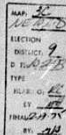


PETITION FOR ZONING RE-CLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Nicholas B. and Mary C. Mangione, Contract Purchasers,

I, or we, CLARENCE CLASS, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-2 and DR-3.5 zone to an DR-16 zone; for the following reasons: Error in original zoning and a change in the neighborhood since the DR-2 and DR-3.5 classification were imposed on the 24.77-acre tract.

See attached description



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Nicholas B. and Mary C. Mangione, Contract Purchasers,

I, or we, CLARENCE CLASS, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-2 and DR-3.5 zone to an DR-16 zone; for the following reasons: Error in original zoning and a change in the neighborhood since the DR-2 and DR-3.5 classification were imposed on the 24.77-acre tract.

See attached description



October 16, 1974

Case No. 74-219-R (Item No. 14) - Clarence Class

SE/corner of Satyr Hill Road and Proctor Lane - 9th Election District

Petition for Reclassification

Brief in Support of Petition for Reclassification

Description of Property

Plat of Subject Property, dated September 29, 1973

200' Scale Location Plan

1000' Scale Location Plan

Zoning Advisory Committee Comments, undated

Baltimore County Planning Board Recommendations and Accompanying Map

Certificates of Publication

Certificate of Posting (Two (2) Signs)

Letter of Protest from E. W. Stuart, President, The Greater Parkville Community Council, dated March 30, 1974

Petitioner's Exhibit 1 - Illustrated Plat, date, September 29, 1973

Petitioner's Exhibit 2 - Illustrated Plat, dated September 29, 1973

Order of the Zoning Commissioner, dated September 4, 1974 - DENIED

Letter of Appeal from Saunders M. Almond, Jr., Esquire, on Behalf of the Petitioner, received October 2, 1974

Saunders M. Almond, Jr., Esquire
407 Mercantile-Townson Building
Towson, Maryland 21204
Counsel for Petitioner

Mr. Daniel S. Rogers
Perring Park Community Association, Incorporated
2312 Cider Mill Road
Baltimore, Maryland 21234
Protestant

Reverend James Cronin
2503 Lampost Lane
Baltimore, Maryland 21234
Protestant

PETITIONERS' BRIEF

September 28, 1973

RE: Petition for reclassification of Southeast corner of Satyr Hill Road and Proctor Lane in Baltimore County, Maryland.

The Petitioners request a reclassification of the 24.77 acres of land on the southeast corner of Satyr Hill Road and Proctor Lane, in Baltimore County, Maryland from DR 2 and DR 3.5 classifications to a DR 16 classification for the following reasons:

(1.) There was an error in the original zoning in not designating the 24.77 acres described above as DR 16. The land is bounded on the southernmost side by a DR 16 use which has recently been completed, to the west by a nursery operating under a nonconforming use, to the northeast by large retail antique, fruit and vegetable establishment, also operating under a nonconforming use, and Perring Parkway is being extended within approximately ten feet to the east of the Petitioners' property. The Petitioners' property as designed under the proposed zoning would make an ideal buffer zone for the few existing residences which surround the property.

(2.) There are many changes in the area since the zoning of DR 2 and DR 3.5 was placed on Petitioners' land. Particularly the acquisition of the land for the extension of Perring Parkway during 1972, the new Junior High School at the northwest corner of Harford Road and Proctor Lane and other reclassifications in the immediate area.

Respectfully submitted,

Saunders M. Almond, Jr.

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
100 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

September 26, 1973

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Satyr Hill Road at a point in line with the south side of Proctor Lane and running thence and binding within the right of way lines of Satyr Hill Road the seven following courses and distances viz: South 40 degrees 29 minutes West 161.74 feet, South 42 degrees 49 minutes West 132 feet, South 55 degrees 19 minutes East 65.14 feet, South 59 degrees 49 minutes East 105.60 feet, South 65 degrees 49 minutes East 31 feet, South 61 degrees 19 minutes East 33 feet and South 46 degrees 34 minutes East 271.65 feet, thence leaving said road and binding on the outlines of the land of the petitioners herein the two following courses and distances viz: South 57 degrees 36 minutes East 1556 feet and North 31 degrees 58 minutes East 712.57 feet to the center of Proctor Lane and thence binding within the right of way lines of Proctor Lane the two following courses and distances viz: North 51 degrees 10 minutes West 312 feet and North 55 degrees 46 minutes West 1301 feet to the place of beginning.

Containing 24.7 Acres of land more or less.

Saving and excepting therefrom the area lying within the right of way lines of Satyr Hill Road and Proctor Lane.

Being the property of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioner.



SAUNDERS M. ALMOND, JR.

ATTORNEY AT LAW
407 MERCANTILE-TOWSON BUILDING
TOWSON, MARYLAND 21204

October 2, 1974

Mr. S. Eric Di Nenna, Zoning Commissioner
Baltimore County Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
SE/corner of Satyr Hill Road and Proctor Lane - 9th Election District
Clarence Class - Petitioner
NO. 74-219-R (Item No. 14)

Dear Mr. Di Nenna:

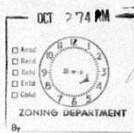
Please enter an appeal in the above entitled matter to the Board of Appeals for Baltimore County. My attorney's check in the amount of \$70.00 is enclosed to cover the cost of this appeal.

Thank you for your cooperation.

Sincerely yours,

Saunders M. Almond, Jr.

SMA:BSM
Enclosure



October 8, 1974

Mr. Daniel S. Rogers
Perring Park Community Association, Incorporated
2312 Cider Mill Road
Baltimore, Maryland 21234

RE: Petition for Reclassification
SE/corner of Satyr Hill Road and Proctor Lane - 9th Election District
Clarence Class - Petitioner
NO. 74-219-R (Item No. 14)

Dear Mr. Rogers:

Please be advised that an appeal has been filed by Saunders M. Almond, Jr., Esquire, on behalf of the Petitioner, Clarence Class, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the Baltimore County Board of Appeals.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/eri

cc: Reverend James Cronin
2503 Lampost Lane
Baltimore, Maryland 21234

September 4, 1974

Saunders M. Almond, Jr., Esquire
407 Mercantile-Townson Building
Towson, Maryland 21204

RE: Petition for Reclassification
SE/corner of Satyr Hill Road and Proctor Lane - 9th Election District
Clarence Class - Petitioner
NO. 74-219-R (Item No. 14)

Dear Mr. Almond:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sw

Attachments

cc: Rev. James Cronin
2503 Lampost Lane
Baltimore, Maryland 21234

Mr. Daniel S. Rogers
Perring Park Community Association, Inc.
2312 Cider Mill Road
Baltimore, Maryland 21234

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 2 and D.R. 3.5 :
to D.R. 16 : COUNTY BOARD OF APPEALS
SE corner of Satyr Hill Road :
and Proctor Lane : OF
9th District : BALTIMORE COUNTY
Clarence Class :
Petitioner : No. 74-219-R

OPINION

This case comes before the Board on an appeal by the Petitioner from an Order of the Zoning Commissioner, dated September 4, 1974, wherein the petitioned for reclassification from D.R. 2 and D.R. 3.5 to D.R. 16 was denied. The property which is the subject of this hearing contains approximately 24.7 acres, and lies at the southeast corner of the intersection of Satyr Hill Road and Proctor Lane, in the Ninth Election District of Baltimore County.

The subject property is presently occupied by a farm, and is bounded on the east by a farm and also by another farm on the north side of Proctor Lane. Directly across Proctor Lane are five substantial individual homes, beyond which are additional farm and open lands. On the west side of Satyr Hill Road are individual residences spaced at some distance apart, beyond which there again exists open or farm lands. To the south of the subject property exists the northern boundary of a corridor of D.R. 16 and commercially zoned land emanating from Joppa Road.

The contract purchaser testified that it was his intention to build a quality type apartment development on the subject property if the petition were granted. The plans submitted in support of this proposal indicated that 384 density units would be constructed on the property, which would be the total allowable under D.R. 16 zoning. Of these 384 units, 312 would be encompassed in apartment buildings and the remainder in town house construction.

Austine J. Muller, a professional engineer with considerable planning experience, testified on behalf of the Petitioner and indicated that the existing D.R. 16 zoning, which stops at the south property line of the subject property, should have been moved to the north and placed at Proctor Lane, which is the north boundary of the subject property. This zoning, he indicated, would be compatible and would not be

Clarence Class - #74-219-R

2.

detrimental to the neighborhood in any way.

Additionally, Frederick P. Klaus, a qualified real estate expert, testified that although there had been no zoning changes, it was his opinion that the present zoning was erroneous due to the existing road pattern and the availability of utilities.

Two Protestants appeared and testified in opposition to this petition and their most strenuous objections seemed to be concerned with the traffic problems and congestion on Proctor Lane and Satyr Hill Road, both of which are narrow winding and hilly country type roads. This seems to add substance to the negative report contained in the file from the Department of Traffic Engineering, although that report was concerned mainly with the additional congestion and the intersection of Waltham Woods Road and Joppa Road to the south. Similarly, the comments filed by the Department of Planning and Zoning were adverse in nature and recommended the retention of the existing zoning.

There is no contention of change in the evidence presented to this Board and the allegations of error are nebulous at best. These zoning maps are presumed to be correct and the burden of proving error rests only upon the Petitioner, and is an onerous one. It is the opinion of this Board that the burden has not been met by the Petitioner in this case, and the requested reclassification should, therefore, be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 24th day of October, 1975, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 to B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Ketter, Jr., Chairman

W. Giles Parker

Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
SE/corner of Satyr Hill Road : ZONING COMMISSIONER
and Proctor Lane - 9th Election :
District : OF
Clarence Class - Petitioner : BALTIMORE COUNTY
NO. 74-219-R (Item No. 14) :

This matter comes before the Zoning Commissioner as a result of a Petition filed by Clarence Class and represents a request for a Reclassification from D.R. 2 and D.R. 3.5 Zones to a D.R. 16 Zone, for a parcel of property, containing 24.7 acres of land, more or less, located on the southeast corner of Satyr Hill Road and Proctor Lane, in the Ninth Election District of Baltimore County.

Evidence on behalf of the Petitioner indicated that 384 garden-type apartments and town houses are proposed. It was indicated that the subject property is bounded on the south by an apartment development classified D.R. 16 and by Perring Parkway along the western boundary line, and that Perring Parkway is expected to be extended beyond Joppa Road.

Mr. C. Richard Moore, Assistant Traffic Engineer of the Department of Traffic Engineering, testified upon subpoena that the extension of Perring Parkway is of high priority in the capital program. However, Baltimore County and the State of Maryland are not in accord as to the responsibility of said extension or as to the type of intersection for Perring Parkway and Joppa Road. He reiterated his comments to the Zoning Advisory Committee, dated October 24, 1973, stating: "The subject Petition will increase the trip density from 720 to 2900 trips per day. With the development of an existing 30 acre shopping center on Waltham Woods Road south of this property, this site can only worsen the traffic problems at the intersection of Waltham Woods and Joppa Roads."

The sole question before the Zoning Commissioner, as pointed out by the Petitioner, is why the D.R. 16 zoning to the south stopped at the Class property line and did not extend to Proctor Lane, which bounds the subject property to the north.

Some of the residents in protest of the subject Petition indicated that they are fearful of the development of this property to a full density permitted by D.R. 16 in that Satyr Hill Road is very narrow and winding between Joppa Road and the subject property.

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 requested Reclassification should not be granted. The Comprehensive Zoning Map, as adopted on March 24, 1971, is presumed to be correct and the burden of proving error or substantial changes in the character of the neighborhood is borne by the Petitioner. In the instant case, this burden has not been met.

The road network of this area would not be capable of handling traffic emanating from the subject property. If Perring Parkway were extended and Satyr Hill Road were widened, this Petition would have merit. At the present time, this Petition is premature.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of September, 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 D.R. 2 and D.R. 3.5 Zones.

John J. Dillon, Jr.
Zoning Commissioner of
Baltimore County

-2-

- 2 -

S. M. Almond, Jr., Esq.
Re: 6th Zoning Cycle
Item 14

required prior to development.

The petitioner is also advised to completely familiarize himself with the comments of the Bureau of Engineering, Project Planning, and the Department of Traffic Engineering.

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 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 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.:JSD

Enclosure

cc: Dollenberg Brothers
709 Washington Avenue at York Road
Towson, Md. 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

S. M. Almond, Jr., Esq., BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
407 Mercantile-Towson Bldg.,
Towson, Maryland 21204

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

6th Zoning Cycle
Item 14

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

S. M. Almond, Jr.
Zoning Commissioner

Petitioner: Clarence Class

Petitioner's Attorney: S. M. Almond, Jr.
cc: Dollenberg Brothers
709 Washington Avenue at York Road
Towson, Maryland 21204

Reviewed by: John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

S. M. Almond, Jr., Esq.,
407 Mercantile-Towson Building
Towson, Maryland 21204

RE: Reclassification Petition
Item 14 - 6th Zoning Cycle
Clarence Class - Petitioner

Dear Mr. Almond:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southeast corner of Satyr Hill Road and Proctor Lane, in the 9th District of Baltimore County. This property, which is zoned D.R. 2 and 3.5 is requesting a Reclassification to D.R. 16 for 24.7 acres of land.

The proposed development would create a development combination of townhouses and garden apartments, with a total density of 384 dwelling units if developed to its maximum density.

The site plan as submitted reflects the minimum setbacks as required under the Zoning Regulations. However, the petitioner is reminded that, should this proposal receive a favorable decision, a complete development plan would be

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

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., Chief

October 29, 1973

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

Re: Item #14 (October 1973-April 1974 - Cycle VI)
Property Owner: Clarence Class
E/S of Satyr Hill Rd., S. of Proctor Lane
Existing Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: D.R. 16
No. of Acres: 24.7 Acres District: 9th

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.

Highways:

Satyr Hill Road is an existing road and shall be ultimately improved as a 40-foot curbed street on a 60-foot right-of-way.

Proctor Lane is an existing road and shall be ultimately improved as a 50-foot curbed street on a 70-foot right-of-way.

The interior street, Waltham Woods Road, shall be improved as a 48-foot curbed street on a 70-foot right-of-way to Proctor Lane as a public road.

Storm Drains:

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

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

Sediment Control:

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

Item #14 (October 1973-April 1974 - Cycle VI)
Property Owner: Clarence Class
Page 2
October 29, 1973

Water:

Public water can be made available to serve this property by extension of existing main in Waltham Woods Road.

Sanitary Sewer:

Sanitary sewer is available at Waltham Woods Road for a portion of this tract. Sewer is available for the entire tract by an offsite extension of approximately 700 feet to the existing Satyr Hill Interceptor.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:CD:mas

W-EE Key Sheet

11 NE 14 & 15

NO NE 14 & 15 Pos. Sheets

VE 100, 110 Topo

71 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

Wm. T. MULLER

DEPUTY TRAFFIC ENGINEER

October 24, 1973

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

Re: Item 14 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Clarence Class
Southeast corner of Satyr Hill Road and Proctor Lane
D.R. 16
District 9

Dear Mr. DiNenna:

The subject petition will increase the trip density from 720 to 2300 trips per day. With the development of an existing 30 acre shopping center on Waltham Woods Road south of this property, this site can only worsen the traffic problems at the intersection of Waltham Woods and Joppa Roads.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CAN/pk

Baltimore County Fire Department

J. Austin Dietz
Chief



Towson, Maryland 21204
878-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Clarence Class

Location: E/S of Satyr Hill Road, S. of Proctor Lane

Item No. 14

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 100 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 _____
- (X) 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", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

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

nls
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 17, 1973

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

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

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 3, 1973, are as follows:

Property Owner: Clarence Class
Location: E/S Satyr Hill Rd., S. of Proctor Lane
Present Zoning: D.R. 2 and D.R. 3.5
Proposed Zoning: D.R. 16
No. Acres: 24.7
District: 9

Metropolitan water and sewer must be extended to site.

Apartments Swimming Pool Comments: Prior to approval of a public swimming pool, two complete sets of plans and specifications of pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval. Locations of pool, bathhouse, sewerage system and method of disposing filter backwash water must be shown.

Very truly yours,

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

HVB:mas

cc: K.A. Schmidt

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 #14, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Clarence Class
Location: E/S of Satyr Hill Road, S. of Proctor Lane
Existing Zoning: D.R. 2 and D.R. 3.5
Proposed Zoning: D.R. 16
No. of Acres: 24.7 acres
District: 9

If the reclassification is granted the developer must comply with Section 504 of the Zoning Regulations (Comprehensive Manual of Development Policies).

Very truly yours,

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

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: October 24, 1973

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

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

Re: Item
Property Owner: Clarence Class
Location: E/S of Satyr Hill Rd., S. of Proctor Lane
Present Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: D.R. 16

District: 9th
No. Acres: 24.7

Dear Mr. DiNenna:

(SEE ATTACHED)

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/al

COMMENTS

School Situation:

School	Enrollment	Capacity	Over/Under
Harford Hills Elementary	269	280	-11
Parkville Jr. High	1514	1430	+84
Loch Raven Sr. High	1410	1360	+50
Perry Hall Sr. High	1948	1615	+333

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Perry Hall Sr. Add'n	Underway	350	Feb. '74
Pine Grove Jr. High	Underway	1550	Sept. '74

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
"Carroll Manor High"	1350	Fiscal '76	Fiscal '78
Harford Hills El. Add'n	250	Fiscal '78	Fiscal '79

Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning:	36	22	17
Proposed Zoning:	51	20	14

Comments concerning effect on school housing matters:
Projected enrollment figures as well as construction already underway indicate that there should be no problem housing additional pupils from this development.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2811 ZONING 484-2821

H. ENGLE PARKS, President
EUGENE C. WEBB, Vice President
MRS. ROBERT L. DENNEY

MARCUS M. BOTTSBACH
JOSEPH N. MCDONNAN
ALAN L. JONES

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD A. BLUMFEL

JOSHUA R. WHEELER, Superintendent

DR 2

ORCHARD

LAKE

250'

200'

DR 3.5

SATEK WOODS APARTMENTS

DR 3.5

DR 16

WOODS

225'

Scale: 1 inch = 100 feet

District 94. Date of Posting 10/24/74
 Posted for: _____
 Petitioner: Clarence Chase
 Location of property: 5/21/100 Selby Hill Rd. & Brattle town
 Location of Signs: 1 Selby Selby Hill Rd. Selby Brattle town
 Remarks: _____
 Posted by: Mark H. Chase Date of return: 10/31/74

District. 9th Date of Posting 3-2-24
 Posted for Henry H. Ward, Jr. 1874 C. 1126 St. 06.
 Petitioner: Abner Chase
 Location of property: 25 p. c. of St. J. Hall ad. t. Center Lane
 Location of Signs: St. J. Hall! C. 1126 St. J. Hall ad.
 Remarks:
 Posted by Paul H. Shaw Date of return 3-14-24

OFFICE OF
THE TOWSON TIMES

STROMBERG PUBLICATIONS, Inc.

[illegible]

CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		gdo Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>YB</u>					Revised Plans: Change in outline or description _____ Yes _____ No					
Previous case: _____					Map # _____					

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


S. Eric DiNenno
Zoning Commissioner

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

WHITE - LASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Commercial Contractors, Inc.
7112 Darlington Drive
Baltimore, Md. 21234
Advertising and posting of property for Clarence C.
#74-219-B 137A

WHITE - CLERK DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Saunders M. Almond, Jr., Esquire
Cost of Filing of an Appeal on Case No. 74-219-R (Item
No. 14)
SE/corner of Satyr Hill Road and Proctor Lane - 9th
Election District
Clarence Glass - Petitioner

DISTRIBUTION

WHITE - CASHIER **PINK - AGENCY** **YELLOW - CUSTOMER**

Saunders M. Almond, Jr., Esq.
407 Mercantile-Townson Building
Townson Md. 21204
Petition for Reclassification for Clarence Class

400 6 0 8 6 6 4 2 5 5 0 0 0 RSC

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Saunders M. Almond, Jr., Esquire
Cost of Posting Property of Clarence Glass for an Appeal
Hearing
SE/corner of Satyr Hill Road and Proctor Lane - 9th
Election District
Case No. 74-219-R (Item No. 14)

AMOUNT \$10.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Saunders M. Almond, Jr., Esquire
Cost of Posting Property of Clarence Glass for an Appeal
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FINZAR
[]
FOR
FOR
FOR

ROAD

DR 2
(RES:CENTAL)

SEAPLHNS COMMUNITY TOWNHOMES

CARDEN APARTMENTS

TOWNHOMES

U.A.R.

SITE PLAN

DR

上野國

[illegible][illegible]

DR 2
(RESIDENTIAL)

PROCTOR LANE

ROAD

DR 2
(RESIDENTIAL)

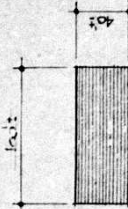
DR 16
(APARTMENTS)

SITE PLAN - SCALE 1"=50'-0" - 9 1/2" ELECTION DISTRICT

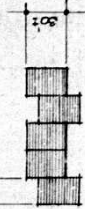
LEGEND

EXISTING ZONING	DR. 2 and DR. 3.5
PROPOSED ZONING	DR. 16
GROSS AREA	24.72 ACRES
NET AREA	24.00 ACRES
PROPERTY DIMENSIONS	
POINTS	DEASIN 1
A-D	S40°29' W
B-C	S42°41' W
C-D	S55°14' W
D-E	S81°44' W
E-F	S65°44' W
F-G	S61°19' W
G-H	S48°34' W
H-I	S51°30' E
I-J	N31°50' E
J-K	N51°10' W
K-A	N55°46' W
DISTANCE	
A-D	161.74'
B-C	132.00'
C-D	85.14'
D-E	105.60'
E-F	33.00'
F-G	33.00'
G-H	211.05'
H-I	153.00'
I-J	712.91'
J-K	312.00'
K-A	150.100'

DESIGN DENSITY	16 DWELLING UNITS (DU.) PER ACRE
GROSS OF NET AREA	304 DU.
OFF STREET PARKING	588 SPACES REQUIRED 588 W/IN SPACES PROVIDED
PARKING DATA @ 1.55 PER DU.	91.20
USE OF PROPERTY	APARTMENTS
NO. OF UNITS PROPOSED	304 DU.
NO. OF SPACES REQ'D.	588
NO. OF SPACES PROVIDED	588 W/IN
ROAD PAVING	SIT. CONCRETE
SCREENING	4 H. DENSE EVERGREENS
LIGHTING	12 H. GENERAL SECURITY LIGHTING



GARDEN APARTMENT UNIT
ONE, TWO AND THREE DR'S



TOWNHOUSE UNITS
TWO AND THREE DR'S



PROFILE GARDEN UNIT

TYPICAL CURS
SCALE: 3/4"=1'-0"

