

CUB HILL VILLAGE
A PLANNED UNIT DEVELOPMENT

Statement of Intent

Universal Housing and Development Company, a public corporation listed on the Pacific Stock Exchange, is hereby proposing to develop a planned unit development (a PUD) consisting of one neighborhood on the 223.5-acre Spamer Tract in the Perry Hall Section of Baltimore County. The proposed Cub Hill Village is proposed to be built on the former Spamer Tract, located approximately one mile north of Joppa Road, and about one half mile west of Belair Road in the rapidly growing Perry Hall section of the County. This site in the northeastern section of the County is only ten minutes from Towson, the County seat; fifteen minutes from the Essex section; and twenty-five minutes from the heavy employment centers of Dundalk and Sparrows Point. As for shopping and other commercial opportunities, neighborhood shopping facilities are proposed, and additional, extensive shopping facilities are but five minutes away at the Perry Hall Hub, with a major department store and other commercial possibilities available but a short distance further away at Perring Plaza.

The proposed Cub Hill Village upon completion will be bounded on the north by the Gunpowder State Park, on the west by the Graham Memorial Park, and on the south by homes in the quadruminum form proposed to be built by United States Homes and by Page Construction.

The Honorable S. Eric DiNenna
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition of Universal Housing and Development Company, Sixth Cycle, Item No. 12, Filing of Planned Unit Development materials.

Dear Commissioner DiNenna:

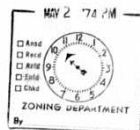
In accordance with the understanding worked out earlier it is my pleasure to enclose an original and two copies of a written outline detailing the proposed Cub Hill Village Planned Unit Development. Also enclosed are 10 copies of the development plat, including a location map showing existing and proposed major area roadways.

Thanking you and your staff for your courtesies and your consideration of these materials, I am

Sincerely yours,

James D. Nolan

JDN/hl
Enclosures
cc: Universal Housing & Development Co.
Att: Mr. Melvin R. Colvin



and other convenience stores. This development will complement existing commercial opportunities nearer the Perry Hall hub.

Estimated Residential And
Employment Populations

Upon the completion of full development, approximately eight to ten years following initial commencement of the project, the estimated residential population will be 3,850 persons. This projection is based upon 1.5 residents from each one bedroom apartment, 1.8 residents from each two bedroom apartment, 2.1 residents from each two bedroom townhouse and 2.5 residents from each three bedroom townhouse.

With regard to new area jobs which will be directly created by this project, the following are projected:

1. Forty-five to fifty persons will be employed directly by Universal Housing and Development Company as office personnel, maintenance personnel and security staff.
2. Approximately thirty to thirty-five persons will be employed to staff the recreational areas and facilities.
3. The neighborhood shopping center will employ about one hundred fifty full and part time employees.
4. The elementary school on the site will employ an estimated staff of sixty-five persons.
5. About three hundred new jobs will thus be directly created in all by this project; but the total contribution to the economy of Baltimore County, of course, is far greater than this, since it will generate numerous

construction jobs, new service jobs, etc., as well as contributing to the tax base of the County.

Appropriate application will be made to extend public transportation from the Belair Road corridor to the site, as well as to other County and City centers to serve these residents and employees.

Investment and Financial
Responsibility

As previously noted, the Petitioner, Universal Housing and Development Company, is a publicly held corporation listed on the Pacific Stock Exchange. A copy of last year's annual report is attached hereto.

As previously noted, construction will be phased over an eight-year period at the rate of 250 units per year. The tennis barn, clubhouse and swimming pool to be built as a part of the first phase alone are estimated to cost \$1,200,000 to build. The cost of grading, excavating, preparing the site, installation of utilities, and roads for the entire project is projected at a cost of \$5,000,000, divided over an eight-year span. When complete, the entire project will have a cost to the developer of upwards of \$45,000,000. The ability of the Petitioner to plan and carry out a project of such a magnitude is borne out by other Maryland projects of the developer.

Finally, the developer's \$45,000,000 investment in this project is an excellent guarantee of proper maintenance and upkeep over the years, while the preservation of open space and other site amenities is assured by the provisions of law, including, but not only, the Baltimore County Zoning Regulations.

To the east, Cub Hill Village will be separated from the individual homes along the west side of Belair Road by a large ravine with a stream. The park-like atmosphere of the Village will be enhanced by almost ninety-nine (98.6) acres of open space, including a twenty-acre site set aside for elementary school use.

Access To The Village

According to announced State Highway Administration plans, the subject site is to be crossed by a major new area traffic carrier - Whitemarsh Boulevard, hopefully with an interchange on site. Furthermore, Ebenezer Road is to be extended to the property from Belair Road to the south, and in this area the extended road may be known as Seven Courts Drive. This extension of Ebenezer Road as well as the opening of Whitemarsh Boulevard will render this whole area readily accessible to all northeastern County centers, as well as to other County points via the Beltway.

Proposed Village Development

Due to present housing market conditions, including high interest costs and high construction costs, the community is planned for a mixture of rental apartments and townhouses - 2,006 dwelling units in all. The projected dwelling unit breakdown is as follows:

420 one-bedroom apartments
960 two-bedroom apartments
205 two-bedroom townhouses
421 three-bedroom townhouses.

These 2,006 dwelling units are planned to be built over a period of eight years, at a rate of 250 units per year, and they will be serviced by 3,770 parking spaces. Some of the recreational areas are planned to be built during the first year's construction. The Village will be owner managed and maintained by University Management

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Conclusion

The foregoing represents but a brief overview of Cub Hill Village, and much more data will be offered in the course of the case.

UNIVERSAL HOUSING AND DEVELOPMENT COMPANY

By Melvin R. Colvin
Vice President

Corporation, a wholly owned subsidiary of Universal Housing and Development Company.

Open Space, Recreational
Opportunities and Other Amenities

More than double the required open space of 44.7 acres is provided, with 98.6 acres being set aside for permanent open space purposes. Included in this figure are some twenty acres for an elementary school and recreational area site. In addition, there are other recreational areas planned. The owner provided recreational areas will consist of three separate and distinct recreational areas, including an indoor tennis facility, swimming pools, outdoor tennis courts, playgrounds, picnic areas, ballfields, and a clubhouse with billiard rooms, card rooms, sauna rooms, meeting rooms and a large banquet hall. The two nearby parks, the Gunpowder State Park and Graham Memorial Park are also both within easy reach of Village residents. Also, in conjunction with the recreational areas, there will be provided bike racks, street lighting throughout the Village, wooden benches, bike paths and other types of recreational furniture and amenities that will appeal to children and younger people, as well as to adult and senior residents.

In an effort to enhance the spirit of community and to keep residents informed of events, a monthly newsletter and monthly calendar will be published for the residents, again hopefully with resident participation.

Village Shopping

A portion of the Village has been set aside to serve the daily commercial needs of the residents. About 40,000 square feet of commercial development is proposed, including a drug store, food store

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Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

April 29, 1975

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

Att: Mr. Franklin Hogans

Dear Mr. DiNenna:

ITEM No. 194
Ref. L.A.C. Meeting 4/15/75
Property Owner: UNIVERSAL HOUSING & DEV. CO.
Location: North end of Ferguson Road, 5500' N. of Joppa Rd.
Exist. Zoning: D.R. 2 & D.R. 3-5
Proposed Zoning: Spec. Except. and/or Spec. Hearing to approve a unit development covering one neighborhood pursuant to Sec. 430 & 430.2 & other applicable portions of the Zoning Regulations - No. of Acres: 275.564
District: 11th
WHITEMARSH BOULEVARD

The line for Whitemarsh Blvd. indicated on the subject plan is in conformance with one line of three alternate lines that affect the site. Although the line indicated is the line preferred by the State Highway Administration, it is not necessarily the line that will be chosen for the highway improvement. This decision can only be made after further public hearings are held and a line is approved by the Federal Department of Transportation.

Although this section of Whitemarsh Blvd. is listed in the 20-Year Highway Needs Study, it is not included in the 1975-1980 Highway Improvement Program. It may be quite some time before a line for the improvement is decided upon.

The location map on the plan indicates a symbol for a connection between Whitemarsh Blvd. and proposed Seven Courts Road. It has not yet been determined what type of connection, if any, will be approved by the State Highway Administration.

It has been brought to our attention that the Comprehensive plan for Baltimore County indicates an alignment for Whitemarsh Blvd. that differs considerably from any line being considered by the State Highway Administration. The line indicated in the Comprehensive plan, prepared by Baltimore County, should not be considered as far as the subject project is concerned.

If three additional copies of the plan are made available to this office, we will mark the alternate lines and forward a copy for your use.

CLJ:EHibb

Very truly yours,

cc: Mr. J. L. Wimbley
Mr. J. L. Sims

Charles Lee, Chief
Bureau of Engineering Access Permits
John E. Meyers
By: John E. Meyers

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Development Company

I, or we, Universal Housing and Development Company, 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. 2 and D.R. 3.5... zone to an D.R. 3.5, D.R. 5, D.R. 10, and D.R. 16... zone; for the following reasons:

- 1.) In classifying the subject property D.R. 2 and D.R. 3.5, the Council committed errors as set out on the attached exhibit, which is incorporated by reference herein; and
- 2.) 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 Baltimore County, to use the herein described property, for... N/A

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.

UNIVERSAL HOUSING & DEVELOPMENT CO.

By: *Melvin R. Colvin* Legal Owner

Contract purchaser

Address: 808 Lannerton Road

Baltimore, Maryland 21220

Protestant's Attorney

By: *James D. Nolan* Protestant's Attorney

Address: 204 West Pennsylvania Avenue

Towson, Maryland 21204

Telephone: 823-7800

BY ORDERED By The Zoning Commissioner of Baltimore County, this... 22nd... day

of... 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 through-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 27th... day of... March... 1974... at... 10:00 o'clock

By: *[Signature]* Zoning Commissioner of Baltimore County.

(over)

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

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 3.5 Zone
27.836 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 52° 28' 33" East 3807 feet more or less from the intersection formed by the center lines of North Wind Road and Hagledts Road, said point being on the southerly outline of the land being herein described and running thence leaving said outline for lines of division the five following courses viz: (1) North 16° 30' 19" East 183.39 feet (2) North 43° 24' 40" East 181.00 feet (3) North 55° 05' 14" West 205.00 feet (4) North 49° 11' 22" West 13.56 feet and (5) North 2° 31' 01" East 928.74 feet to intersect the northerly outline of the land being herein described thence binding along said outline the three following courses viz: (1) South 87° 28' 59" East 432.63 feet (2) South 2° 31' 01" East 159.90 feet and (3) South 87° 28' 59" East 464.62 feet running thence leaving said outline for a line of division South 2° 31' 01" West 1340.24 feet to the southerly outline of the said herein described land thence binding on said outline the two following courses viz: (1) North 80° 59' 41" West 633.54 feet and (2) North 73° 29' 41" West 774.13 feet to the place of beginning.

Containing 27.836 acres of land more or less.

RE: PETITION FOR RECLASSIFICATION AND PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING N/end of Ferguson Avenue, 5500' NE of Joppa Road and 200' NE of the intersection of Ferguson and Fondulac Roads - 11th Election District Universal Housing and Development Company - Petitioner Case No. 74-217-R (Item No. 12) and Universal Housing and Development Company and the Estate of Charles Laudenklos, Deceased - Petitioner Case No. 76-147-XSPH (Item No. 194)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of Petitions filed by Universal Housing and Development Company, for a Reclassification from a D.R. 2 and D.R. 3.5 Zone to a D.R. 3.5, D.R. 5, D.R. 10, 5, and a D.R. 16 Zone. Additionally, Petitions were filed by Universal Housing and Development Company and the Estate of Charles E. Laudenklos, for a Special Exception and Special Hearing for the approval of a Unit Development comprising one neighborhood pursuant to Sections 430 and 430.2 of the Baltimore County Zoning Regulations. The total property, containing approximately 275.984 acres of land, more or less, is located at the north end of Ferguson Avenue, 5500 feet northeast of Joppa Road and 200 feet northeast of the intersection of Ferguson and Fondulac Roads, in the Eleventh Election District of Baltimore County.

Evidence on behalf of the Petitioner-developer indicated that he intends developing a Unit Development, a townhouse development with a small shopping area for the convenience of the residents of the proposed development, on the total 275.984 acres of land. The developer proposes 2,148 units at an average density of 7.7 units per acre. This development would take approximately 15 years to complete from the date of permit acquisition. The development was set forth in several phases, and a schedule of development was presented along with the financial capabilities of the developer.

ORDER RECEIVED FOR FILING

DATE: *March 29, 1973*

BY: *John P. [Signature]*

Basically, the main issue before the Zoning Commissioner in this matter is that of the traffic impact of this development on the surrounding area. A question arose as to access to this development, it being testified to that the following roads would be used as access: During the first phases, Ferguson Road, presently a 24-foot wide road, would be the sole access to the subject property. During some of the middle phases, it is anticipated that a road called Seven Courts Drive, from a proposed development to Joppa Road, would be constructed. This is a road located on adverse owned property in the development to be called Seven Courts. It has been graded for several years to Joppa Road but has not been constructed and, at the time of the hearing, it was understood that the development of the Seven Courts project had been held in abeyance. There were several other roads from Ferguson Road that would be means of ingress and egress; namely, Northwind Road, Magledts Road, and Hines Road, to Joppa and Harford Roads. These roads are all presently sub-standard and are off-site.

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 request for Reclassification and the Unit Development should not be granted at this time.

The Zoning Commissioner is impressed with the proposed development and personally feels that said development would be a major improvement in the general vicinity of the Perry Hall area of Baltimore County. It is a well-planned development, but the access roads are insufficient at this time making this Petition premature.

The burden of proving error in the Comprehensive Zoning Map or substantial changes in the character of the neighborhood is borne by the Petitioner. In the opinion of the Zoning Commissioner, this burden has not been met in this instance.

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ORDER RECEIVED FOR FILING

DATE: *March 29, 1973*

BY: *John P. [Signature]*

Although the subject property is to be serviced by public water and sewer, unfortunately, there is, at the present time, inadequate roads; therefore, the Comprehensive Zoning Map, as adopted on March 24, 1971, must be protected by the Zoning Commissioner. Secondly, insofar as the Unit Development is concerned, again the Zoning Commissioner is impressed with the development as it would be a benefit to the area, but access to the subject property is not definite enough at this time to allow such development to proceed.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of September, 1976, that the Reclassification be and the same is hereby DENIED and the subject property be and the same is hereby continued as and to remain D.R. 2 and D.R. 3.5 Zones.

It is further ORDERED that the herein requested Special Exception and Special Hearing for the approval of a Unit Development comprising one neighborhood pursuant to Sections 430 and 430.2 of the Baltimore County Zoning Regulations be and the same are hereby DENIED.

Zoning Commissioner of
Baltimore County

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ORDER RECEIVED FOR FILING

DATE: *March 29, 1973*

BY: *John P. [Signature]*

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

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
and DR 3.5 Zones To DR 10.5 Zone
45.164 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 29° 05' 09" East 1973 feet more or less from the intersection of the centerlines of North Wind Road and Hagledts Road said point being on the southerly outline of the land being herein described and running thence binding on said outline the three following courses viz: (1) North 46° 37' 47" West 918.60 feet (2) North 22° 52' 29" East 101.53 feet (3) North 74° 04' 31" West 83.22 feet thence leaving said outline for a line of division (4) North 2° 31' 01" East 1754.06 feet to intersect the south side of the United States of America Transmission Line thence binding on the south side of said Transmission Line (5) South 87° 28' 59" East 826.47 feet (6) leaving said Transmission Line South 2° 31' 01" West 1658.27 feet (7) South 87° 28' 59" East 229.48 feet (8) South 2° 31' 01" West 792.76 feet and (9) North 87° 28' 59" West 300.00 feet to the place of beginning.

Containing 45.164 acres of land more or less.

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

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 3.5 Zone
8.548 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 47° 28' 13" East 3018 feet more or less from the intersection formed by the center lines of North Wind Road and Hagledts Road said point being on the existing zoning line separating the DR 3.5 zone and the DR 2 zone at its intersection with the southerly property line of the land being herein described, running thence binding along part of said zoning line North 50° 40' 23" West 704.51 feet thence for lines of division the eight following courses viz: (1) South 87° 28' 59" East 826.47 feet (2) North 14° 50' 11" West 340.53 feet (3) South 87° 28' 59" East 598.19 feet (4) South 49° 11' 22" East 13.56 feet (5) South 34° 54' 40" West 366.83 feet (6) South 81° 00' 13" East 66.14 feet (7) North 71° 54' 40" East 199.00 feet and (8) South 16° 30' 19" West 183.39 feet to intersect the said southerly property line of the land being herein described running thence binding on part of said southerly property line the three following courses viz: (1) North 73° 29' 41" West 178.33 feet (2) North 52° 59' 41" West 210.13 feet and (3) South 45° 00' 02" West 645.02 feet to the place of beginning.

Containing 8.548 acres of land more or less.

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

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
and DR 3.5 Zones To DR 16 Zone
45.000 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 22° 57' 18" East 2729 feet more or less from the intersection formed by the center lines of North Wind Road and Hagledts Road and running thence the four following courses viz: (1) North 2° 31' 01" East 1658.27 feet to intersect the south side of the United States of America Transmission Line thence binding on the south side of said Transmission Line (2) South 87° 28' 59" East 920.62 feet (3) leaving said Transmission Line South 14° 50' 11" East 1738.78 feet and (4) North 87° 28' 59" West 1443.57 feet to the place of beginning.

Containing 45.000 acres of land more or less.

October 10, 1975
Page Two

cc: Mr. William D. Fromm
Director of Planning

S. Eric DiNenna, Zoning Commissioner
Baltimore County

Franklin T. Hoggans, Jr., Chairman
Zoning Advisory Committee

Mr. George Pryor, Jr.
Office of Planning and Zoning

Mr. Melvin R. Colvin
Universal Housing & Development Co., Inc.

Mr. Jack Hochader
Stephens & Associates

Mr. Charles B. Heyman, Chairman
Baltimore County Planning Board
Baltimore County Planning Office
Towson, Maryland 21204

RE: Petition for Special Hearing/Exception
for Unit Development
Universal Housing and Development Co., Inc.,
and Estate of Charles Landenbach, Dec'd.,
Petitioners

Dear Mr. Heyman:

Transmitted herewith are certified copies of materials
and supporting information submitted to this office in
conjunction with the above referenced petition.

This request represents the first application of
Section 430 of the Baltimore County Zoning Regulations
concerning the review and approval for Unit Developments.
Specific procedural steps are outlined in the aforementioned
Section, and, more importantly a time-table for reviewing
of such applications is noted particularly therein.

This petition was officially accepted for filing by this
office August 12, 1975.

Any further assistance or information as required may
be obtained by contacting the office of the Zoning Commissioner.

Very truly yours,

S. ERIC DINENNA, Zoning Commissioner

FRANKLIN T. HOGGANS, JR., Chairman
Zoning Plans Advisory Committee

ENCL: PTH:JD

Enclosures
cc: James D. Nolan, Esq., 204 W. Penna. Ave. (21204)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 14, 1975

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

Z.A.C. Meeting of: August 15, 1975

Re: Item 194

Property Owner: Universal Housing & Development Company

Location: North End of Ferguson Road, 5500' N. of Joppa Road and
200' N.E. of the intersection of Ferguson & Fondulac Road.

Present Zoning: D.R. 2 & D.R. 3.5

Proposed Zoning: Special Exception and or Special Hearing to approve a
Unit Development comprising one neighborhood pursuant to
Section 430 and 430.2 and other applicable portions of the
Zoning Regulations.

District: 11th

No. Acres: 275.984

Dear Mr. DiNenna:

SEE ATTACHED SHEET

Very truly yours,

W. Nick Petrovich,
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, President
GUYMON E. HESS, Vice President
MRS. ROBERT L. RINEY

MARJORIE M. POTLARS
JOSEPH M. M. GORDAN
ALVIN L. GORDAN
JOSEPH A. ANGLER, Treasurer

T. SEYMOUR MILLER, Secretary
RICHARD W. FRANKLIN, Jr.
MRS. TONYA L. MILLER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William D. Fromm
Director of Planning
FROM: Norman E. Gerber
Chief, Community Planning Division
SUBJECT: Proposed Planned Unit Development for Oakhurst

Date: November 13, 1975

200 acres of this property is the subject of a zoning petition (Cycle V-26).
That petition requested that the existing zoning, D.R. 2 and D.R. 3.5 be reclassi-
fied to D.R. 3.5, D.R. 5.5, D.R. 10.5, and D.R. 16. The Planning Board recom-
mended that the existing zoning be continued on this property.

The property was resubmitted in Cycle VI, the Planning Board again made
the same recommendation.

The comprehensive plan, the County's official master plan adopted on October
13, 1975, recommends that this property be developed in a medium density land use
category (2 to 11 dwelling units per acre).

The comprehensive plan also shows a road pattern that is substantially
different from that shown by the developer on the proposed plan.

Recent discussions with the State Highway Administration (since their
official comments on this proposal were written) indicates that they are re-
evaluating need for the construction of the White Marsh Freeway, and whether
it should be included in the 20-Year Needs Study. This re-evaluation has been
predicated by the fact that the State has decided to eliminate any construc-
tion of Perring Parkway, north of Joppa Road, from the 20-Year Study and the 1975-
1980 State Highway Improvement Program. In the opinion of my staff, the State is
very likely going to drop all responsibilities of White Marsh Freeway, west of Belair
Road. Therefore, the road pattern which is indicated on the comprehensive plan
is certainly the latest thinking by Baltimore County; and if the State does
abdicate themselves of any responsibility for White Marsh Freeway, the construc-
tion of the road will become the responsibility of Baltimore County and developers.

With these facts in mind, the Planning staff has recommended on the prelimi-
nary comprehensive zoning map that the properties be reclassified from D.R. 2
and D.R. 3.5 to D.R. 3.5 in its entirety. This zoning classification would
allow the developer with approval for a planned unit development, to develop
approximately 1,300 dwelling units. In view of the possibilities that the County
will have to construct a major road system in the area and that the County
will not likely want to invest in a facility that has capacities larger than a
boulevard, the staff felt this density is most appropriate.

In summation, the Office and Planning Board has been involved with zoning
issues regarding this property since 1973. Development of a planned unit devel-
opment on this property at densities which would limit the number of dwellings
to approximately 1400 units would be consistent with the comprehensive plan and
the proposed comprehensive planning map.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: The Baltimore County Planning Board
FROM: Office of Law
SUBJECT: Planning Board consideration of Petition by
Universal Housing and Development Co., Inc. et al
for Special Exception for proposed unit development
which plan is based upon zoning not in effect on the
current zoning map.

Date: November 20, 1975

The Baltimore County Code, Section 22-22 grants the power to the zoning
commissioner to change zoning classifications on a particular piece of property on
the basis of error and for change in the area. The Code Section 22-23 grants the
power to the zoning commissioner to make special exceptions to the zoning regulations
in accordance with appropriate principle standards, rules, conditions and safeguards
set forth in the regulations.

The Baltimore County Zoning Regulations, Section 430, provide for Unit Develop-
ment in Baltimore County and Section 430.1B 2, thereof requires that such unit
developments within the urban-rural demarcation line be authorized by special
exception ordered by the zoning commissioner after consideration of a report by the
Planning Board on the proposed authorization plan and other provisions of the regulations.

The Zoning Regulations, Section 430.2A require that a neighborhood unit development
must contain a minimum gross area development tract of 250 Acres or on area
sufficient to accommodate at least 2000 density units, whichever is the lesser area.

The Zoning Regulations, Section 500.2.a, provides for the submission of petitions
for reclassification or special exceptions and the acknowledgement of the adequacy
of the petition as complying with the Zoning Commissioner's Rules of Practice and
Procedure.

The Petitioner filed a petition for reclassification of the property which petition
received an unfavorable report from the Planning Board. The Petition came on
for hearing before the Zoning Commissioner at which hearing the Petitioner advised
that he wished to provide for unit development of the tract and perhaps acquire additional
acreage to be submitted a part of its plan. The hearing was continued.

The Petitioner at a later date filed a Petition for Special Exception, on an expanded
tract of land, for a neighborhood unit development. The Petition, in accordance with
the Baltimore County Code, Section 22-23 and the Baltimore County Zoning Regulations,
Sections 430.1B 2, 430.2A and 500.2a, was received by the Zoning Commissioner for
further processing. It was then reviewed by the office staff and the Zoning Plans
Advisory Committee in accordance with Section 500.2a of the Zoning Regulations and
the Rules of Practice and Procedure of the Zoning Commissioner of Baltimore County.
Rule II and was properly accepted for filing by the Zoning Commissioner, on August 12,
1975.

Board of Education of Baltimore County

Towson, Maryland 21204

cc: W. Nick Petrovich
Field Representative
DATE: November 14, 1975
cc: Mr. S. Eric DiNenna
Zoning Commissioner
cc: Oakhurst

Attached please find revised comments for the P.U.D. project called
Oakhurst. These comments will supersede those sent you last September 3,
1975.

WNP/ml
encls: (1 each)

cc: Messrs. William D. Fromm-Director of Planning
Charles B. Heyman-Chairman of Planning Board
Norman E. Gerber-Chief, Community Planning

PARKING REQUIREMENTS

ZONE	PROP. YIELD	PARKING RATIO
DR-10	720	1.53
DR-10.5	767	1.75
DR-5.5	302	1.75
DR-3.5	301	2
DR-2.0	34	2
TOTAL		3642.35

TOTAL NUMBER OF SPACES REQUIRED - 3643
TOTAL NUMBER OF SPACES PROVIDED - 4268

Screening Shown hereon thus to be evenly spaced Arborvitae Minimum Height 4 feet.

To be so erected as to direct rays away from Residential Areas.

Lighting On all Private Drives and Parking Areas to be Illuminated, Bordered by either concrete or Bituminous Curbing. Proposed Public Roads to be constructed in compliance with Baltimore County Specifications.

- Section 6.** Wherever in this Declaration the use of an open space area, or facilities thereon, is conferred upon a resident it shall be construed to include the members of his family and, to a reasonable degree, his invitees.
- Section 7.** The Owner from time to time of the properties may permit the use of the recreational facilities constructed thereon to be used by residents, and guests, and invitees of the residents, and the guests and invitees, including business invitees, of the Owner.
- Section 8.** On any of the properties upon which its Owner has, or may, erect and operate a recreational facility or facilities requiring continuous cost of maintenance and operation, such as, but not limited to, a swimming pool and bath house and/or tennis courts, a charge intended to cover expenses of maintenance and operation and a profit may be made by the Owner of the area for each use of the facility; and its use by the resident occupants of the area in which the properties are located may be restricted to those who shall pay the charge and abide by the reasonable rules of the Owner established to maintain safety and good order. The provisions of this paragraph shall also be applicable to those persons who may be permitted to use the facilities pursuant to the preceding Section 7.

WITNESS the hands and seals of the parties to this Declaration above written:

ATTEST: UNIVERSAL HOUSING AND DEVELOPMENT COMPANY

By
Melvin R. Colvin,
Chief Operating Officer

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this ____ day of _____, 1975, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared MELVIN R. COLVIN, Chief Operating Officer of Universal Housing and Development Company, and acknowledged the foregoing Declaration of Covenants, Conditions, and Restrictions to be the act and property of said Corporation.

AS WITNESS my hand and Notarial Seal.

Notary Public

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS DECLARATION, made this ____ day of _____, in the year one thousand nine hundred seventy-____ by UNIVERSAL HOUSING AND DEVELOPMENT COMPANY, hereafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of certain property described in the attached land description, marked "Exhibit A"; and further described in the Record Plat entitled "Oakhurst", recorded, or to be recorded, in the Plat Records of Baltimore County in Liber No. _____ which Record Plat shows certain open space areas.

AND WHEREAS, Declarant now and hereafter covenants said properties subject to certain protection covenants, conditions, and restrictions hereafter set forth:

NOW, THEREFORE, Declarant hereby declares that all the properties specifically described as open space areas above shall be rented, leased, held, sold, and conveyed subject to the following covenants, conditions, and restrictions, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the subject property and for the use, benefit, and enjoyment, in common, of the residents. These covenants, conditions, and restrictions shall run with the real property and shall be binding on all parties having or acquiring any right, title, or interest in the described properties or any part thereof, and shall inure to the benefit of all the residents thereof.

ARTICLE I

-DEFINITIONS-

Section 1. "Properties" shall mean and refer to those certain real properties hereinbefore described as open space areas.

TRUE COPY - TESTED
JUN 5 1975
ZONING COMMISSIONER OF BALTIMORE CO.



Section 2.

"Improvements" shall mean all structures, pools, fences, etc., on hereinbefore described properties for the common use and enjoyment of the residents of the hereinbefore described tract.

Section 3.

"Owner" shall mean and refer to the record owner whether one or more entities or persons are so associated with said ownership, but excluding those having such interest merely as security for the performance of obligation.

Section 4.

"Declarant" shall mean, and refer to Universal Housing and Development Company, its successors and assigns if such successors or assigns should acquire any of the hereinbefore described properties from the Declarant.

Section 5.

"Residents" shall mean and refer to the resident occupants of residential structures within the boundaries of the hereinbefore described tract.

ARTICLE II

-USE RESTRICTIONS-

No properties hereinbefore set forth as open space areas shall be used except for educational, recreational, park beautification or amenity purposes, and drainage and sediment control facilities as required by Baltimore County.

No noxious or offensive activities shall be carried on upon any open space area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No sign of any kind shall be displayed to the public view on any open space area except one (1) sign of not more than five (5) square feet advertising the property or properties for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any open space except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for a commercial purpose and provided that this provision is not in conflict with any lease or agreement between the owner and any residents in question.

No open space area shall be used or maintained as a dumping ground for rubbish, trash, garbage or shall other waste be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

No private sewage disposal system shall be permitted on any open space area, except a system connected to the Metropolitan Sanitary System.

No private water supply system shall be permitted on any open space area, except a system connected to the Metropolitan Water Supply.

Nothing in this article shall be construed to prohibit traversing the properties with underground pipes supplying water, sewer,

-2-

gas, electric or telephone services to improvements at developed areas or areas to be developed.

ARTICLE III

-BUILDING RESTRICTIONS-

No improvements other than improvements normally used in connection with education, recreational, park, water, sewer, gas, electric, telephone, drainage or sediment control facilities shall be built on the properties previously described.

ARTICLE IV

-MAINTENANCE-

The Owner or his agent(s) shall supervise, manage, operate, examine, inspect, care for, preserve, replace, restore and maintain the properties and the improvements situated thereon in accordance with reasonable park and open space maintenance standards. The manner and method of trash collection shall be subject to the approval of Baltimore County.

The Owner shall assume responsibility for the continuing preservation and care of all of the properties and improvements thereon, included but not limited to, the removal of trash, debris and fallen trees, stumps and high grass which could reasonably be expected to contribute to accident, injury, or generally unsafe or unsanitary conditions.

ARTICLE V

-GENERAL PROVISIONS-

Section 1. Failure to enforce any covenant or restriction herein, shall in no event be deemed a waiver of the right to do so thereafter.

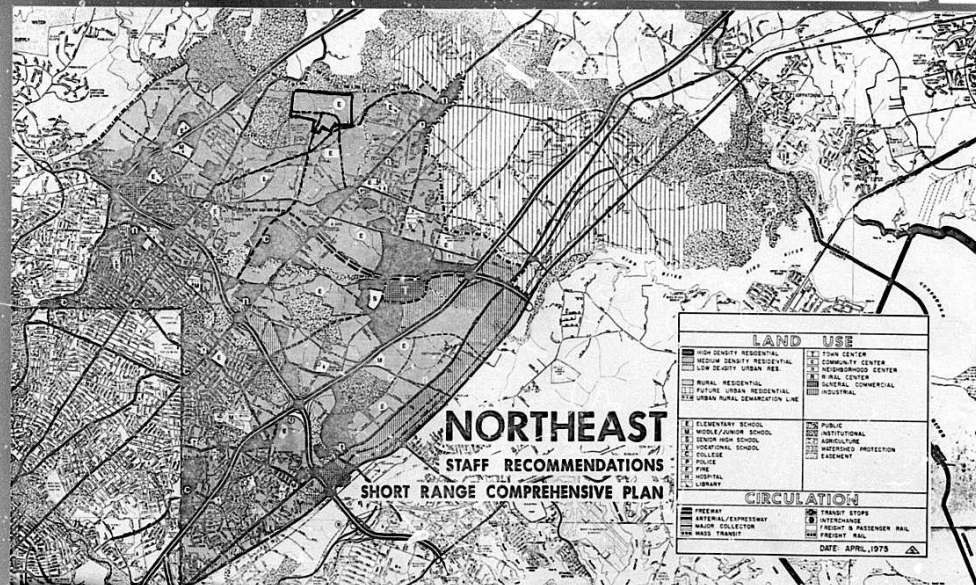
Section 2. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in force and effect.

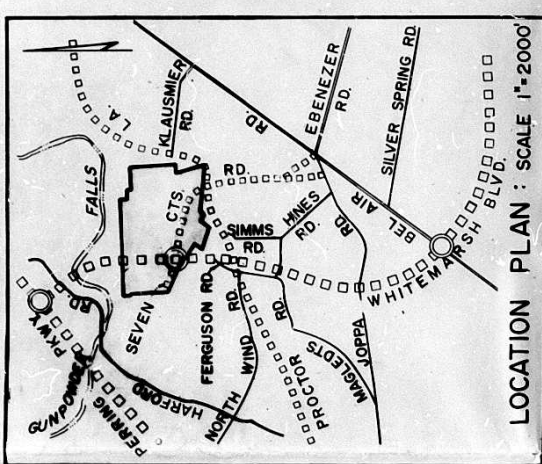
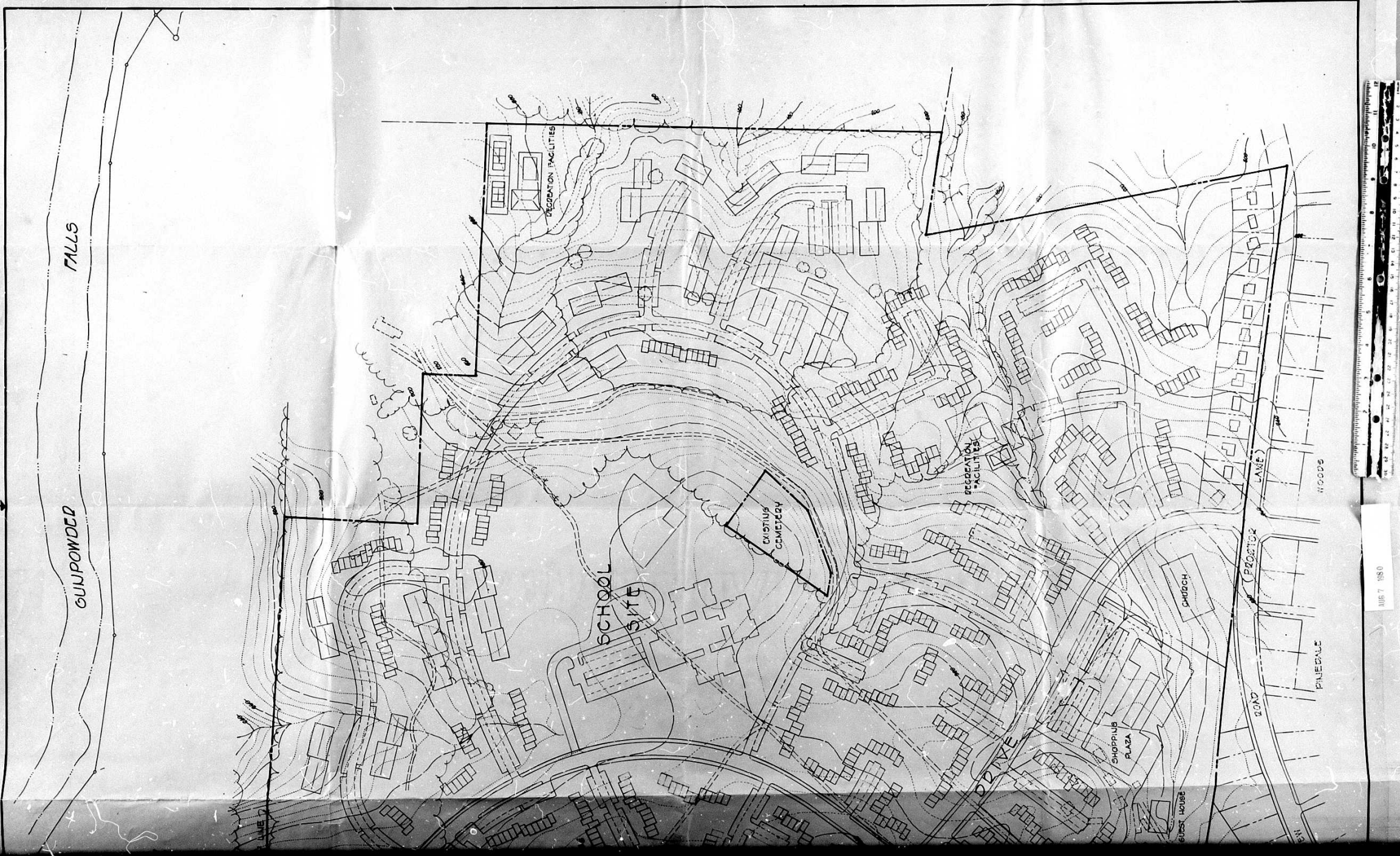
Section 3. The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity, unless redevelopment is in accordance with applicable laws, ordinances, codes, zoning and policies of the State of Maryland, and Baltimore County and such redevelopment is permitted to take place without the covenants, conditions, and restrictions stated herein.

Section 4. This Declaration may only be amended or revoked by instrument recorded among the Land Records of Baltimore County executed by Declarant or its assigns and joined in by Baltimore County.

Section 5. Nothing contained in this Declaration shall be construed, held or taken as a dedication of the aforesaid properties or as creating any rights therein for the benefit of the general public.

-3-





LOCATION PLAN : SCALE 1"=2000'

MASTER DEVELOPMENT PLAN



OAKHURST

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. - ENGINEERS 303 ALLEGHANY AVE - TOWSON, MD.		BERNARD WILLEMAIN - M.C.P.		 UNIVERSAL HOUSING & DEVELOPMENT COMPANY		SCALE : 1" = 100'	JOB ORDER NO. 2713	DATE : 1 / 22 / 75	
DATE	REVISION								



AUG 7 1980

STATE OF MARYLAND
DEPT. OF FORESTS AND PARKS
22G. 4477, FOLIO 47C

GUNPOWDER

GUNPOWDER

STATE

PARK

UNITED STATES TRANSMISSION LINE RIGHT OF WAY LINE

RESERVED FOR WHITEHARSH BOULEVARD

SCHOOL
SITE

SEVEN

ROAD
COURTS

DRIVE

RECREATION
FACILITIES

S. ELIZABETH LAURENCE
C.H. 125, FOLIO 245

RECREATION
FACILITIES

1801 DWLS

TENNIS
COURT

SHOPPING
PLAZA

CHURCH

GUEST HOUSE

PIEDALE

LANE

HOODS

PAGE CORPORATION
(U.S. HOMES)
S.H. 12, 125, FOLIO

6.0 AC.

7.78 Dwg Units / Ac.

2.4 AC.
5.5 AC.
5.1 AC.
9 AC.
0.8 AC.
1.3 AC.



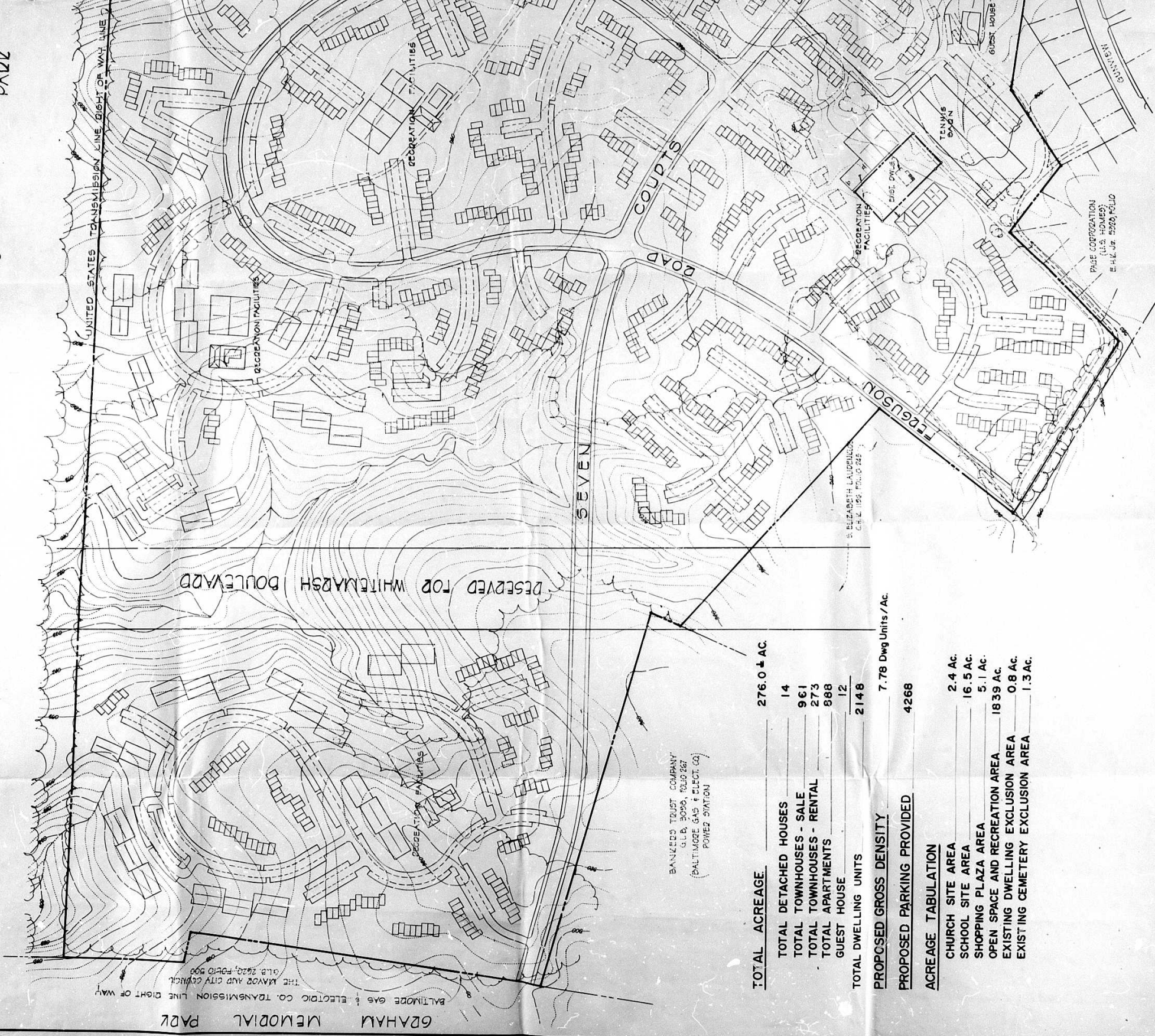
GUNPOWDER FALLS

STATE OF MARYLAND
DEPT. OF FORESTS AND PARKS
226.4477, FOLIO 476

GUNPOWDER

STATE

PARK



GRAHAM MEMORIAL PARK
BALTIMORE GAS & ELECTRIC CO. TRANSMISSION LINE RIGHT OF WAY
THE MAYOR AND CITY COUNCIL
G.L.B. 2032, FOLIO 200

BANKERS TRUST COMPANY
G.L.B. 3090, FOLIO 267
(BALTIMORE GAS & ELECT. CO.)
POWER STATION

TOTAL ACREAGE	276.0 ± AC.
TOTAL DETACHED HOUSES	14
TOTAL TOWNHOUSES - SALE	961
TOTAL TOWNHOUSES - RENTAL	273
TOTAL APARTMENTS	888
GUEST HOUSE	12
TOTAL DWELLING UNITS	2148
PROPOSED GROSS DENSITY	7.78 Dwg Units / Ac.
PROPOSED PARKING PROVIDED	4268
ACREAGE TABULATION	
CHURCH SITE AREA	2.4 Ac.
SCHOOL SITE AREA	16.5 Ac.
SHOPPING PLAZA AREA	5.1 Ac.
OPEN SPACE AND RECREATION AREA	1839 Ac.
EXISTING DWELLING EXCLUSION AREA	0.8 Ac.
EXISTING CEMETERY EXCLUSION AREA	1.3 Ac.

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 3.5 Zone
24,750 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 41° 02' 06" East
3664 feet more or less from the intersection formed by the center lines of North
Wind Road and Hagledts Road and running thence the four following courses viz:
(1) North 16° 39' 11" West 1398.25 feet to intersect the south side of The
United States of America Transmission Line thence binding on said south side of
said Transmission Line (2) South 87° 28' 59" East 1018.73 feet (3) leaving said
Transmission Line South 2° 31' 01" West 1333.51 feet and (4) North 87° 28' 59"
West 598.19 feet to the place of beginning.

Containing 24,750 acres of land more or less.

Description To Accompany
Zoning Petition for Reclassification
from D.R.2 to D.R.3.5
30.250 Acres of Land

March 28, 1973

Beginning for the same at a point which is North 13° 03' 35" West
2771 feet from the intersection formed by the centerline of North Wind Road
and the centerline of Hagledts Road and running thence the four following
courses, viz: (1) North 8° 12' 59" East 1554.17 feet (2) along the south side
of the United States of America Transmission Line Right of Way South 87° 28'
59" East 716.45 feet (3) South 2° 31' 01" West 1754.06 feet and (4) North 74°
04' 31" West 895.20 feet to the place of beginning.

Containing 30.250 acres of land more or less.

Description To Accompany
Zoning Petition for Reclassification
From D.R.2 to D.R. 3.5
8.945 Acres of Land

March 28, 1973

Beginning for the same at a point which is North 17° 00' 10" West
2888 feet from the intersection formed by the centerline of North Wind Road
and the centerline of Hagledts Road and running thence the six following
courses, viz: (1) North 8° 12' 59" East 1101.39 feet (2) North 77° 25' 29"
West 94.04 feet (3) North 0° 59' 47" East 381.60 feet (4) along the south
side of the United States of America Transmission Line Right of Way South
87° 28' 59" East 368.55 feet and (5) South 8° 12' 59" West 1554.17 feet and
(6) North 74° 04' 31" West 227.05 feet to the place of beginning.

Containing 8.945 acres of land more or less.

Description To Accompany Zoning Petition
For Reclassification From Existing DR 2
Zone To DR 3.5 Zone
9.369 Acres More or Less

March 29, 1973

Beginning for the same at a point which is North 63° 37' 19" East
4708 feet more or less from the intersection formed by the center lines of
North Wind Road and Hagledts Road said point being at the southeast corner of
the outline of the land being herein described running thence binding on the
southerly side of said outline the two following courses viz: (1) North 79°
29' 41" West 29.51 feet and (2) North 80° 59' 41" West 264.90 feet thence leav-
ing said outline for a line of division North 2° 31' 01" West 1340.36 feet to
the northerly outline of said land thence binding on said northerly outline
South 87° 28' 59" East 286.48 feet to the northeast corner of said outline
running thence binding on the east side of said outline South 1° 35' 03" West
1376.67 feet to the place of beginning.

Containing 9.369 acres of land more or less.

POINTS OF ERROR COMMITTED BY THE
BALTIMORE COUNTY COUNCIL IN
CLASSIFYING THE SUBJECT PROPERTY
D.R.2 and D.R. 3.5

The Petitioner states that the Baltimore County Council
committed at least the following errors, and very probably additional
errors in classifying the subject property D.R.2 and D.R. 3.5.

- 1.) There is a need for higher density zones to serve
the Perry Hall area's needs, and the subject tract is ideally situated
to serve these needs, and it was error for the Council to restrict
the subject property to lower density zones.
- 2.) That the subject property has available to it public
utilities which were designed for, and which will support higher
density development, and it was error for the Council to fail to note
these utility potentials and place higher densities on the subject tract
commensurate with these utility potentials; that is, areas which are
served by all utilities should be zoned, and utilized to the extent of
their utility potentials, and it was error not to do so.
- 3.) That the Perry Hall area has a very large amount of
lands in public ownerships including parks and various institutional uses,
and those areas in private ownership, including the subject tract, should
be placed in a mixture of higher density zones in order to properly
accommodate the growth needs of this Perry Hall area; and it was
error to fail to place the subject tract and other privately owned
surrounding tracts which are available for development in zones which
properly utilize their density potentials to accommodate such growth.

- 4.) For other and further errors as shall be
disclosed during the course of the preparation of this case,
which shall be developed at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

- 1.) That the need and demand for dwelling units in
the Perry Hall area has greatly increased far beyond the Council's
expectations since the Council last mapped this entire area.
- 2.) That the State Highway Administration has develop-
ed three alternative alignments for Maryland Route 43, known as
Whitemarsh Boulevard, all of which cross a portion of the site, and
all of which will provide the site with excellent access to the Harford
Road areas to the north as well as to the Belair Road area to the south,
and these alignments and excellent access potentials are a change in
the area, and this access potential was not known to the County Council
when it last mapped this area.
- 3.) That area utilities and public services have been
greatly enhanced since the Council last considered this area.
- 4.) For such other and further changes as shall be dis-
closed by a minute study of this area, which changes shall be brought
out at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
James D. Nolan
Attorney for the Petitioner

JDN:ak

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

RE: Reclassification Petition
6th Zoning Cycle
Item 12
Universal Housing and Development
Company - Petitioners

Dear Mr. Nolan:

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 northeast of
the intersection of Ferguson and Fondulac
Roads, in the 11th District of Baltimore County.

This property was the subject of a Reclassi-
fication petition in the 5th Zoning Cycle (Item 26),
and after reviewing the submitted site plans, we
note there will be no significant changes in the
petitioner's overall proposal. The comments,
therefore, of this Committee remain substantially
the same as they were in the previous Cycle.

This petition for Reclassification is accepted for
filing on the date of the enclosed filing certificate.
However, any revisions or corrections to petitions,
descriptions, or plats, as may have been requested
by this Committee, shall be submitted to this office

- 2 -

James D. Nolan, Esq.,
6th Zoning Cycle
Item 12

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:JJD

Enclosure

cc: George William Stephens, Jr.
& Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

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

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

October 18, 1973

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

Re: Item #12 (October 1973-April 1974 - Cycle VI)
Property Owner: Universal Housing & Development Co.
N/E of Ferguson Ave., 5500' N/E of Joppa Rd., 200'
N/E of Intersection of Ferguson & Fondulac Roads
Existing Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: D.R. 3.5, D.R. 5.5, D.R. 10.5 & D.R. 16
No. of Acres: 27.836 Acres District 11th

Dear Mr. DiNenna:

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.

General:

We are enclosing a copy of our comments, dated April 25, 1973 for Item #26 (April to October 1973 - Cycle V) which remain applicable and valid to this site.

Very truly yours,

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

ENCLOSURE

NE 11P, 11S, 12P, 12S Town
Enclosure

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

October 24, 1973

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

Re: Item 12 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Universal Housing & Development Company
North end of Ferguson Avenue, 5500 feet northeast of Joppa Road and
200 feet northeast of the intersection of Ferguson and Fondulac
Roads
D.R. 3.5, D.R. 5.5, D.R. 10.5, and D.R. 16
District 11

Dear Mr. DiNenna:

The subject petition is requesting a change from DR 2 and DR 3.5 to various other residential zones, broken up into eight parcels. This petition is expected to increase the trip density from 4800 to 15,600 trips per day.

Due to the heavy trip generation from this site as proposed, it appears to be premature since neither the existing nor the proposed road system can handle the volume projected.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRH/pk



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

October 9, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, MD, 21204
Attention: Mr. J. Dillon

Re: Baltimore County
Sixth zoning Cycle, 1973
Property owner: Universal Housing & Development Co.
Location: N. E. of Ferguson, 5500 ft.
N. E. Joppa Road, 200 ft. N.E. of
Intersection of Ferguson & Fondulac
Roads
Existing zoning: D.R. 2 & D.R. 3.5
Proposed zoning: D.R. 3.5, D.R. 5.5,
D.R. 10.5 & D.R. 16
No. of Acres: 27.836 Acres
District: 11th
White Marsh Blvd.

Dear Mr. DiNenna:

The subject site was reviewed during the previous cycle. At that time a marked plan was sent to your office indicating effects by the White Marsh Blvd. (See comments dated June 20, 1973). The petitioner's engineer was also notified of the situation regarding the State Highway Administration's proposed highway. The situation has not changed, therefore, it is our opinion that the plan should be revised to indicate the effects to the site.

It will be from six to eight months before a decision can be made as to which alignment will be utilized for the highway. The project is programmed to be advertised in fiscal year 1977.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits
J. E. Meyers
By: J. E. Meyers

CL:HEM:AG

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

October 31, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Md. 21204
Attention: Mr. J. Dillon

Re: Sixth Zoning Cycle, Oct. 1973
Universal Housing & Development Co.
N.E. of Intersection of Ferguson
& Fondulac Rds.
Prop. Zoning: D.R. 3.5, D.R. 5.5 &
D.R. 10.5
Dist. 11
Whitemarsh Blvd.

Dear Mr. DiNenna:

We are in error in our comments of Oct. 9, 1973, relative to the subject petition. The proposed State Highway improvement is not programmed at the present time, however, it is included in the critical section of the Twenty-four Month Needs Study.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits
J. E. Meyers
By: J. E. Meyers

CL:HEM:AG

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Universal Housing & Development Company
Location: NE of Ferguson Ave., 5500 ft. NE of Joppa Rd., 200 ft NE of
Intersection of Ferguson & Fondulac Roads
Item No. 12 Zoning Agenda Tuesday, October 2, 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 to the property and are 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 _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

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

nls
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 19, 1973

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

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

Dear Mr. DiNenna:

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

Property Owner: Universal Housing & Development Co.
Location: NE of Ferguson Ave., 5500' NE of Joppa Rd.
200' NE Int. Ferguson & Fondulac Rds.
Present Zoning: D.R. 2 and D.R. 3.5
Proposed Zoning: D.R. 3.5, D.R. 5.5, D.R. 10.5, D.R. 16
No. Acres: 27.836
District: 11

Metropolitan water and sewer must be extended to the site prior to approval by Health Department.

Very truly yours,

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

HVB:rmx

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 5, 1973

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

Dear Mr. DiNenna:

Comments on Item #12, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Universal Housing & Development Co.
Location: N/E of Ferguson Avenue, 5500 ft. N/E of Joppa Road 200ft. N/E of Intersection
of Ferguson and Fondulac Roads
Existing Zoning: D.R. 2 and D.R. 3.5
Proposed Zoning: D.R. 3.5, D.R. 5.5, D.R. 10.5, and D.R. 16
No. of Acres: 27.836 acres
District: 11

The comments on Item #26 Cycle V would remain applicable and valid for this site.

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 CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 498-3211 ZONING 498-3281

H. EMBLE PARKS, SECRETARY
EUGENE D. HEDDER, ASST. SECRETARY
MRS. ROBERT L. BERRY

MARCUS W. BODRANSKY
JOSEPH N. MCGRAW
ALVIN LOWERY
JOSEPH W. WHITELER

P. HARVEY WILLIAMS, JR.
EDWARD W. THORPE, JR.
HARRIS WILSON, JR.

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Dated: October 16, 1973

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

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

Re: Item
Property Owner: Universal Housing & Development Co.
Location: N/E of Ferguson Ave., 5500 ft. N/E of Joppa Rd., 200 ft. N.E. of
Intersection of Ferguson & Fondulac Rds.
Present Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: D.R. 3.5, D.R. 5.5, D.R. 10.5, & D.R. 16

District: 11th
No. Acres: 27.836

Dear Mr. DiNenna:

(see attached)

WNP/ml

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

COMMENTS

School Situations:					
<u>School</u>	<u>Sept. 28, 1973 Enrollment</u>	<u>Capacity</u>	<u>Over/Under</u>		
Perry Hall Elementary	691	740	-49		
Perry Hall Jr.	1364	1035	+329		
Perry Hall Sr.	1948	1815	+133		
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>
Perry Hall Elementary	702	711	721	739	829
Perry Hall Jr.	1455	1465	1470	1430	1390
Perry Hall Sr.	1955	1910	1875	1855	1915
Budgeted Construction:					
<u>School</u>	<u>Status</u>	<u>Capacity</u>	<u>Estimated To Open</u>		
Perry Hall Sr. Add'n	Underway	350	Feb. 1974		
Perry Hall Jr. Add'n	Dev. Stage	380	Spring 1975		
Programmed Construction: (Subject to availability of funds)					
<u>School</u>	<u>Capacity</u>	<u>Year Programmed</u>	<u>Estimated To Open</u>		
* Nottingham Middle	1,400	Fiscal 1980	Fiscal 1982		
* Carroll Manor High	1,350	Fiscal 1976	Fiscal 1978		
* Hines Road Elementary*	1,115	Fiscal 1978	Fiscal 1980		
* Mopla View Elementary*	1,115	Fiscal 1980	Fiscal 1981		
Possible Student Yield:	<u>Elementary</u>	<u>Junior High</u>	<u>Senior High</u>		
Present Zoning:	285	139	112		
Proposed Zoning:	From 312 to 155A	From 296 to 417	From 224 to 355		

Comments concerning effect on school housing matters:

Should the projects, as programmed, be authorized it is apparent that the yields could be handled adequately.

February 4, 1976

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

Dear Sir:

The Joppa Magled Civic Association protests the continuance of the Zoning Hearings #74-217-R and #76-147-KSTH, Petitioner, Universal Properties.

It is felt by the Association that conditions beyond our control have us in a tenuous position without proper legal assistance.

As you are aware, Michael Maslan, Esquire has been retained by the heirs of the late Charles Laudenklau.

Mr. Maslan has represented us in all zoning matters for the past 15 years, and although we do not retain him yearly, he has been our Attorney of Record in all our other cases.

We did not receive any notification of the hearing until the publication in The Jeffersonian newspaper and the observance of the Zoning Notice posted on the Spamer property, which coincidentally, was on the same day, January 15, 1976.

You indicated that you had informed Mr. Maslan of the impending hearing, but he was remiss in not passing this information to us.

J. Hession, Esquire, the People's Counsel, disqualified himself and his deputy, Mr. Kunz, due to a conflict of interest.

Mr. Hession had been retained by the Laudenklau Estate before his appointment to his position as People's Counsel.

When Mr. Hession obtained the service of another attorney, a Mr. J. Reid, the attorney for Universal protested his right to be a part of the hearing and you would not rule on the validity of the protest, but indicated that you would rule on the protest later in the hearings.

We feel that we have been left in "limbo" by the legal profession and, under the circumstances, we again respectfully request a postponement of these hearings to give us an opportunity to employ other counsel.

Sincerely,

J. EDISON BROWN,
President
JOPPA MAGLED CIVIC ASSOCIATION

cc: Honorable,
Theodore Venotoulis,
County Executive

TRAFFIC PLANNING & ENGINEERING CONSULTANT • 16628 S. Westland Drive, Gaithersburg, Maryland 20878 • Tel. 301/948-1154

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Filsworth E. River, P.E.
FROM: William M. Maynadier, P.E.
SUBJECT: NORTH WIND VILLAGE
District 11
Sections 1, 2, & 3

Date: January 2, 1975

Re: EN 74-277
J.O. 5-1-274

Attention: Donald Tucker (Highways)

CLEARANCE

For the request of Thornton M. Mouring, we have acquired the fee simple title to the lands of Fonksin Drive and Ferguson Avenue, including the widening thereof as shown on the Plat of Section 2, North Wind Village, which Plat is recorded among the Plat Records of Baltimore County in Plat Book O.T.O. No. 34, folio 112. We have also acquired fee simple title in and to the beds of Fondline Road and Ferguson Avenue, including the widening thereof, as shown on the Plat of Section 3, North Wind Village, which Plat is recorded among the aforesaid Plat Records of Baltimore County in Plat Book O.T.O. No. 34, folio 111.

It is estimated that approximately \$100.00 will be charged to this Job Order within the next 30 days.

Since this completes all work requested of this Bureau, we are hereby closing our files concerning this Project.

Edgar L. Mercer
Edgar L. Mercer, Supervisor
Drafting Section
Harry L. Young, Jr., Supervisor
Contract and Negotiation Section
(SIGNED)
WILLIAM M. MAYNADIER
William M. Maynadier, P.E.
Chief, Bureau of Land Acquisition

WML:HY,jh

cc: Contract Division
Dan Smith
Oss. Feller, P.E.
Inspection Bureau

Qualifications of Stephen G. Petersen

Mr. Petersen made significant contributions to the freeway planning research project for the Bureau of Public Bus & (now Federal Highway Administration) using the Capital Beltway as a laboratory.

Prior experience has included the following assignments:
Institute of Traffic Engineers, 1960-63: Initially held position of Staff Engineer responsible for the technical support of the Institute's Technical Council. Later advanced to Executive Secretary responsible for headquarters & membership contact and the monthly publication, Traffic Engineering, for this 3,600-member professional society.

New Jersey Bureau of Traffic Safety, 1967-68: Principal Traffic Engineer designing traffic control installations for municipalities throughout northern New Jersey.

Clarkson Engineering Company, 1953-56: Held position as Engineer doing preliminary highway design and right-of-way plans.

Publications

Petersen, Stephen G., "Motorists' reaction to signing on a Beltway", Highway Research Board 170, 1967.

Petersen, Stephen G., "Walking Distances to Bus Stops in Washington, D.C., Residential Area", Traffic Engineering, December, 1968.

Petersen, Stephen G. and Henry B. McInerney, "Intersection Capacity Measurement Through Critical Movement Summations: A Planning Tool", Traffic Engineering, January, 1971.

Petersen, Stephen G. and Robert H. Braswell, "Planning and Design Guidelines for Mode Transfer Facilities", Traffic Quarterly, July, 1972.

ITE Committee 6U, Robert L. Morris, Chairman; Stephen G. Petersen, Assistant Chairman, "Traffic Planning Considerations in Location C.B.D. Parking Facilities", Traffic Engineering, June, 1971.

PLACES WHERE STEPHEN G. PETERSEN, P.E. HAS QUALIFIED AS AN EXPERT WITNESS

DISTRICT OF COLUMBIA

Sealer Commission
Board of Zoning Adjustment

MARYLAND

Circuit Court, Queen Anne's County
County Council, Prince George's County
Hearing Examiner, Montgomery County
Hearing Examiner, Prince George's County
Planning Board, Montgomery County
Planning Board, Prince George's County
Board of Appeals, Baltimore County
Board of Appeals, Frederick County
Board of Appeals, City of Frederick
City Council, City of Frederick
Planning Commission, City of Frederick
Planning Commission, Frederick County
City Council, City of Rockville

PENNSYLVANIA

Circuit Court, Wilkes-Barre

VIRGINIA

Circuit Court, Fairfax County
Board of Supervisors, Fairfax County
Planning Commission, Fairfax County
Board of Appeals, Fairfax County
Planning Commission, Loudoun County
Virginia Banking Commission, Richmond

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 114
Posted for: Hearing Feb. 2, 1976 4:15 P.M. at 114 N. Mt. Airy Rd. E. 114
Petitioner: Universal Housing & Development Corp.
Location of property: 114 N. Mt. Airy Rd. E. 114
Location of Signs: 1 sign on N. Mt. Airy Rd. E. 114
Remarks: 1 sign on N. Mt. Airy Rd. E. 114
Posted by: M. H. Hession
Signature: M. H. Hession
Date of return: 1-22-76

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

Item 12
6th Zoning Cycle

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 15th day of October 1973

Petitioner: Universal Housing and Development Company
Petitioner's Attorney: James D. Nolan
cc: George William Stephens, Jr., Esq.
303 Allegheny Avenue (21204)
Reviewed by: [Signature]
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 28286

DATE: Feb. 2, 1976 ACCOUNT: 01-662
AMOUNT: \$195.00

RECEIVED FROM: Universal Management Corp. 9901 Long's Rd. Balt.
No. 21220 Advertising and posting of property
FOR: #74-217-R

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 13171

DATE: Mar. 27, 1974 ACCOUNT: 01-662
AMOUNT: \$254.87

WHITE CASHIER DISTRIBUTION FINK AGENCY YELLOW CUSTOMER
Expn: James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Universal Housing - #74-217-R

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
North end of Ferguson Avenue 5500 feet
Northeast of Joppa Road and 200 feet
Northeast of the intersection of Ferguson
and Fondulac Roads, 11th District : OF BALTIMORE COUNTY
UNIVERSAL HOUSING AND DEVELOPMENT
COMPANY, Petitioners : Case No. 74-217-R

1111111

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter,
I hereby enter my appearance in this proceeding. You are requested to notify me of any
hearing date or dates which may be now or hereafter designated therefore, and of the
possession of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
John W. Hessian, III
Deputy People's Counsel
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 26th day of January, 1976, a copy of the foregoing Order
was mailed to M. Michael Maslan, Esquire, 2135 Dundalk Avenue, Dundalk, Maryland
21222; and James D. Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland
21204, Attorney for Petitioner.



James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification and
Petition for Special Exception
and Special Hearing
N/end of Ferguson Avenue, 5500'
NE of Joppa Road and 200' NE of
the intersection of Ferguson and
Fondulac Roads - 11th Election
District
Universal Housing and Development
Company - Petitioner
Case No. 74-217-R (Item No. 12)
and Universal Housing and Develop-
ment Company and the Estate of
Charles Laudenklos, Deceased -
Petitioner
Case No. 76-147-XSPH (Item No. 194)

Dear Mr. Nolan:

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

Very truly yours,

E. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26th day of

Sept 1973 1972. Item #

R. D. Nolan
R. D. Nolan
Zoning Commissioner

Petitioner: *Universal Housing and Development Company* Submitted by: *William J. Brown*
Petitioner's Attorney: *Robert A. Lusk* Reviewed by: *J. Brown*

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1774-217-R

District: *11+* Date of Posting: *3-2-74*
Posted for: *Hessing, Ed, March 22, 1974, C. B. H. A. B.*
Petitioner: *Universal Housing and Development Company*
Location of property: *North end of Ferguson Avenue, 5500' NE of Joppa Road and 200' NE of the intersection of Ferguson and Fondulac Roads, 11th District*
Location of Sign: *Mr. Robert A. Lusk, Zoning Commissioner, Towson, Md. 21204*
Remarks: *See letter to Mr. Lusk dated 3-2-74*
Posted by: *Mark D. H. H.* Date of return: *3-14-74*
Signature

PETITION MAPPING PROGRESS SHEET						
FUNCTION	Wall Map		Original		Duplicate	
	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: <i>J. Brown</i>			Revised Plans:		Change in outline or description	Yes
Previous case:			Map #			No

James D. Nolan, Esquire
7133 Hilltop Drive
Baltimore, Maryland 21234
September 28, 1976

cc: Mrs. Eleanor Hunt
7133 Hilltop Drive
Baltimore, Maryland 21234

Mr. James J. Rocker
P.O. Box 43
Perry Hall, Maryland 21128

Mrs. S. Gall Dueschak
Perry Hall Improvement Association, Inc.
P.O. Box 63
Perry Hall, Maryland 21128

Mrs. Genevieve Quattner
4206 Pennsylvania Avenue
Baltimore, Maryland 21236

M. Michael Maslan, Esquire
2135 Dundalk Avenue
Baltimore, Maryland 21222

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Baltimore, Maryland 21204

John W. Hessian, III, Esquire
People's Counsel

CERTIFICATE OF PUBLICATION

ROSEDALE, MD. *March 7, 1974*

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE OBSERVER, a weekly newspaper published
in Rosedale, Baltimore County, Md. *1 time* before the
27th day of *March* 1974, the publication
appearing on the *7th* day of *March* 1974

THE OBSERVER.
Robert A. Lusk
Advertising Mgr.

Cost of Advertisement ~~\$40.00~~
80.16

PETITION FOR
RECLASSIFICATION
11th DISTRICT
ZONING: From D.R. 2 and D.R.
3.5 to D.R. 3.5, D.R. 2 and D.R.
10.5 and D.R. 10.
LOCATION: North end of
Ferguson Avenue 5500 feet
northeast of Joppa Road and 200
feet northeast of the intersection
of Ferguson and Fondulac Roads.
DATE & TIME: WEDNESDAY,
MARCH 27, 1974 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing.
Present Zoning: D.R. 2 and D.R.
3.5
Proposed Zoning: D.R. 3.5, D.R.
10.5, D.R. 10.5 and D.R. 10.
All that parcel of land in the
Eleventh District of Baltimore
County.
Beginning for the same at a
point which is North 65° 37' 19"
East 670 feet more or less from
the intersection formed by the
center lines of North Wind Road
and Magdalen Road said point
being at the southeast corner of
the outline of the land being
herein described running thence
binding on the southerly side of
said outline the two following
courses viz: (1) North 79° 28' 41"
West 26.50 feet and (2) North
58° 41' West 26.50 feet thence
bearing said outline for a line of
division North 2° 31' 01" East
1340.25 feet to the southerly
outline of said land thence
binding on said southerly outline
South 67° 28' 09" East 260.48 feet
to the northeast corner of said
outline running thence binding
on the east side of said outline
South 1° 30' 08" West 128.62
feet to the place of beginning.
Containing 3.360 acres of land
more or less.
Being the property of
Universal Housing and
Development Company, as
shown on plat plan filed with the
Zoning Department.
Hearing Date: Wednesday,
March 27, 1974 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
MD.
BY ORDER OF
S. ERIC DI NENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR RECLASSIFICATION
11th DISTRICT
ZONING: From D.R. 2 and D.R. 3.5
to D.R. 3.5, D.R. 2 and D.R. 10.5
and D.R. 10.
LOCATION: North end of Ferguson
Avenue 5500 feet northeast of
Joppa Road and 200 feet
northeast of the intersection of Ferguson
and Fondulac Roads, 11th District
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing for the same at a point
which is North 65° 37' 19" East
670 feet more or less from the inter-
section formed by the center lines of
North Wind Road and Magdalen Road
said point being at the southeast
corner of the outline of the land
being herein described running
thence binding on the southerly side
of said outline the two following
courses viz: (1) North 79° 28' 41"
West 26.50 feet and (2) North
58° 41' West 26.50 feet thence
bearing said outline for a line of
division North 2° 31' 01" East
1340.25 feet to the southerly
outline of said land thence binding
on said southerly outline South
67° 28' 09" East 260.48 feet to the
northeast corner of said outline
running thence binding on the east
side of said outline South 1° 30' 08"
West 128.62 feet to the place of
beginning.
Containing 3.360 acres of land
more or less.
Being the property of
Universal Housing and
Development Company, as
shown on plat plan filed with the
Zoning Department.
Hearing Date: Wednesday,
March 27, 1974 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
MD.
BY ORDER OF
S. ERIC DI NENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. *March 7, 1974*
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 in each*
at one time *exclusive weeks* before the *27th*
day of *March* 1974, the first publication
appearing on the *7th* day of *March*
1974.

THE JEFFERSONIAN.
Robert A. Lusk
Manager

Cost of Advertisement \$

Flow Computations For Greenhouse Pump Sta.
Downing Dec. 1975 & Jan. 1976 From G. Returns.

12/24/75 - 13,176,000 Gallons - 1,893,571 GPD or 1.893 MGD.
12/16/76 - 13,230,000 Gallons - 1,890,000 GPD or 1.890 MGD.
12/16/76 - 13,941,000 Gallons - 1,991,571 GPD or 1.992 MGD.
12/25/76 - 14,289,000 Gallons - 2,042,571 GPD or 2.043 MGD.
12/30/76 - 17,761,000 Gallons - 2,422,571 GPD or 2.423 MGD.
1/6/77 - 16,761,000 Gallons - 2,422,571 GPD or 2.423 MGD.
1/13/77 - 15,386,000 Gallons - 2,212,000 GPD or 2.212 MGD.
1/20/77 - 15,535,000 Gallons - 2,219,250 GPD or 2.219 MGD.

THESE FLOWS CONSTITUTE TOTAL TO PUMP STATION
WHICH INCLUDE 48" GREENHOUSE-MINEBANK INTERCEPTOR
& 18" PERRY HALL INTERCEPTOR SEWERS.

NOTE THAT THESE FLOWS SHOW A MAXIMUM 2.571 MGD
FLOW TO STATION DESIGNED FOR 72 MGD UTMATE
FLOW OR CAPACITY. IT SHOULD ALSO BE REMEMBERED
THAT THE LONG QUARTIC PUMP STATION IS NOT IN SERVICE
WHICH DELIVERS ALL FLOWS TO GREENHOUSE PUMP STATION
INTO THIS SYSTEM.

Part C
#21

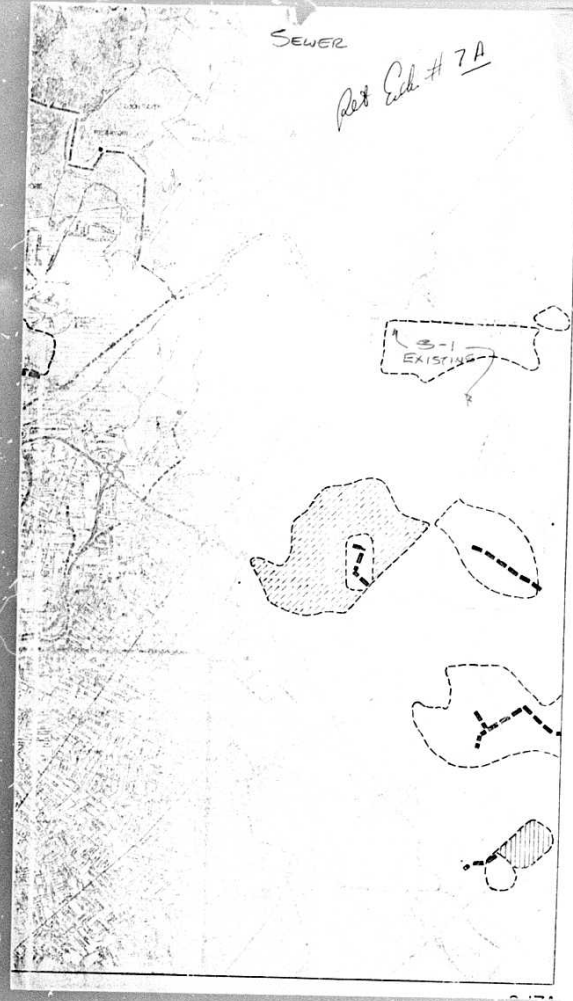
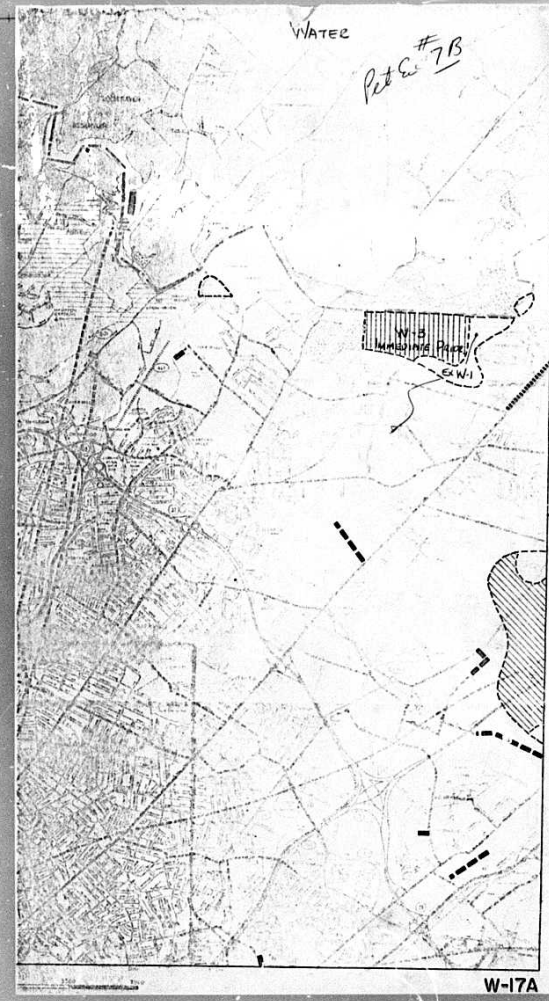
BUREAU OF UTILITIES - PUMPING and TREATMENT DIVISION

FLOW METER READINGS

Station: Greenhouse Pump Station

Month: Dec 19 76 Account No. 88-11-4

Date	Time	Meter Integrator X Gallons	Meter Integrator X Gallons	Meter Integrator X Gallons	Remarks
12-28	8:15	3864	215		
1-19	8:15	3881	171		
1-20	8:15	3896	63		
1-27	8:15	3912	07		



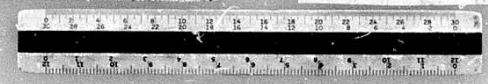
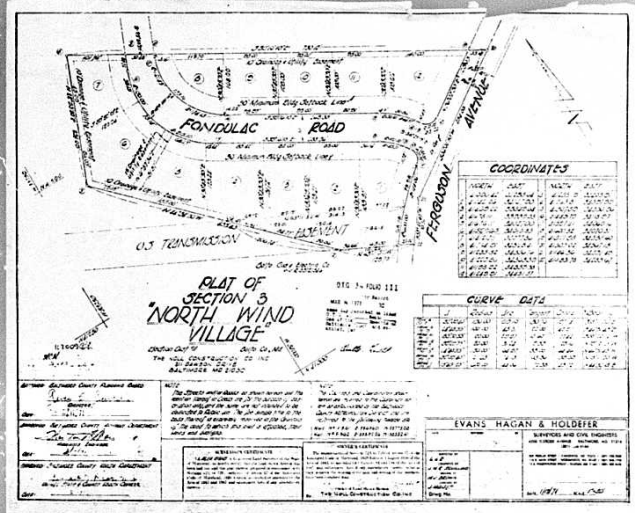
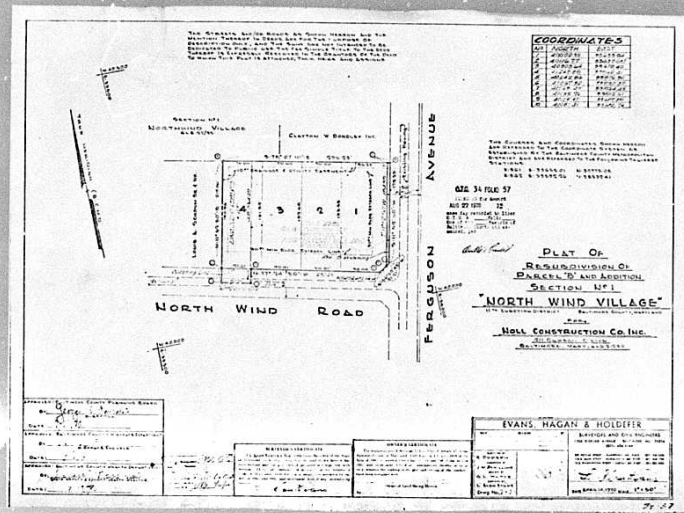
BUREAU OF UTILITIES - PUMPING and TREATMENT DIVISION

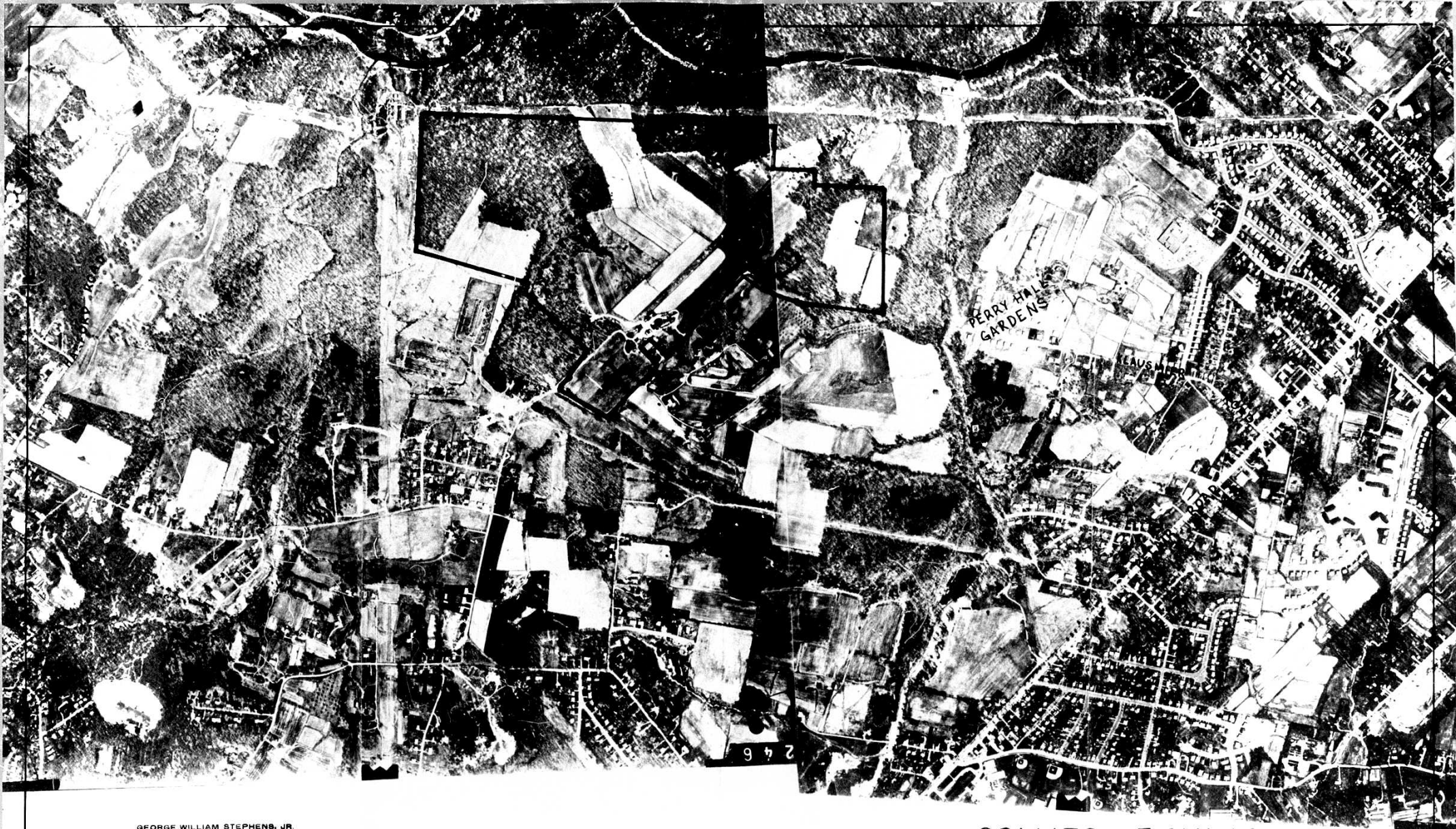
FLOW METER READINGS

Station: Greenhouse Pump Station

Month: Dec 19 76 Account No. 88-11-4

Date	Time	Meter Integrator X Gallons	Meter Integrator X Gallons	Meter Integrator X Gallons	Remarks
12-28	8:15	3791	802		
12-29	8:15	3804	980		
12-30	8:15	3818	210		
1-9	8:15	3832	151		
1-30	8:15	3846	431		



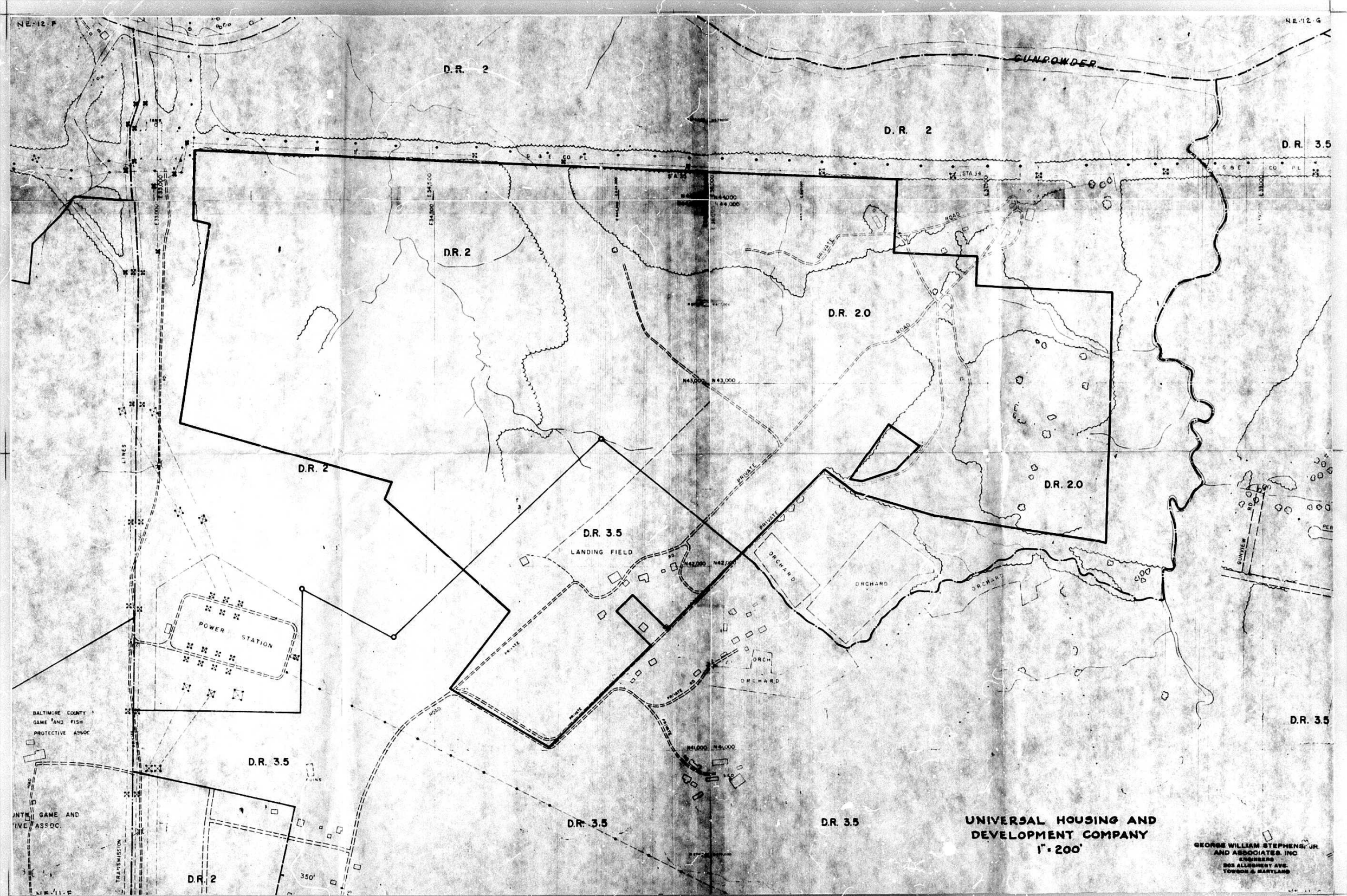


GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

SPAMER ZONING
Scale: 1"=500' Date: APRIL 5, 1973

PN2713





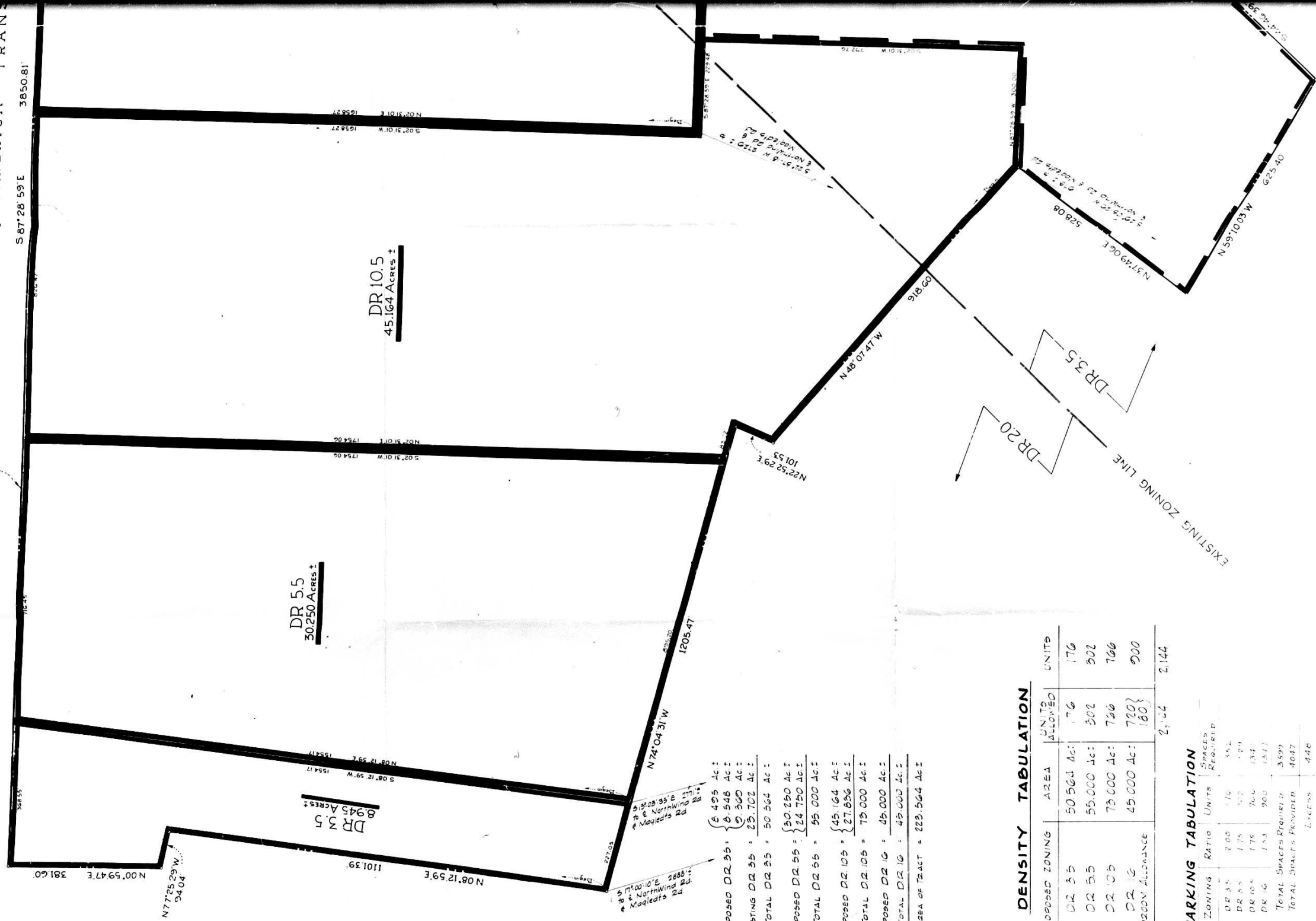
UNIVERSAL HOUSING AND
DEVELOPMENT COMPANY
1" = 200'

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND



UNITED STATES OF AMERICA TRANS

S 87° 28' 59" E 3850.81'



DENSITY TABULATION

PROPOSED ZONING	AREA	UNITS ALLOWED	UNITS
DR 3.5	50,564 Ac.	176	176
DR 5.5	55,000 Ac.	302	302
DR 10.5	73,000 Ac.	736	736
DR 16	45,000 Ac.	780	900
± 1 BEDROOM ALLOWANCE		180	
		2,144	2,144

PARKING TABULATION

ZONING	RATIO	UNITS	SPACES REQUIRED
DR 3.5	2.00	176	352
DR 5.5	1.75	302	529
DR 10.5	1.75	736	1287
DR 16	1.50	900	1350
TOTAL SPACES REQUIRED			3599
TOTAL SPACES PROVIDED			4047
EXCESS			448

PROPOSED DR 3.5 = 6,495 Ac. ±
 ± EXISTING DR 3.5 = 23,702 Ac. ±
 TOTAL DR 3.5 = 30,197 Ac. ±
 PROPOSED DR 5.5 = 30,250 Ac. ±
 TOTAL DR 5.5 = 55,000 Ac. ±
 PROPOSED DR 10.5 = 45,164 Ac. ±
 TOTAL DR 10.5 = 73,000 Ac. ±
 PROPOSED DR 16 = 45,000 Ac. ±
 TOTAL DR 16 = 45,000 Ac. ±
 TOTAL AREA OF TRACT = 223,564 Ac. ±



716.45

DR 5.5
30.250 Acres ±

DR 10.5
45.64 Acres ±

DR 16
45.000 Acres

DR 3.5 EXISTING ZONING
23.702 ACRES +

UNIT ALLOWED	UNITS
176	176
302	302
766	766
720 } 180 }	900
2,144	2,144

EXISTING ZONING LINE

✓DP 20

FALLS

GUNPOWDER

Existing 42' Gen

East
River
of
Fall
at
0.1



PLAT TO ACCOMPANY ZONING PETITION
for RECLASSIFICATION FROM
OR. 2.0 and OR. 3.5, to

OR. 3.5, OR. 5.5, OR. 10.5, and OR. 16

UNIVERSAL HOUSING AND
DEVELOPMENT COMPANY

BALTO Co., MD.
SCALE: 1" = 100'

ELECT. DIST. # 11
MARCH 30, 1973
REVISED SEPTEMBER 26, 1973

GEORGE WILLIAM, CLERK OF THE BOARD OF
AND ASSOCIATES, INC.
301 K. L. BOWEN, JR.
TOWNSHIP, BALTIMORE



GUNPOWDER FALLS



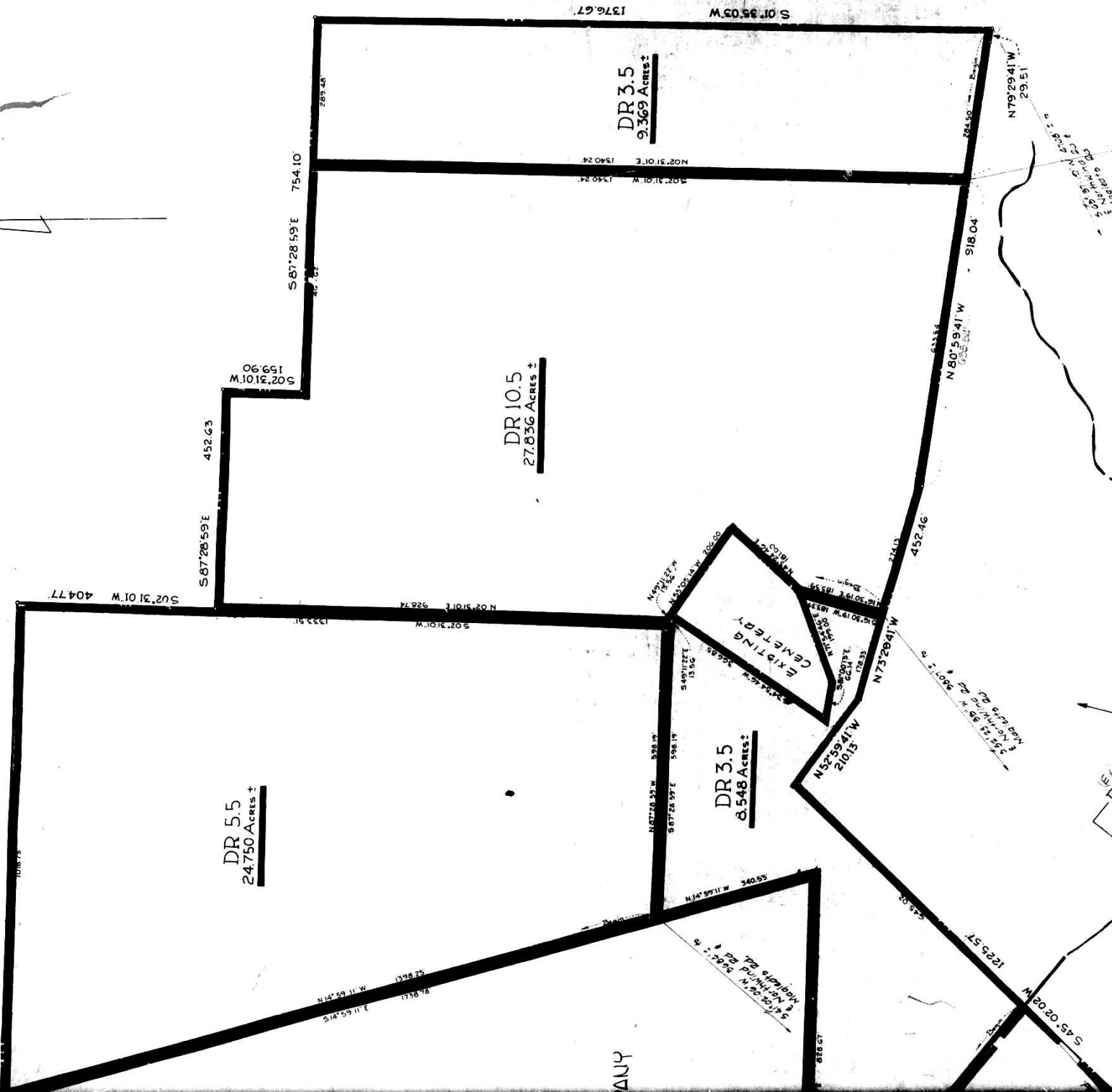
PROPOSED DR. 35: 8,495 Ac.
 EXISTING DR. 35: 8,546 Ac.
 TOTAL DR. 35: 25,702 Ac.
 PROPOSED DR. 55: 30,250 Ac.
 TOTAL DR. 55: 55,000 Ac.
 PROPOSED DR. 105: 45,164 Ac.
 TOTAL DR. 105: 73,000 Ac.
 PROPOSED DR. 16: 45,000 Ac.
 TOTAL DR. 16: 45,000 Ac.
 TOTAL AREA OF TRACT: 223,564 Ac.

DENSITY TABULATION

PROPOSED ZONING	AREA	UNITS ALLOWED	UNITS
DR. 35	50,364 Ac.	176	176
DR. 55	55,000 Ac.	302	302
DR. 105	73,000 Ac.	766	766
DR. 16	45,000 Ac.	720	900
1 BLD. ROOM ALLOWANCE		180	
		2,144	2,144

PARKING TABULATION

ZONING	RATIO	UNITS	SPACES REQUIRED
DR. 35	2.00	176	352
DR. 55	1.75	302	529
DR. 105	1.75	766	1341
DR. 16	1.53	900	1377
TOTAL SPACES REQUIRED			3599
TOTAL SPACES PROVIDED			4087
			EXCESS 488



CUB HILL VILLAGE
PLAT TO ACCOMPANY ZONING PETITION
for RECLASSIFICATION FROM
DR. 2.0 and DR. 3.5, to
DR. 3.5, DR. 5.5, DR. 10.5, and DR. 16

UNIVERSAL HOUSING AND
DEVELOPMENT COMPANY

BALTO. CO., MD.
SCALE: 1" = 100'

ELECT. DIST. #11
MARCH 25, 1974

GEORGE WILLIAM STEPHENS, JR.
ZND ASSOCIATES, INC.
203 ALBANY AVE.
BALTIMORE, MARYLAND

UNITED STATES OF AMERICA TRANSMISSION RIGHT OF WAY

S 87° 28' 59" E 3850.81'

DR 5.5
24.750 Acres ±

DR 16
45.000 Acres ±

DR 10.5
45.164 Acres ±

UNIVERSAL HOUSING and DEVELOPMENT COMPANY
EHK, Jr. 5325, Folio 938

DR 3.5
8.548 Acres ±

DR 3.5 EXISTING ZONING
23.702 Acres ±

EX DR 20
17.006 Acres ±

DR 3.5
22.204 Acres ±

DR 3.5

UNIV
DEV

BAL
524

PLA

NEA-EC 400' ±

EXISTING ZONING LINE

DR 20

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

DR 3.5

UNITED STATES OF AMERICA TRANSMISSION

S 87°28'59"E 3850.81'

N 00°59'47"E 381.60'

N 77°25'29"W 94.04'

DR 3.5
8.945 ACRES ±

DR 5.5
30.250 ACRES ±

DR 10.5
45.164 ACRES ±

UNIVERSAL HOUSING and
EHZ, Jr 53

DR 3.5 EX
23.702 AC

DENSITY TABULATION

ZONING	AREA	DENSITY UNIT ALLOWED	DENSITY UNIT PROPOSED
EXISTING DR 20 (R14)	199,862 AC ±	999	
EXISTING DR 35 (R14)	23,702 AC ±	82	
TOTAL	223,564 AC ±	481	
PROPOSED DR 3.5 (R14)	50,564 AC ±	175	
PROPOSED DR 5.5 (R14)	55,000 AC ±	902	
PROPOSED DR 10.5 (R14)	73,000 AC ±	766	
PROPOSED DR 16 (R14)	45,000 AC ±	710	
TOTAL	223,564 AC ±	1964	
NEIGHBORHOOD PUD			
PROPOSED DR 3.5 (R14)	50,564 AC ±	252	
PROPOSED DR 5.5 (R14)	55,000 AC ±	445	
PROPOSED DR 10.5 (R14)	73,000 AC ±	1168	
PROPOSED DR 16 (R14)	45,000 AC ±	900	
TOTAL	223,564 AC ±	2765	

PARKING TABULATION

(PUD) PARKING REQUIRED @ 1.53 SPACES PER DWELLING UNIT (193x2006) = 3069 Spaces
 TOTAL NO. PARKING SPACES PROPOSED = 3770 Spaces
 ACTUAL RATIO OF PROPOSED PARKING SPACES/DWELLING UNIT (3770/2006) = 1.88

DR 20

DR 3.5

EXISTING ZONING LINE



PROPOSED DR 3.5 = { 8,495 AC ±
 548 AC ±
 9,043 AC ±
 EXISTING DR 3.5 = 23,702 AC ±
 TOTAL DR 3.5 = 50,564 AC ±
 PROPOSED DR 5.5 = { 30,250 AC ±
 24,750 AC ±
 TOTAL DR 5.5 = 55,000 AC ±
 PROPOSED DR 10.5 = { 45,164 AC ±
 27,836 AC ±
 TOTAL DR 10.5 = 73,000 AC ±
 PROPOSED DR 16 = 45,000 AC ±
 TOTAL DR 16 = 45,000 AC ±
 TOTAL AREA OF TRACT = 223,564 AC ±

DR 3.5 EX
23.702 AC

N 22°52'29"E 101.53'

N 48°07'47"W 103.816'

N 37°49'06"E 528.08'

S 20°08'55"N 520.00'

S 20°08'55"N 520.00'

S 20°08'55"N 520.00'

S 20°08'55"N 520.00'

S 20°08'55"N 520.00'

S 20°08'55"N 520.00'

S 20°08'55"N 520.00'

S 20°08'55"N 520.00'