE 1" = 10' TO THE HORIZ.
1" = 10' TO THE VERT.



