74.249-R PETITION FOREZONING RE-CLASSIFY CATION barrier position (i) that the sening dates of the termin described properly the position (i) that the sening dates of the termin described properly the position properly the position of the terminal position properly that the position of the terminal position properly that the position of the terminal position of the te In classifying the subject property as "public land", the Baltimore County Council erromanously believed the subject property to be part land council by the case of Baryland, when, in fact, the property under the public of had been many years, and is now, in private commercial, by the Council the existence, and this error, and other errors counties by the Council the many fully emplained in the attached emblat which is incorporated by reference herein; and Since this muchant property was no extended to the attached emblat which is incorporated by preson herein; and Since this subject property was so erromeously somed by the Council, scieghborhood has changed substantially in character as set out in sattached embhit, which is incorporated by reference herein. and (I) for a Special Managhine, under the sold Bening Law and Stealing Magain Property is to be posted and advertised as prescribed by Seeing Regal un and/or Special Escaption adm L or we, agree to pay expresses of above re-ch packing, etc., upon titing of this putition, and further agree to end ore to be beauth by the se tions of Buildinese County adopted pursuant to the Saning Law for Buil M. J. DICKEY & SONS, INCOMPO ARTERY COMMITATION, INC.... us Vin Print DX: Charle Wagnett 803 Oella Avenue Ellicott City, Md. 21013 they Chase, Md. 20015 197_b, that the subject matter of this polition be advertised, as are Cuesty, in two newspapers of genrequired by the Society Low of Statis more County, that property be peaked, and that the public bearing be had before the Sening , 197 Ja. at _20000 Terro

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

- 1. During its soning map adoption process in 1971, the County Council mistakenly designated the subject property as "Public Land", and, thus, did not properly consider the subject property; and this action was taken based upon the mistaken belief that this property was owned by the State of Maryland and formed a part of the Patapsco State Park. In fact, however, the subject property has been owned for many years by W. J. Dickey & Sons, Incorporated, the Petitioner herein.
- 2. That the subject property, primarily due to the mistake in the identification of its ownership, was not properly studied by the Council in 1971, and, in fact, it was completely ignored due to this belief that it formed part of a Maryland State Park.
- 3. That had the Council properly considered the subject tract, the Council should have, and would have, placed the subject tract in a density of D.R.3.5 or greater, as well as a zone or zones permitting other possible uses, and it was error by the Council
- 4. That the subject tract represents an opportunity to provide, in part, for the housing and other needs of this portion of Baltimore County, as by, among other actions, the provision of medium density zoning classifications as proposed by the Petitioner; and this land, erroneously omitted from the land bank or reserve of Baltimore County, should be so added and this error corrected by means of this request.
- 5. That all public facilities, including but not only, public water and sanitary sewer facilities, are immediately available to service the subject tract for quite intense residential densities, as well as other uses far greater than those proposed; and

2.

Incorporated and recorded among said Land Records in Liber N. B. M. 254,

page 519, (5) N 84" 15' E 1165, 20 feet to the center line of Rockhaven Avenue,

thence binding on the center of Rockhaven Avenue, as now used, (6) Northerly,

870 feet, more or less, thence continuing to bind on the center of said Rockhaven

Avenue and binding on the center of the private drive as shown on Baltimore

County Official Zoning Map S. W. 1-H, (8) Northerly, and Northeasterly 1355

feet, more or less, thence binding on the DR 5.5 zoning line as shown on said

Containing 107.3 acres of land, more or less.

map. (9) N 24° 16' E 1475 feet, more or less, to the place of beginning.

630 feet, more or less, thence binding on a part of the outline of Dickey as aforesaid and still binding on the center of Rockhaven Avenue, (7) N 12° 42' W it was and is error to not provide for suitable utilization of the subject tract, as by means of appropriate residential densities on the subject property, on the order of the proposed D.R.3.5 densities or even greater.

6. And for such other and further errors as small be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHOOD

The following changes have altered the fundamental character

- Area development, which has considerably increased in intensity, as well as approached the subject property since March. 1971, has brought about the need for the subject property to be properly zoned for appropriate densities and uses; and the subject property with all public utilities and facilities immediately available should be swiftly moved into the bank of available, zoned land.
- 2. That there have been considerable physical changes in the areas to the north, south and west, and these formerly sparsely developed areas are rapidly being developed so as to considerably change the actual character of this area south of Route 40.
- 3. And for such other and further changes as shall be brought out in the course of the preparation and hearing of these proceed-

Noten Plumboff & Milliams 204 W. Pennsylvania Avenue Towson, Maryland 21204 823-7800

MCA □○▷

ENGINEERS SURVEYORS and 21204 • Tel. (301) 823-090

April 29, 1974

Nolan, Plumhoff & Williams 204 West Pennsylvania Avenue Towson, Maryland 21204 Attention: Mr. James D. Nolan Re: U.S. ROUTE 40 Traffic Study (Dickey Property) MCA J.O. No. 01-73518

At your request an investigation of the traffic conditions along U.S.

1. Existing Traffic Conditions:

Traffic data furnished by the State Highway Administration indicates an average daily traffic volume of less than 30,000 whicles along U.S. Route 40 East of Patapaseo River in the early months of 1974. This is a significant decrease from the 1973 volume of 33,000. The peak commuter traffic occurs during the P.M. peak hour with a volume of 2,540

Route 40 in reference to the proposed development was conducted.

U.S. Route 40 in this area is four lane divided roadway with six foot shoulders and 12 foot wide lanes. The theoretical capacity of the facility 3,000 vehicles per hour in one direction or a total of 6,000 vehicles

2. Projected Traffic Increase:

It is proposed the development would have 273 garden apartand 287 townhouses. This mix w _d produce 3, 214 trips to and from e in a given day. Approximately 320 trips would occur during the A, M, ments and 287 town or P. M. peak hour.

Based on the existing travel patterns on U.S. Route 40, it is anticipated that 60 percent of the vehicles would be coming from the Ear-toward the site and 40 percent from the West, Also, the percentage of

Water Supply II Sowerage & Drainage > Highways III Structure; 3 Developments > Planning III Reports

Page Two. Mr. James D. No. April 29, 1974

SED/AW



vehicles entering during the P. M. peak would be 70 percent versus 30 percent leaving. Therefore, the increase in traffic during the P.M.

peak hour would be 135 vehicles approaching the site from the East and

89 vehicles from the West. The total increase in traffic would include an additional 96 vehicles leaving the site. Thus, the P.M. peak hour volume would increase from 2,640 to 2,960.

May 6, 1974

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

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

Dear Mr. Nolan

Since the capacity of U.S. Route 40 is 6,000 vehicles per hour, the increased volume of 2,940 would still allow the facility to operate efficiently. It should be noted that a left turn lane will be required to accommodate the turning vehicles, requiring extensive widening of U.S. Route 40. Once the development reaches full occupancy, the traffic volumes at the estrance will probably justify a signal under Warrant No. 2, Interruption of Continuous Flow. Based on the above consideration, the development should not adversely effect the traffic conditions on U.S. Rout : 40.

Very truly voors.

MCA ENGINEERING CORPORATION

Quil & monga David G. Mongan, Traffic Engineer

cc: Mr. Jack I. Lucia

MCA 🗆 O D

9

DESCRIPTION

107,3 ACRES, MORE OR LESS, 690 FEET, MORE OR LESS, SOUTHWEST OF BALTIMORE NATIONAL PIKE, NORTHWEST OF NUWOOD DRIVE, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND,

This Description is for "DR 3, 5" Zoning.

Beginning for the same at a point on the southeast outline of the land conveyed to The Department of Forests and Parks, State of Maryland, and own on the plat recorded among the Land Records of Baltimore County in Liber O. T.G. 5015, page 61, said place of beginning being distant S 24" 16' W 590 feet, more or less, from a point in the center of Baltimore National Pike, said last mentioned point being distant 1400 feet, more 'r less, as measured theasterly along the center of said Baltimore National Pike from the center of the bridge over Patapsco River, said last mentioned point being also distant 3913 feet, more or less, as measured northwesterly along the center of said Baltimore National Pike from its intersection with the center of Nuwood Drive, running thence binding on the southeast outline of the land shown on said plat four courses: (1) N 52° 26' 17" W 1375 feet, more or less, (2) S 24° 45' 03" W 1989.71 (eet, (3) S 0°56'53" W 1428.76 feet, and (4) S 06° 37' W 1314 feet, thence binding on a part of the outline of the land conveyed to William J. Dickey and Sons,

Water Supply & Sewerage & Drainage ➤ Highways & Structures @ Developments ➤ Planning & Reports

RISmp

J.O. #01-73518

February 8, 1974

MCA □○▷



.IIIN 18 1974

RE: Petitien for Reclassification SW/S of Baltimore National Piko, appreximately 1400' SE of the Baltimore County-Howard County

Line - let District W. J. Dickey & Sons, Incorpo-

rated - Petitioner NO. 74-249-R (Item No. 145-A)

LAW OFFICES OF NOLAN, PLUMHOFF & WILLIAMS 204 WEST PENNSYLVANIA AVENUE

February 11, 1974

The Honorable Charles P. Heyman, Chairman and Members of the Baltimore County Planning Board County Office Building Towson, Maryland 21204

Attention: Mr. Norman E. Gerber, Office of Planning & Zoning

Re: Petition of W. J. Dickey & Sons, Incorporated and of The Artery Organization, Inc., Requesting Reclassification of a Portion of the Dickey Tract South of Route 40, Mistakenly Designated "Public Land", to D.R.3.5. REQUEST TO TAKE CASE OUT OF THE SEVENTH ZONING CYCLE IN THE PUBLIC INTEREST.

Dear Chairman Heyman:

This office is filing on behalf of the contract purchaser, The Artery Organization, Inc., a zoning petition requesting that a large portion of the Dickey tract mouth of Route 40, mistakenly identified on the 1971 maps as "Public Land", be reclassified to D.R.J.S. As we state in our Petition and supporting documents, this land is now and always has been owned by W.J.Dickey 4 Sons, Incorporated, but it was mistakenly thought to be a part of the Patapaco State Park and was so identified as "Public Land" by the planning staff and Council on the 1971 zoning maps. Land by the planning staff and council on the 1971 zoning maps. had been enacted, and this mistaken identification of the blocky land has been acknowledged by the planning staff at several meetings held within recent months.

We accordingly respectfully request the Planning Board to recommend to the Baltimore County Council that this case he taken out of, and heard out of the seventh cycle, in the public interest, for the following reasons:

As previously noted, this tract was mistakenly iden-tified as a part of the State Park and this erroneous designation should be corrected as soon as possible.

BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date March 28, 1974

Baltimore County Planning Board

SURJECT Zoning Reclassification Petition

Property Owner: W.J. Dickey & Sons, Incorporated Location: S. of U.S. Route 40 West, E. of Patapsco River: S. of U.S. Route 4
also, W. of Westche
Existing Zoning: Public Land
Requested Zoning: D.R. 3.5
District: 1

After reviewing the letter from the petitioner's attorney and a copy of the zoning map, the Planning Board concluded that it had been in error in believing that the property in question was a part of the Patapaco State Park and, therefore, in recommending that the property be designated as public land.

It is therefore recommended that the petitioner's request for D.R. 3.5 zoning be

William D. From Secretary Baltimore County Planning Board

WDF : JCH - FW



The Honorable Charles F. Heyman Pebruary 11, 1974 Page two

The subject tract represents one of the finest tracts available to meet the pressing housing needs of the west portion of Baltimore County, and it cannot be used so long as it is iden-tified as "Public Land", and it is in the public interest to return it to the residential land bank as soon as possible.

3. It is in the best interests of the public and of the citizens of Baltimore County that the Petitioner and the contract purchaser be allowed to swiftly proceed to place the subject property in the available category of land suitable for development to meet the rising housing need in the west portion of Baltimore County.

4. Time is of the essence in this matter, and the public interest will suffer if the proposed very fire residential deve-lopment is lost to Baltimore County as a result of delay, parti-cularly when this delay is caused by the improper identification of the subject property, an error of which the Petitioner was unaware and of which he had no control over.

5. Due to all of the aforementioned factors, removing this case from the seventh cycle series of hearings and hearing it prior to those hearings is definitely in the best interest of the public, as set out in Section 22-22(i) of the Baltimore County Code (1972 Cum. Supp.).

For all of these reasons, I believe that it is definitely in public interest to remove this case from the cycle hearings, in a manner similar to the rumoval of several other tracts which the several context of the several context

Thanking you and the members of the Board for your consideration in this matter, I am

Sincerely,

James D. Nolan

The Honorable Gary Huddles County Councilman from the Second Councilmanic District

0

The Honorable Harry J. Bartenfelder Chairman, Baltimore County Council

The Honorable Eric S. Di Nenna

County Council of Baltimore County County Office Building, Cotoson, Margland 21204

March 19 1974

COUNCILMEN

First District FRANCIS X BOSIL Second District Third District Fourth District Fifth District

Sixth District Smooth District WALLACE A WILLIAM Me. S. Eric DiNenna Zoning Commissioner County Office Buildin Towson, Maryland 21204

Attached herewith please find Planning Board Resolution certifying that early action is manifestly required in the public interest on the petition of W. J. Dickey and Sons. Inc. and of the Artery Organization, Inc., to change the zoning classification of a portion of the corporation's property south of Route 40 West from no zoning classification to D.R. 3.5, which the County Council passed at their meeting on Monday March 18, 1974.

Very truly yours

Thomas to porone Thomas Topororich Secretary Pro Tem

TT:bl

Attachment

The Honorable Charles F. Heyman February 11, 1974 Page three

cc (continued):

CC: Mr. William D. Fromn

W. J. Lickey & Sons, Inc. Attention: Charles Wagandt, President

The Artery Organization, Inc. Attention: Messrs. Jack Luria, Alan Geller and Chip Bishop

W. Gibbs McKenney, Esquire



(B) (E(C)) 4 S. ERIC DINENNA

MOTOTOM IS PROVING

February 22, 1974

@

The Honorable Harry J. Bartenfelder Baltimore County Council County Office Building Towson, Maryland 21204

Dear Mr. Bortenfalder

At its regular meeting on Thursday, February 21, 1974, the Baltimore County Planning Board, under the provisions of Subsection 22–22(i) of the Baltimore County Code 1968, as amended, unanimously approved a motion to certify to the County Council that early action is manifestly required in the public interest on the petition of W. J. Dickey and Sons, Inc., and of the Artery Comparation Inc., to change the zoning classification of a portion of the corporation's property south of Route 40
West from no zoning classification to D. R. 3.5.

After reviewing the letter from the petitioner's attorney and a copy of the zoning map, the Janning Board concluded that it had been in error in believing that the property in question was a part of the Patapraco State Park and, therefore, in recommending that the property be designated as

Copies of the petition and of the attorney's letter are attached. Additional information will be provided upon your request. Natification of the Council's action should be made to the Zoning missioner so that timely actions can be taken by him in accordance therewith.

> William Prom William D. Fromm Secretary, Baltimore County Planning Board

WDF/FS/L.

rable Francis C. Barrett Honorable Francis X. Bossle Honorable Webster C. Dave Honorable Gary Huddles Honorable G. Walter Tyrie Jr. proble Wallace A. William

Mr. Herbert E. Hohenberger Mr. S. Eric DiNenna Mr. Thomas Toporovich

BALTIMORE COUNTY OFFICE OF PLANNING AND TONING 105 WEST CHECKING HET AVINUE TO

AREA COOR SOL PLANNING A 1111

State Highway Administration

April 3, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 212

Rei Z.A.C. Meeting 2/26/74 Reclassification Owner: M. J. Dickey 5 Sons Location: N/W cor. Nuwcod Drive, 690' SW Baltimore National Pike Exist. Laning - Public Land Proposed Zoning: Reclass to D.R. 35 No. of Acres: 107.3 Metropolitan Blvd.

8

Dear Sir:

Subsequent to our comments of March 1, 1974, it was revealed that Metropolitan Blvd. in the vicinity of the subject site has been withdrawn from the 1975-1979 State Highway Improvement Program. Hickever, it still remains in the critical section of the 1975-1994 Twenty-Year Needs

Taking this into consideration we must recognize the proposed highway and the fact that the project may ultimately preclude any and all access to the subject site from Baltimore National Pike.

Very truly yours.

Charles Lee, Chief Bureau of Engineering Access Permits

by: J. Mevers

CL: JM: NA

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

TOWSON, MARYLAND 21204

February 11, 1974

The Honorable Charles P. Heyman, Chairman and Mambers of the Baltimore County Planning Board County Office Building Towson, Maryland 2120

Attention: Mr. Norman E. Gerber, Office of Planning & Zoning

Re: Petition of W. J. Dickey & Sons, Incorporated and of the Artery Organization, Inc., Requesting Reclassification of a Portion of the Dickey Tract South of Route 40, Mistakenly Designated "Public Land", to D.R. 3.5.

REQUEST TO TAKE CASE OUT OF THE SEVENTH ZONING CYCLE IN THE PUBLIC INTEREST.

This office is filing on behalf of the contract purchaser, The Artery Organization, Inc., a zoning petition requesting that a large portion of the Dickey tract south of Route 40, mistakenly identified on the 1971 maps as "Public Land", be reclassified to D.R.J.S. As we state in our Petition and supporting documents, this land is now and always has been owned by M.J.Dickey & Sons, Incorporated, but it was mistakenly thought to be a part of the Patapaco State Park and was so identified as "Public Land" by the planning taff and Council on the 1971 zoning maps, land been emacted, and this mistaken identification of the Dickey land has been acknowledged by the planning staff at several meetings held within recent months.

We accordingly respectfully request the Planning Board to recommend to the Baltimore County Council that this case be taken out of, and heard out of the eventh cycle, in the public interest, for the following reasons:

1. As previously noted, this tract was mistakenly identified as a part of the State Park and this erroneous designation should be corrected as soon as possible.

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

Dear Mr. Nolan:

XXXXXXXXXXXX

The Honorable Charles F. Heyman February 11, 1974

2. The subject tract represents one of the finest tracts available to meat the pressing housing needs of the west portion of Baltimore County, and it cannot be used so long as it is identified as "Public Land", and it is in the public interest to return it to the residential land bank as soon as possible.

3. It is in the best interests of the public and of the citizens of Baltimore County that the Patitioner and the contract purchaser be allowed to swiftly process to place the subject process to place the subject companies to meet the rising housing need in the west portion of Baltimore County.

4. Time is of the essence in this matter, and the public interest will suffer if the proposed very fine residential development is lost to Baltimore County as cularly when this delay is caused by the improper identification of the subject property, an error of which the Petitioner was unever and of which he had no control over.

Due to all of the aforementioned factors, removing this case from the sewanth cycle series of hearings and hearing it prior to those hearings is definitely in the best interest of the public, as set out in Section 22-22(i) of the Baltimore County Code (1972 Cum. Supp.).

For all of these reasons, I believe that it is definitely in public interest to zenove this case from the cycle hearings, in a manner similar to zenove this case from the cycle hearings, in a manner similar which were so mistakenly zoned during the 1971 mapping the way of the Should any further information be helpful to the Board or should the Board wish to hear from me or ny clients in person, it would be appreciated if you would notify my office and I will promptly comply with any request the Board may have.

Thanking you and the members of the Board for your consideration in this matter, I am

Sincerely,

James D. Nolan

JDN/h1 The Honorable Gary Huddles County Councilman from the

The Honorable Harry J. Bartenfelder Chairman, Baltimore County Council



Towson, Maryland 21204 025-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: W. J. DICKEY & SONS, INC.

The Honorable Charles F. Heyman Pebruary 11, 1974

cc (continued): W. J. Dickey & Sons, Inc.

Attention: Charles Wagandt, President

W. Gibbs McKenney, Esquire

The Artery Organization, Inc. Att ntion: Messrs. Jack Luria, Alan Geller and Chip Bishop

Location: Na/O Numood Drive, 690' SW/O Baltimore National Pike

Item No. Zoning Agenda February 26, 1974

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

(M) 1. Fire hydrants for the referenced property are required and

(II) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 500 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Jubic Works.

(1) 2. A second means of vehicle access is required for the site.

(II) 3. The whicle dead-end condition shown at IUC-10. The worked dead-end condition shown at IUC-10. The margined on all streets over 300.

(A The Margined on all streets over 300.

(A The Dead of the Pire Prevention Code prior to occupancy or beginning of the Pire Prevention Code prior to occupancy or beginning of operations.

(III) 5. The United Baltimore existing or proposed on the site shall comply with all applicable requirements of the Hational Pire Protection Association Standard No. 101

"The Life Safety Code", 1979 Edition prior to occupancy.

"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.

Reviewer: At Rope & Mer to to Approved Deputy Chief Special Inspection Division

Maryland Department of Transportati

Bernard M. Evans

March 1, 1974

Mr. S. Eric DiMenna Zoning Commissioner County Office Building Towson, Maryland 21204 Att: Mr. James B. Byrnes

Re: Z.A.C. meeting February 26, 1974 Reclassification Property Owner: W. J. Dickey,& Sons Location NW cor. Nuwood Drive.

690' SW Balto/National Pike Existing Zoning: Public Land Proposed Zoning: Reclass to 0.8. 3.5 No. of Acres: 107.3 Districts lat

METROPOLITAN BLVD. A cursory review of the subject plan revealed that a portion of the site is affected by the State Highway Administration's tentative plans for Metropolitan Boulevard.

Although the area indicated on the plan for development is not directly affected, the proposed highway improvements will preclude access from all time National File. If temporary access is considered to the control of the control of the model of the control of the control of the model of the control of th

The only way that a crossover would be considered would be to establish a left-turn storage lane by shifting the west bound lanes to the north. This would finalle extensive reconstruction of the highway that the developer would be rully responsible for.

Metropolitan Blvd. is planned to be budgeted sometime after 1979. At such time as the project goes under construction, all access to the site must be by some way other than by Baltimore Matinal Pike.

The 19/2 average daily traffic count for this section of Balti-more National Pike is ... 36,000 vehicles.

Very truly yours.

Bureau of Engineerin Access Fermita

by: John E. Meyers

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

-BALTMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

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CL . IEH-NA

February 28, 1974

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

Mr. S. Eric DiNenna, 7oning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Reclassification Item, Zoning Advisory Committee Meeting, February 26, 1974, are as follows:

Property Owner: W.J. Dickey & Sons, Inc. Location: NW of Nuwood Dr.,690' SW of Balto.Nat'l Pike Present Zoning: Public Land Proposed Zoning: Reclass to D.R. 3.5 No. Acres: 107.3 District: 1

Metropolitan water and sewer must be extended to site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and

mation may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Apartment Houses: Approval for apartments is based upon owner responsibility for collection, storage and disposal of refuse in accordance with Health Department requirements.

Simming Pools: Prior to approval both bile pool, complete plans and specifications of pool approval on such as submitted to the Baltimore County of the Baltimore County of Health for review and approval. Plot plans must show thouse, parking area and method of disposing filter backwash wate.

Very truly yours,

Thomas B. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVR: mn@ cc: WL Phillips KA Schmidl JA Messina

mls 4/16/73

Councilmanic District

The Honorable Eric S. Di Nenna

James D. Nolan, Esq. Re: Item 145A March 26, 1974

to Density, Residential (D.R. 3.5). He proposes to erect five hundred and sixty (560) living units, those being both townhouse and garden apartment units on the subject parcel, and an adjacent fifty (50) acre tract.

This potition is cocepted for filing on the date of the enclosed filincertificate. Notice of the hearing date and the cortificate. Notice less than 30, nor more than 30 days with the date on the filing certificate, will be forwarded to you well in advance of the date and time.

Very truly yours,

gamos B. Brown JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JRR . TO

Enclosure

1020 Cronwell Bridge Rd. Baltimore, Maryland 21204

unimproved. The surrounding areas are wooded and unimproved with the exception of properties to the southwest, which are improved with single family residences. The petitioner is alleging an error in the 1971 Official Zoning Map, which necessitates his request for a Reclassification from Public Land

The subject property is located on the southwest

March 26: 1974

Petitioners

RE: Reclassification Petition Item 145A W. J. Dickey & Sons, Inc. -

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

These comments are not intended to indicate

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 appropriatement of the requested zoning.

side of Baltimore National Pike, approximately fourteen hundred (1400) feet southeast of Baltimore County-Howard County Line and is presently

result of this review and inspection.

BOARD OF EDUCATION OF BALTIMOFE COUNTY

TOWSON, MARYLAND - 21204

Date: February 28, 1974

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

Z.A.C. Meeting of: February 26, 1974

Ro . Ttom

Property Owner: W.J. Dickey & Sons, Inc. Location: NM/O Nuscood Drive, 690' SM/O Baltimore National Pike Present Zoning: Public Land

Proposed Zoning: Reclass to D.R. 3.5

District: No. Acres:

Dear Mr. DiNonna:

Very truly yours. O luck tetrouch Field Representative

(6)

Date April 25, 1974

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERIN JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

Mr. S. Fric DiNenna

C. Richard Moore

SUBJECT: Zoning

This office has reviewed the subject request and offers

All access to the subject site is via Baltimore National Pike, which has a median in It; and is poor access to serve this number of Amelling units. An opening in that median would not be satisfactory since this location is on a damprade and vehicles stopping in the fast lane to make a left turn would be very susceptible to rear end collisions.

Also, with the present uncertainty of Metropolitan Boulevard, capacity problems may evolve in the area south of Baltimore National Pike. This tract will generate 2000 trips per day.

School Situation: Sept. 28, '73 Enrollment 713 Over/Under Catonsville Sr. Projections: Catonsville Jr. Catonsville Sr. Budgeted Construction:

School.

WILLIAM D. FROMM

Dear Mr. Di Nennas

Mr. S. Eric Di Nenna, Zoning Commissioner Mr. 5. Eric Dinenna, Zoning Ca Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

provide a better means of access to the property.

DIRECTOR S. ERIC DINENN.

School School	Capacity	Year Programmed	Estimated To Open
Westchester Jr-Sr."	1350	Fiscal '78	Fiscal '80
'Hilltop Elementary"	415	Piscal '79	Fiscal '80
Possible Student Yield:	Elementary	Junior High	Senior High
Present Zoning:	N	O N	E
Proposed Zoning:	104	52	70
Proposed Use:	225	29	39

Comments concerning effect on whool housing matters: The "Proposed Use" yield figures were based on a maximum yield assuming that the Garden Apartments would all be 2 bedroom apartments of the Tochnouse were 3 bedroom tourhouses. The plat was too vague to form an accurate of 1 this development. It is evident that the elementary school would continue to enveronment or the though our projections show a gradual decline after 17th.

April 23, 1974

Very truly yours.

John We willy John L. Wimbley Planning Specialist II

timore Corntu. Aaruland Bepartment Of Jubite Borks

COUNTY OFFICE SUILDING

April 24, 1974

Mr. S. Bric DiNenna Zoning Commissioner County Office Building

Re: Item #1h5A (1973-197h) Teen #M.5A (1973-197h)
Property Owner: W. J. Dickey & Sons, Inc.
N/v of Nuccod Dr., 690; J/W of Baltimore National Pike
Existing Zoning: Public Land
Proposed Zoning: Reclass, to D.R. 3.5
No. of Acres: 107.3 District: lat

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.

Any proposed development of the area involved, for other than undeveloped "Public Land" as presently somed, would be subject to Raltimore County Subdivision Regulations. Baltimore County highway and tillty requirements would be determined in due process by the Baltimore County Department of Public Norks.

Baltimore National Pike (U.C. LO West) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the Jurisdiction of the Maryland Highway Administration. Jury utility construction which the Otate Road right-of-way will be subject to the standards, specifications and approval of the feate in addition to those of Baltimore Jounty

Sediment Control:

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

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 mittable outfall. The Principles cost responsibilities include the acquiring of easements and rights-of-water house the acquiring of easements and rights-of-water house the offsite - including the deceding in fee to the County of the rights-of-way preparation of all construction, rights-of-way and easement drawings including an intering and surveys, and payment of all setual construction costs including the County own-mead both within and outside the development, are also the responsibilities of the Petitions.

Item #145A (1973-1974) Property Owner: W. J. Dickey & Sons, Inc. Page 2 April 24, 1974

Storm Drains: (Cont'd)

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

Water and Sanitary Sewer:

The Baltimore County Comprehensive Water and Severage Plan (July 1973) indicates "No Planned Service" for this area. This area, or portions thereof, apparently had been considered publication for acquisition by the State of Maryland Expertment of Tomatics and Experiment.

This property cannot be sewered by gravity to the Patapaso Sanitary Interceptor Sewer as indicated on the submitted plan. The interceptor sewer lies to the west, on the far stde of, and above, the Pauapose River, within Howard County the invert elevation of the interceptor is considerably acove the water line), see Drawings 600-0000-0001, etc., Pile (1). Perhaps onlie sewerage can be designed northeasterly to the Miller's Num Interceptor, via Macholes 39776, 39411, etc. (see Drawings 67-0855-0857, Pile (1)).

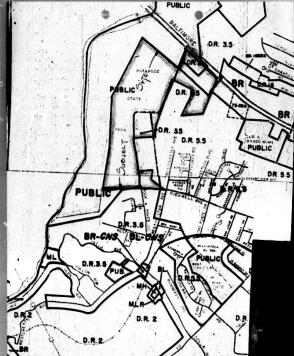
Verytruly yours,

Zaldavakon News. ELISWORTH N. DIVER, P.S. Chief, Bureau of Engineering

END.FAM.FUR.es

cc: G. Reier

H-NW Key Steet 2-7 SW 31 & 32 Pos. Sheets SW 1 & 2 H Topo 9h Tax Map



PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied ZC. BA. CC. CA Reviewed by: Revised Plans Change in outline or description ____Yes Previous case:

This office concurs with the State Highways Administration comments and the petitioner must The site must be developed in compliance with the "Comprehensive Manual of Design Policies", Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

Comments on Item 145A, Zoning Advisory Committee Meeting, February 26, 1974, are as follows:

This office has reviewed the subject property and offers the following comments as to site planning factors only and not as to the appropriateness of the zoning requested.

Property Owners W. J. Dickey and Sons, Inc. Location: N/W Nuwwood Drive, 690' S/W Baltimore National Pike Erithing Zoning: Public Lame Proposed Zoning: Reclass to D.R.3.5 No. of Acres 107.3

AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

OFFICE OF CATONSVILLE TIMES

CATONSVILLE, MD. 21228

April 15 - 19 74

ORIGINAL

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiMenna Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one

xproportor week before the 15 day of April 1974, that is to say,

the same was inserted in the issue of April 11-1974.

STROMBERG PUBLICATIONS, Inc.

By Rute Morgan

CERTIFICATE OF PUBLICATION TOWSON, MD. April 11 19. 74

2-SIGNS .

711-249-R

CERTIFICATE OF POSTING

Date of Posting A R. L. 13 1974 Posted for Petition FOR Rechassification Petitioner W. J. DICKEY & Sous INC. Location of property BeG. 690'S ef BASTO, NATI PIRE AND 1400 SE OF CENTERLINE OF BRIDGE EVER THE POTAPSCO RIVER Location of Signar Siste BALTO, NAT. PIKE 1500 ton - E OF CONTERLINE. OF BRIDGE OVER PATAPSCO RIVER @ WISIDE RICK HAVEN AVE. Remarks 750' ton- N OF LINDEN AVE. Posted by Llowas K. Robard Dete of return APRIL 19, 1974

BALTIMORIE OUNTY OFFICE OF PLANNING AND ZONING

or's Attempy Rolan Roviewed by Pa

BALTIMORE COUNTY OFFICE OF PLASMING AND ZONING

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

Your Petition has been received and accepted

for filling this___ 21.et day of

Petitioner W. J. Dichey & Sone, In

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BALTIMORE COUNTY, MARYLAND 14788 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT BATE May 3, 1974 ACCOUNT 01-662

AMOUNT \$76.25

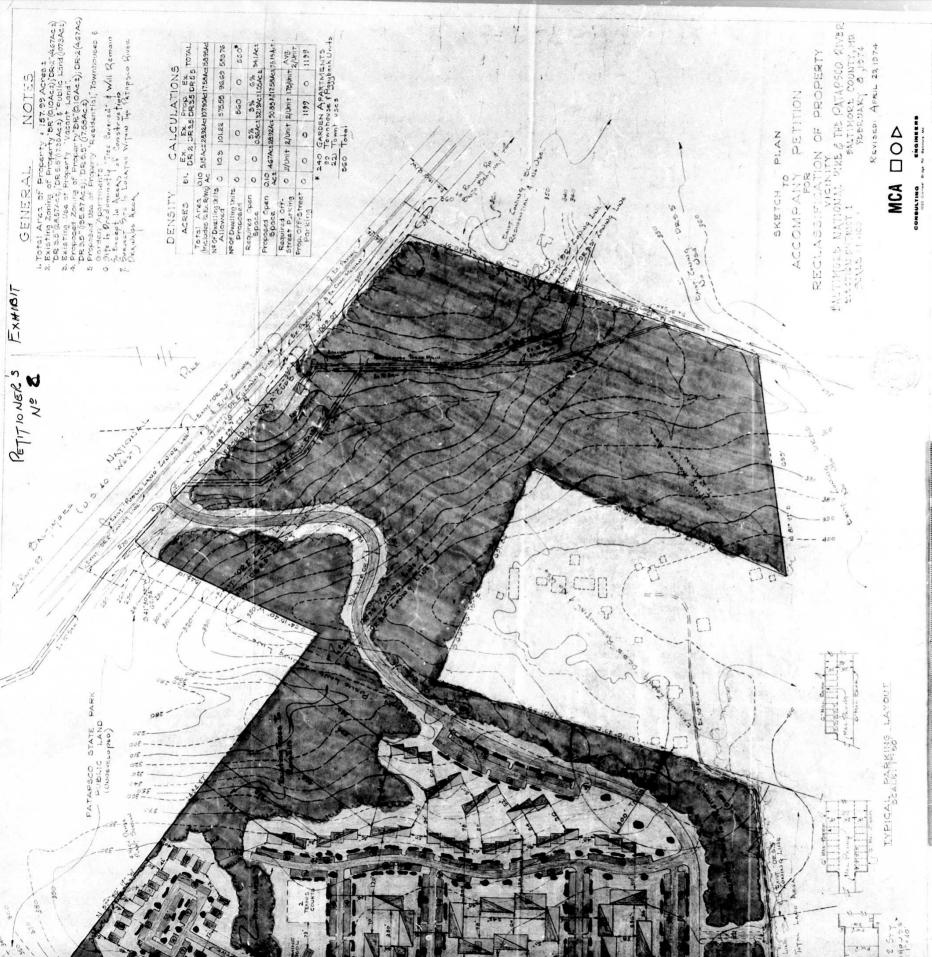
DISTRIBUTION

DATE APRIL 8, 1974 ACCOUNT 01-662 AMOUNT \$50.00 PINK - AGENCY Mossre, Holan, Plumboff and Villiams 204 V. Penna. Ave. Towson, Mt. 21204 Petition for Reclassification for V.J. Dickey & Sons

13199

BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT



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