

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected,

the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of May, 1974, that the herein described property or area should be and the same is hereby reclassified from a Public Land to a D.R. 3.5.

From and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of May, 1974, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a Public Land zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Baltimore County Planning Board

SUBJECT: Zoning Reclassification Petition

Property Owner: W.J. Dickey & Sons, Incorporated
Location: S. of U.S. Route 40 West, E. of Patapsco River;
also, W. of Westchester Avenue.
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 Patapsco 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 granted.

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

WDF:JGH/rw



County Council of Baltimore County

County Office Building, Towson, Maryland 21204

March 19, 1974

COUNCILMEN

First District
FRANCIS X. BOBLE
Second District
GARY HADDLES
Third District
G. WALTER TYRRE, JR.

Fourth District
WALTER C. DOVE
Fifth District
HARRY J. BARTENFELDER

Sixth District
FRANCIS C. BARRETT

Seventh District
WALLACE A. WILLIAMS

Secretary

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

Dear Mr. DiNenna:

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 Topogrych
Thomas Topogrych
Secretary Pro Tem

TT:bl

Attachment

CC: Mr. William D. Fromm



WILLIAM D. FROMM
Secretary
S. ERIC DINENNA
ZONING COMMISSIONER

February 22, 1974

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

Dear Mr. Bartenfelder:

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 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.

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 Patapsco State Park and, therefore, in recommending that the property be designated as public land.

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

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

WDF/FS/ks

Honorable Francis C. Barrett
Honorable Francis X. Boble
Honorable Walter C. Dove
Honorable Gary Haddles
Honorable G. Walter Tyrre, Jr.
Honorable Wallace A. Williams

Mr. Herbert E. Hohenberg, Jr.
Mr. S. Eric DiNenna
Mr. Thomas Topogrych
Mr. James D. Nolan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
WHITE 201 JEFFERSON BUILDING 105 WEST CHESAIRE AVE. TOWSON, MARYLAND 21204
AREA CODE 331 PLANNING 4-1711 ZONING 4-1811

Law Offices of
NOLAN, PLUMMER & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. EARLE PLUMMER
NEWTON A. WILLIAMS
WILLIAM W. HERRON, JR.
PENNETT H. WATERS

AREA CODE 201
TELEPHONE
862-7600

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 south of Route 40, mistakenly identified on the 1971 maps as "Public Land", be reclassified to D.R. 3.5. As we state in our Petition and supporting documents, this land is now and always has been owned by W.J. Dickey & Sons, Incorporated, but it was mistakenly thought to be a part of the Patapsco State Park and was so identified as "Public Land" by the planning staff and Council on the 1971 zoning maps. My clients did not discover this error until well after the maps had been enacted, 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 seventh 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.

The Honorable Charles P. Heyman
February 11, 1974
Page two

2. 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 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 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 fine residential development is lost to Baltimore County as a result of delay, particularly 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 removal of several other tracts which were so mistakenly zoned during the 1971 mapping process. Should any further information be helpful to the Board, or should the Board wish to hear from me or my 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/hl

cc: The Honorable Gary Haddles
County Councilman from the
Second Councilmanic District

The Honorable Harry J. Bartenfelder
Chairman, Baltimore County Council

The Honorable Eric S. Di Nenna

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

cc (continued): W. J. Dickey & Sons, Inc.
Attention: Charles Wagandt, President

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

W. Gibbs McManney, Esquire

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

April 3, 1974

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

Re: Z.A.C. Meeting 2/26/74
Reclassification
Owner: W. J. Dickey & Sons
Location: N.W. cor. Nwwood
Drive, 6901 SW Baltimore
National Pike
Exist. Zoning - Public Land
Proposed Zoning: Reclass to
D.R. 3.5
No. of Acres: 107.3
Metropolitan Blvd.

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. However, it still remains in the critical section of the 1975-1994 Twenty-Year Needs Study.

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. Meyers

CL:JM:hk

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

Attention: Mr. Norman E. Garber, 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 south of Route 40, mistaken-
ly identified on the 1971 maps as "Public Land", be reclassified
to D.R.3.5. As we state in our Petition and supporting docu-
ments, this land is now and always has been owned by W.J. Dickey
& Sons, Incorporated, but it was mistakenly thought to be a part
of the Patapsco State Park and was so identified as "Public
Land" by the planning staff and Council on the 1971 zoning maps.
My clients did not discover this error until well after the maps
had been enacted, 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 seventh cycle, in the public
interest, for the following reasons:

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

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

2. 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 develop-
ment 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 devel-
opment 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 removal of several other tracts which
were so mistakenly zoned during the 1971 mapping process.
Should any further information be helpful to the Board, or should
the Board wish to hear from me or my 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 consi-
deration in this matter, I am

Sincerely,

James D. Nolan

JDN/hl

cc: The Honorable Gary Huddles
County Councilman from the
Second Councilmanic District

The Honorable Harry J. Bartenfelder
Chairman, Baltimore County Council

The Honorable Eric S. Di Nenna

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

cc (continued): W. J. Dickey & Sons, Inc.
Attention: Charles Wagandt, President

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

W. Gibbs McKenney, Esquire



March 1, 1974

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

Attn: Mr. James B. Byrnes

Dear Sirs:

Re: Z.A.C. meeting
February 26, 1974
Reclassification
Property Owner: W. J. Dickey &
Sons
Location: NW cor. Woodward Drive,
690' SW Balto./National Pike
Existing Zoning: Public Land
Proposed Zoning: Reclass to
D.R. 3.5
No. of Acres: 107.3
District: 1st
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 Baltimore National Pike. If temporary access is considered
in the interim, left turn movements to and from the site would be precluded
by the median in Baltimore National Pike. No crossover would be permitted
as the median is only four feet in width. The left turn storage lane that
would be required in conjunction with a crossover, could not be constructed
in this narrow median. As a result of the lack of a crossover, a motorist
desiring to visit the site from the westbound Baltimore National Pike must travel
into Howard County in order to reverse direction.

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 involve extensive reconstruction of the highway that
the developer would be fully 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 National Pike.

The 1972 average daily traffic count for this section of Balti-
more National Pike is ... 35,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

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

BALTIMORE COUNTY ZONING ADVISORY

March 26, 1974

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

RE: Reclassification Petition
Item 145A
W. J. Dickey & Sons, Inc. -
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 Commission with recommendations
as to the appropriateness of the requested zoning.

The subject property is located on the southwest
side of Baltimore National Pike, approximately
fourteen hundred (1400) feet southeast of
Baltimore County-Howard County line and is presently
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

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

Page 2

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 petition is accepted for filing on the
date of the enclosed filing certificate. Notice
of the hearing date and time, which will be held not
less than 30, nor more than 90 days after the date on
the filing certificate, will be forwarded to you
well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Rd.,
Baltimore, Maryland 21204

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

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

Location: NW/4 Woodward Drive, 690' SW/4 Balto. Nat'l Pike

Item No. Zoning Agenda February 26, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below marked with an "X" are applicable
and required to be corrected or incorporated into the final plans for
the property.

- (X) 1. Fire hydrants for the referenced property are required and
shall be located at intervals of 300 feet along an
approved road in accordance with Baltimore County Standards
as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead-end condition shown at
the turn arounds required on all streets over 300
feet wide shall be corrected.
- () 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.

Reviewed: *Paul H. Reinisch*
Planning Group
Special Inspection Division

Noted and Approved: *Paul H. Reinisch*
Deputy Chief
Fire Prevention Bureau

als
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

February 28, 1974

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

Property Owner: W.J. Dickey & Sons, Inc.
Location: NW of Woodward 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 buildings 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 infor-
mation may be obtained from the Division of Air Pollution and
Industrial Hygiene, Baltimore County Department of Health.
Swimming Pools: Approval for apartments is based upon
owner responsibility for collection, storage and disposal of refuse
in accordance with Health Department requirements.
Swimming Pools: Prior to approval of a public pool, complete
plans and specifications of pool and bathhouse must be submitted to
the Baltimore County Department of Health for review and approval.
Plot plans must show locations of utilities, pool, bathhouse,
parking area and method of disposing filter backwash water.

Very truly yours,

Thomas R. Devlin
THOMAS R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:maw
cc: WL Phillips
KA Schmidt
JA Hessina

CATONSVILLE, MD. 21228 April 15 - 19 74

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

TOWSON, MD. April 11 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., ~~on the 11th day of May 1974~~ one 11th anniversary month before the 2nd day of May 1974 the first publication appearing on the 11th day of April 1974

Cost of Advertisement, \$_____

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

[illegible]

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

Your Petition has been received * this 11th day of 1974
~~1972~~. Item #


S. Eric Nienow
Zoning Commissioner

Partitioner *Arthur J. Mc* Submitted by *William*

Petitioner's Attorney *Tolan* Reviewed by *BP*

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

James D. Nolan, Esq.,
304 W. Pennsylvania Avenue
Tucson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted
for filing this 21st day of March 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner W. J. Disney & Sons, Inc.

Petitioner's Attorney James D. Nolan Reviewed by James D. Nolan
 cc: MCA, 1030 Commercial, Springfield, MA. (71304) Chairman,
 Zoning Advisory Committee

DATE	ISSUING NUMBER	ORIGINAL NAME	NET SHEET	ADDITION SHEET
SUBDIVISION				
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

101		102		103		104		105		106		107		108		109		110		111		112		113		114		115		116		117		118		119		120		121		122		123		124		125		126		127		128		129		130		131		132		133		134		135		136		137		138		139		140		141		142		143		144		145		146		147		148		149		150		151		152		153		154		155		156		157		158		159		160		161		162		163		164		165		166		167		168		169		170		171		172		173		174		175		176		177		178		179		180		181		182		183		184		185		186		187		188		189		190		191		192		193		194		195		196		197		198		199		200																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
SUBJECTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME		STAFF NAME</	

PETITIONERS No 2

EXHIBIT

GENERAL NOTES

1. Total Area of Property: 157.99 Acres ±
2. Existing Zoning of Property: DR (0.10 Act) DR-2 (4.67 Act) DR-3.5 (2.67 Act) DR-5 (7.75 Act) & Public Land (0.75 Act)
3. Existing Use of Property: "Vacant Land"
4. Proposed Zoning of Property: DR (0.10 Act) DR-2 (4.67 Act) DR-3.5 (2.67 Act) DR-5 (7.75 Act)
5. Proposed Use of Property: "Residential" Townhouses & Garden Apartments
6. Site is Predominantly "Tree Covered" & Will Remain
7. Except in Areas of Construction
8. Subject Site is Located Within the Patapsco River Drainage Area

DENSITY CALCULATIONS

ACRES	BL	EX	DR-2	DR-3.5	DR-5	EX	TOTAL
Total Area	0.10	515	283	175	175	175	157.99
No of Dwelling Units Allowed	0	10.5	101.22	975.55	96.69	55.76	
No of Dwelling Units Proposed	0	0	0	0	560	0	560
Required Open Space	0	0	0	5%	5%	6%	141 Act
Proposed Open Space	0.10	4.67	12.92	20.89	17.58	17.58	73.14 Act
Required Off-Street Parking	0	2/Unit	2/Unit	2/Unit	175/Unit	2/Unit	AVG
Prop. Off-Street Parking	0	0	0	0	1199	0	1199

* 240 GARDEN APARTMENTS
90 Townhouse Flagpole Units
221 Town Uses
560 Total

SKETCH TO PLAN

ACCOMPANY PETITION FOR

RECLASSIFICATION OF PROPERTY

VICINITY
BALTIMORE NATIONAL PIKE & THE PATAPSCO RIVER
ELECTION DISTRICT 1
BALTIMORE COUNTY, MD
FEBRUARY 2, 1974
SCALE 1"=100'

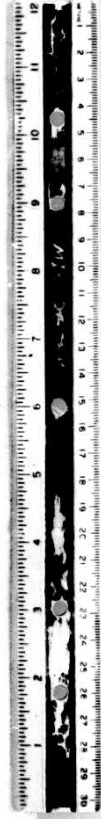
REVISED: APRIL 23, 1974

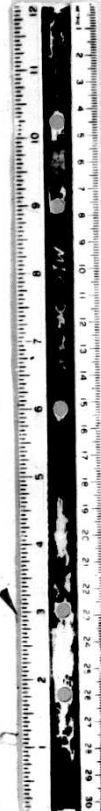
MCA □ □ ▽

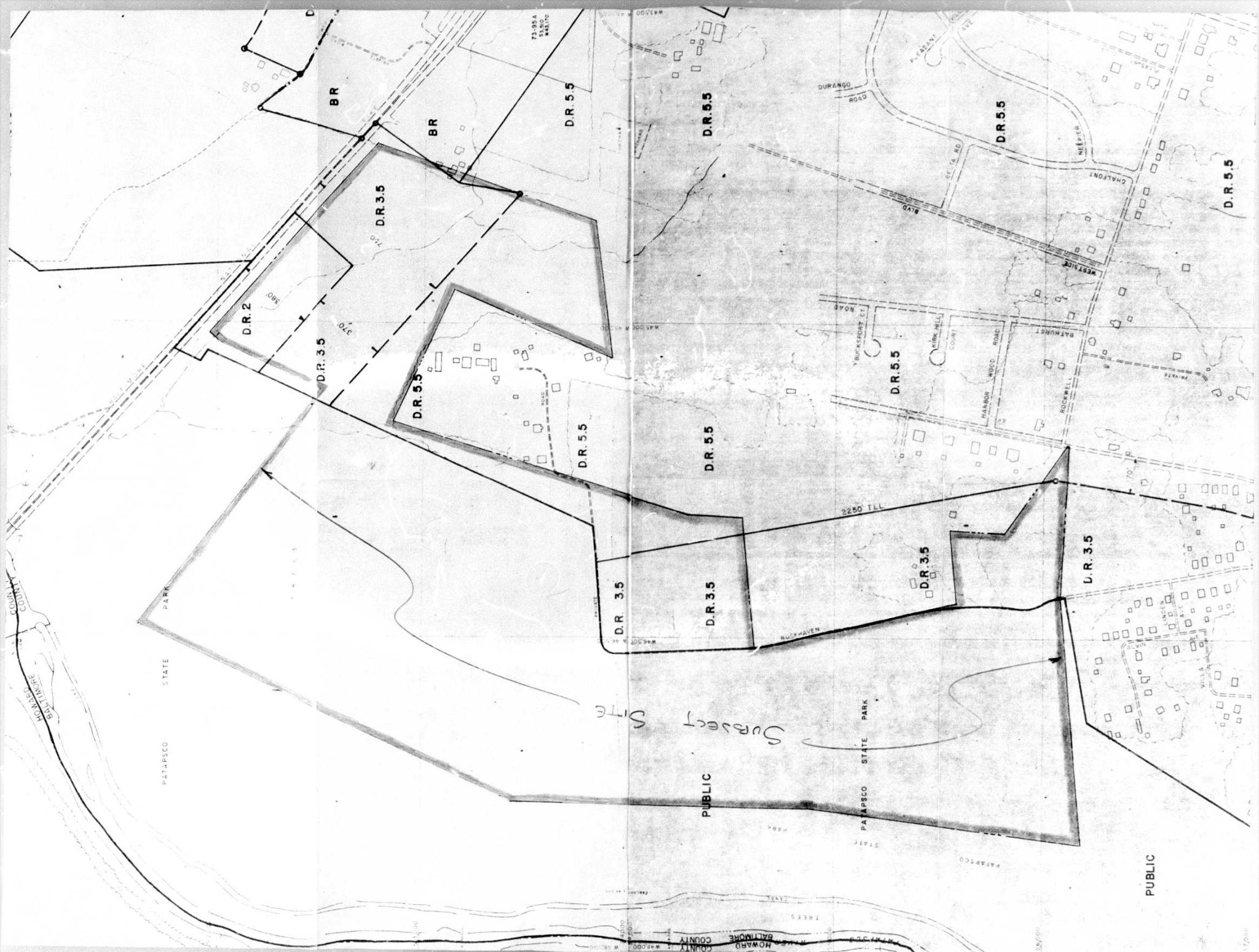
CONSULTING ENGINEERS
1001 E. BALTIMORE AVE. BALTIMORE, MD

3.0 75515

TYPICAL PARKING LAYOUT SCALE: 1"=50'







GENERAL NOTES

1. Total Area of Property : 157.99 Acres
2. Existing Zoning of Property BR (01AAG) DR-2 (467A-2)
3. DR-35 (667A-2), DE-55 (765A-2) & Public Land (073A-2)
4. Existing Use of Property "Vacant Land"
5. Proposed Zoning of Property "BR (01AAG), DR-2 (467A-2), DR-35 (667A-2), DE-55 (765A-2)"
6. Proposed Use of Property "Residential", Townhouses & Garden Apartments"
7. Site is Predominantly "Tree Covered" & Will Remain
8. Located in Area of Construction
9. Street Site is Located Within the Patapsco River
10. URBAN EDGE AREA

DENSITY	ACRES	CALCULATIONS				
		BL.	EX.	PROP.	EX.	TOTAL
		1	2	3	4	5
Total Area	0.10	5.15	28.32	Ac	10.79	0.04
(Includes 12 Ex. Rwy.)	Ac					
No of Dwelling Units Allowed	0	10.3	101.22	375.55	36.63	550.76
Net of Dwelling Units Proposed	0	0	0	5.50	0	5.50
Required Open Space	0	0	5%	0.86	Ac	3.91
Proposed Open Space	0.10	4.67	Ac	28.32	Ac	0.33
Required Off-Street Parking	0	2/Unit	2/Unit	175	Units	AVG.
Prop. Off-Street parking	0	0	0	11.99	0	11.99
* 35 GARDEN APARTMENTS						
35 Townhouse & 233						
221 Townhouses						
560 Total						

* 240	GARDEN APARTMENTS
55	Townhouse & Bayback Units
221	Townhouses
550	Total

560 Total

[illegible]

SKETCH TO
ACCOMPANY PETITION
FOR

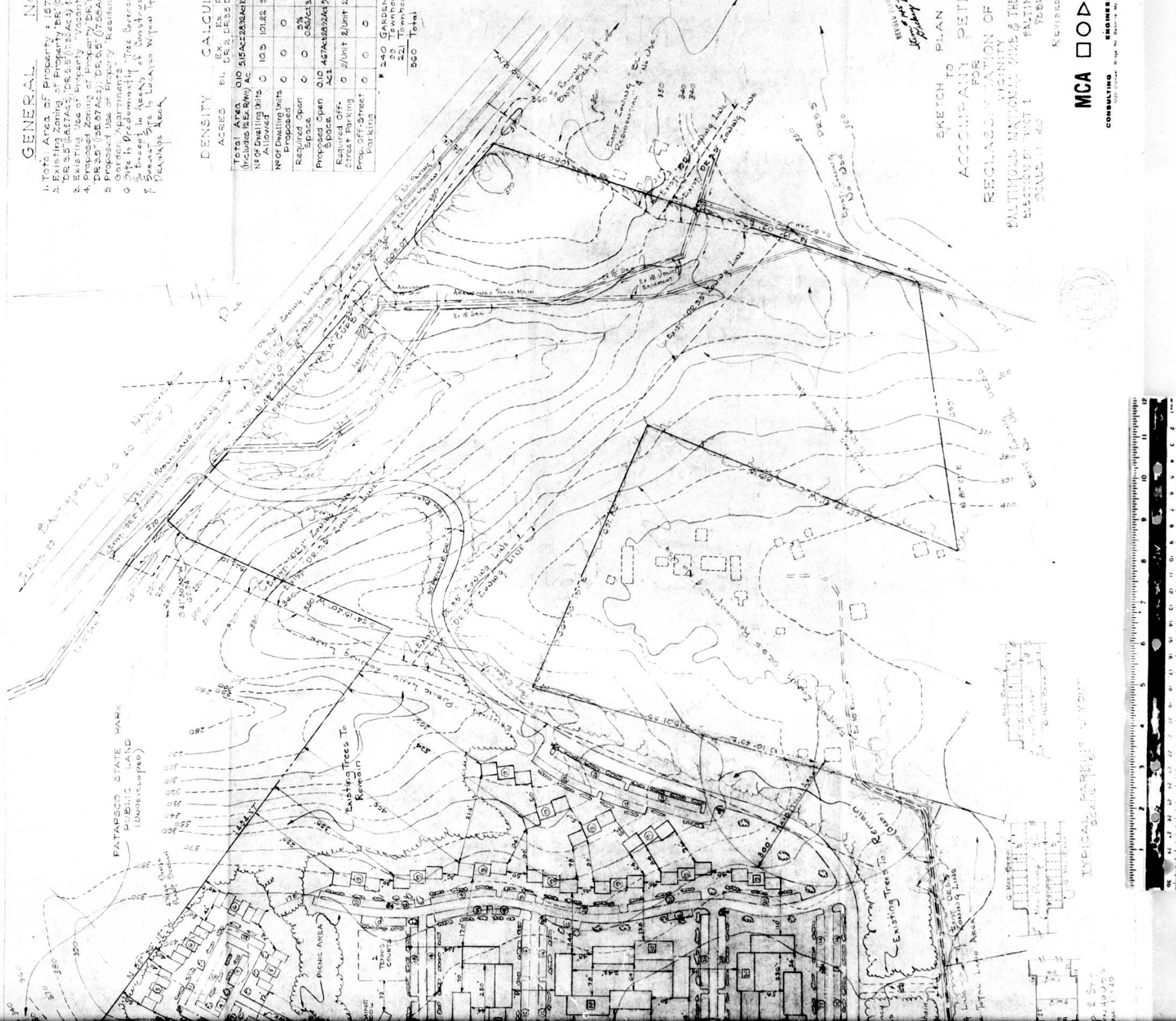
FOR
RECLASSIFICATION OF PROPERTY
IN THE VICINITY
BALTIMORE NATIONAL PIKE & THE PITAPSCO RIVER
ELECTION DISTRICT 1 BALTIMORE COUNTY, MD
FEBRUARY 2, 1974
STATE OF MCGO

REVISÉ: APRIL 23, 1974

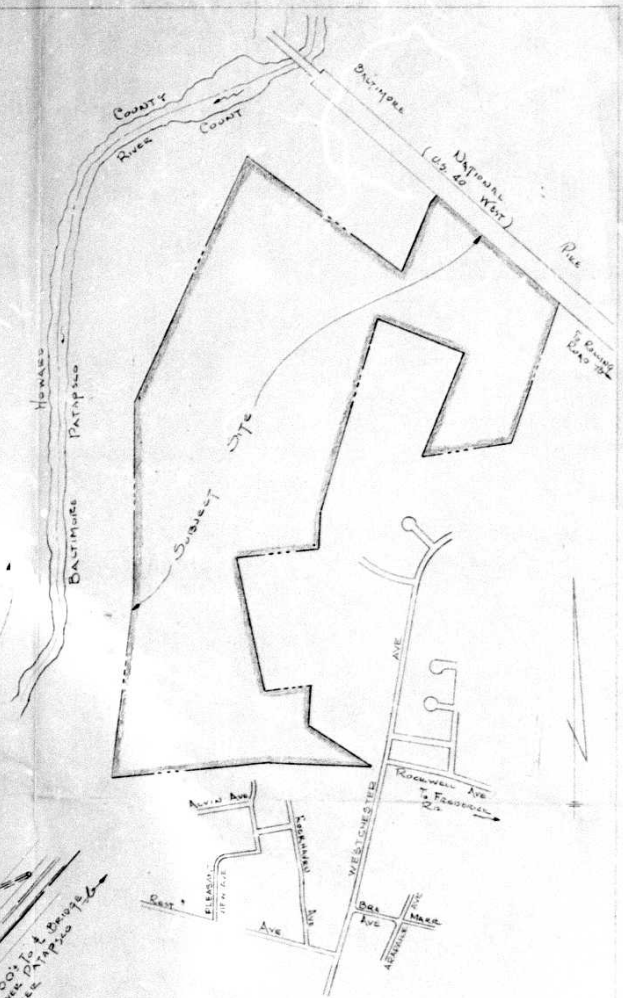
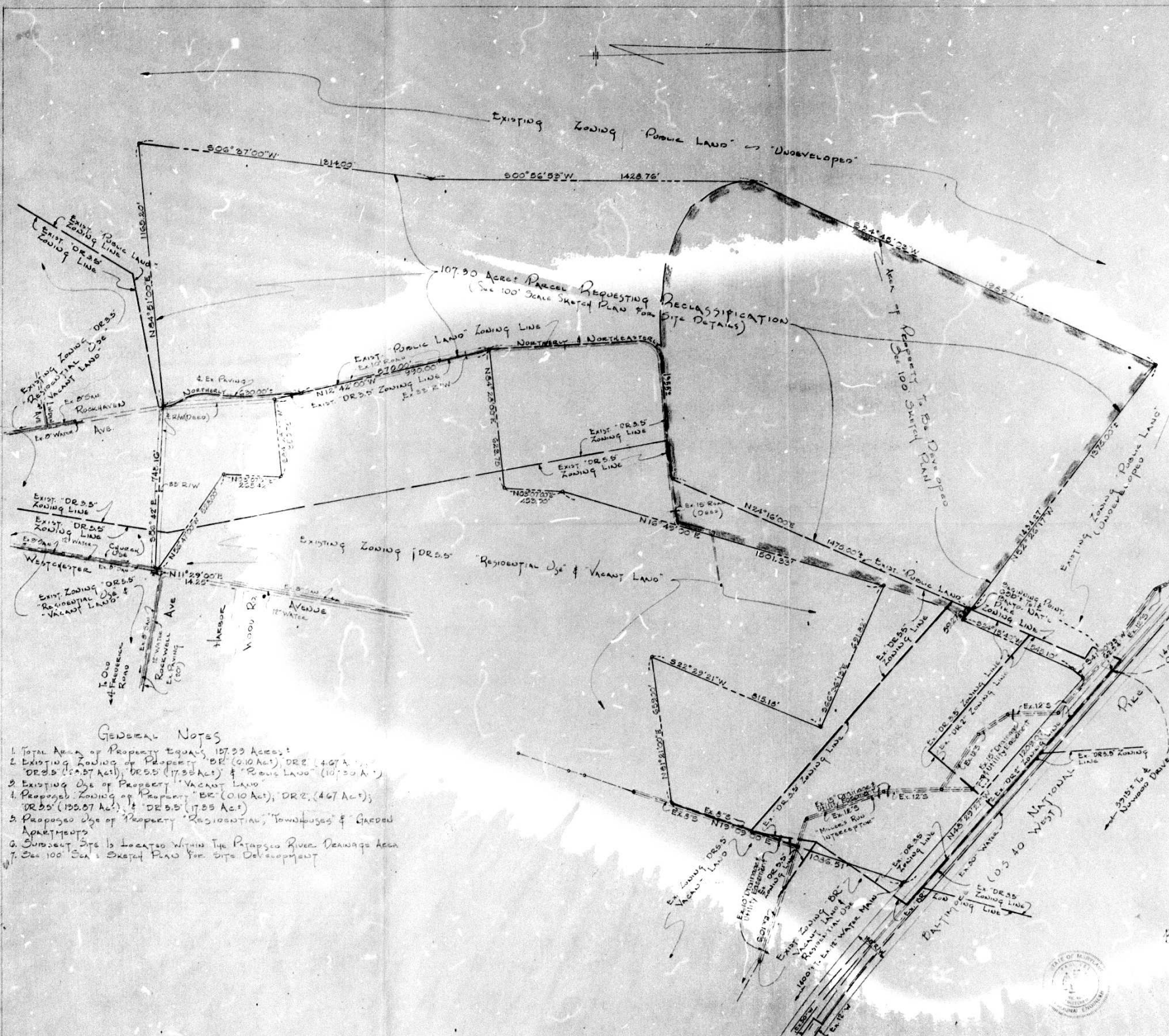
MCA □ ○ △

CONSULTING ENGINEERS

5566 CHEN ET AL.







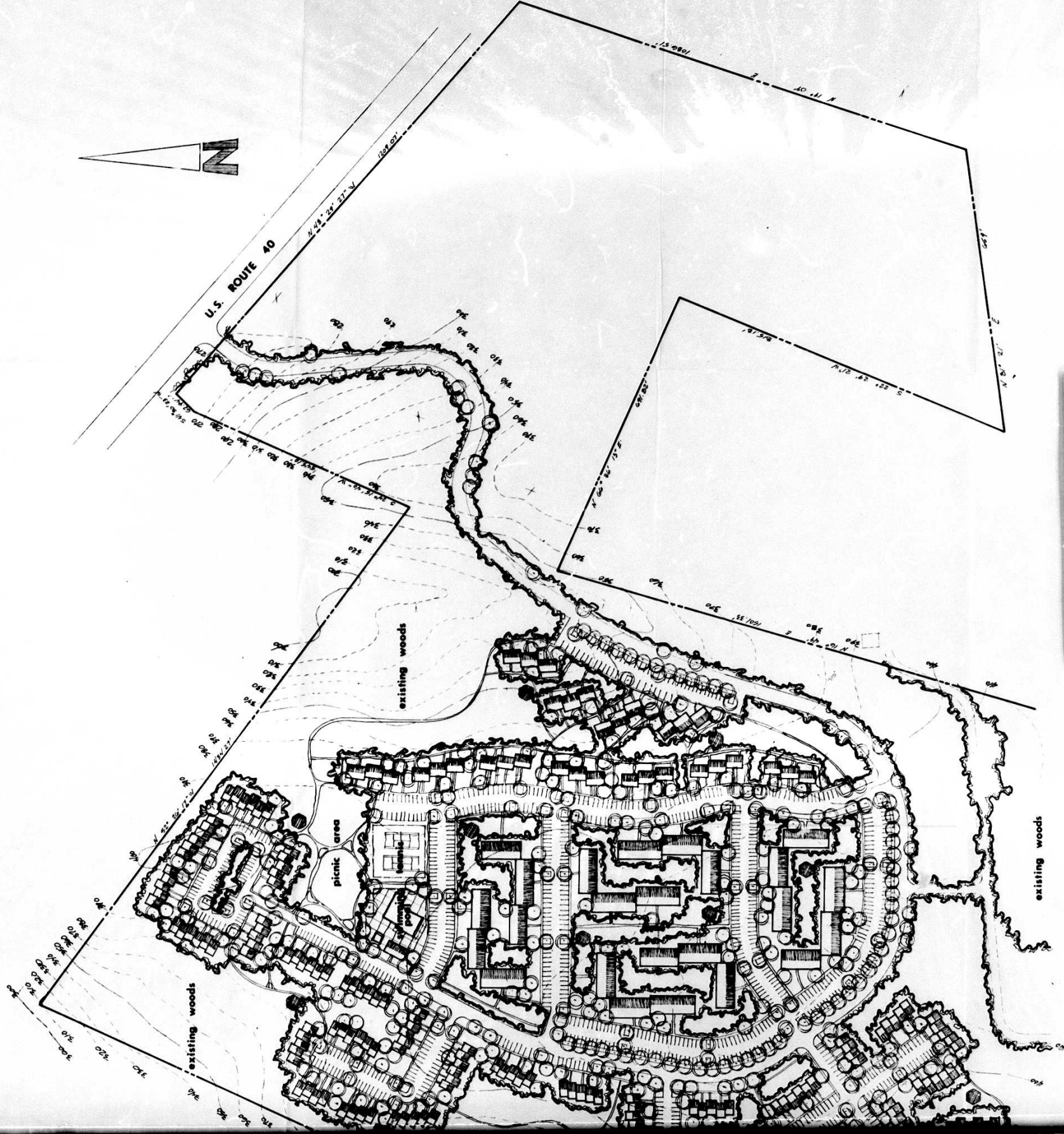
LOCATION PLAN
Scale: 1"=500'

EXIST. UTILITY INFORMATION
 Baltimore Nat. Pike: 20" Water Main - Drawg. 55-1102, 1153 A, 4
 Westchester Avenue: 12" Water Main - Drawg. 55-1523 A, 4
 Rockwell Avenue: 12" Water Main - Drawg. 55-1545, 545 A, 10
 Baltimore Nat. Pike: 30" Water Main - Drawg. 55-1545 A, 4, 6
 Baltimore Nat. Pike: 10, 12" & 15" San Main - Drawg. 55-1102, 518 A, 10
 & Drawg. 57-855 & 587-1
 Patapsco River: Interceptor: 42" San Main - Drawg. 57-841, 842, 843-1
 Future: Baltimore Nat. Pike (Baltimore Pike) & San Main - Drawg. 55-282 & 283-1
 Westchester Avenue: 3" San Main - Drawg. 55-1155-1
 Rockwell Avenue: 3" San Main - Drawg. 55-1155-1

- GENERAL NOTES**
1. Total Area of Property equals 107.90 Acres;
 2. Existing Zoning of Property: DR (0.10 Act), DR-5 (4.67 Act), DR-5 (17.55 Act), DR-5 (17.55 Act) & "Public Land" (10.30 Act);
 3. Existing Use of Property: "Vacant Land";
 4. Proposed Zoning of Property: "R-1" (0.10 Act), DR-5 (4.67 Act), DR-5 (17.55 Act), & "DR-5" (17.55 Act);
 5. Proposed Use of Property: "Residential", Townhouses & Graded Apartments;
 6. Subject Site is located within The Patapsco River Drainage Area;
 7. See 100' Scale Sketch Plan for Site Development.

PLAT TO ACCOMPANY PETITION
 FOR
 RECLASSIFICATION OF PROPERTY
 VICINITY
 BALTIMORE NATIONAL PIKE & THE PATAPSCO RIVER
 BALTIMORE DISTRICT
 BALTIMORE COUNTY, MD.
 SCALE: 1"=200'
 FEBRUARY 3, 1974

MCA **ENGINEERS**
 1020 Connecticut Avenue, Baltimore, Md.



SITE ANALYSIS

DISTURBED AREA 1,850,000 sq. ft. 42.47 ac.

UNITS 240 garden apt

99 tri-plex

221 town house

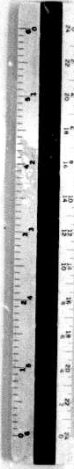
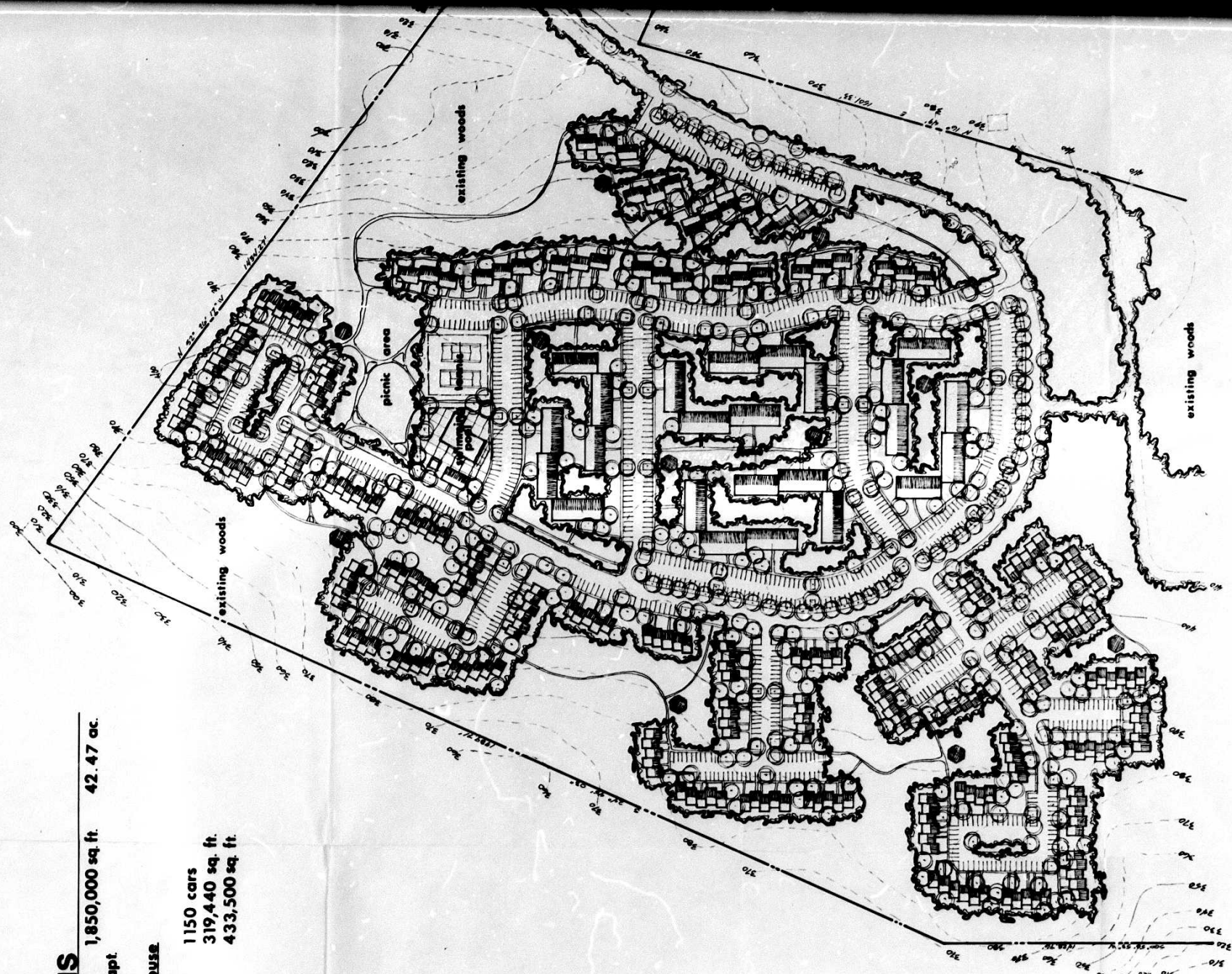
560 total

PARKING 1150 cars

BUILDING COVERAGE 319,440 sq. ft.

PARKING & DRIVES 433,500 sq. ft.

● tot lot



Revisions

Date

DICKEY TRACT
ARTERY ORGANIZATION

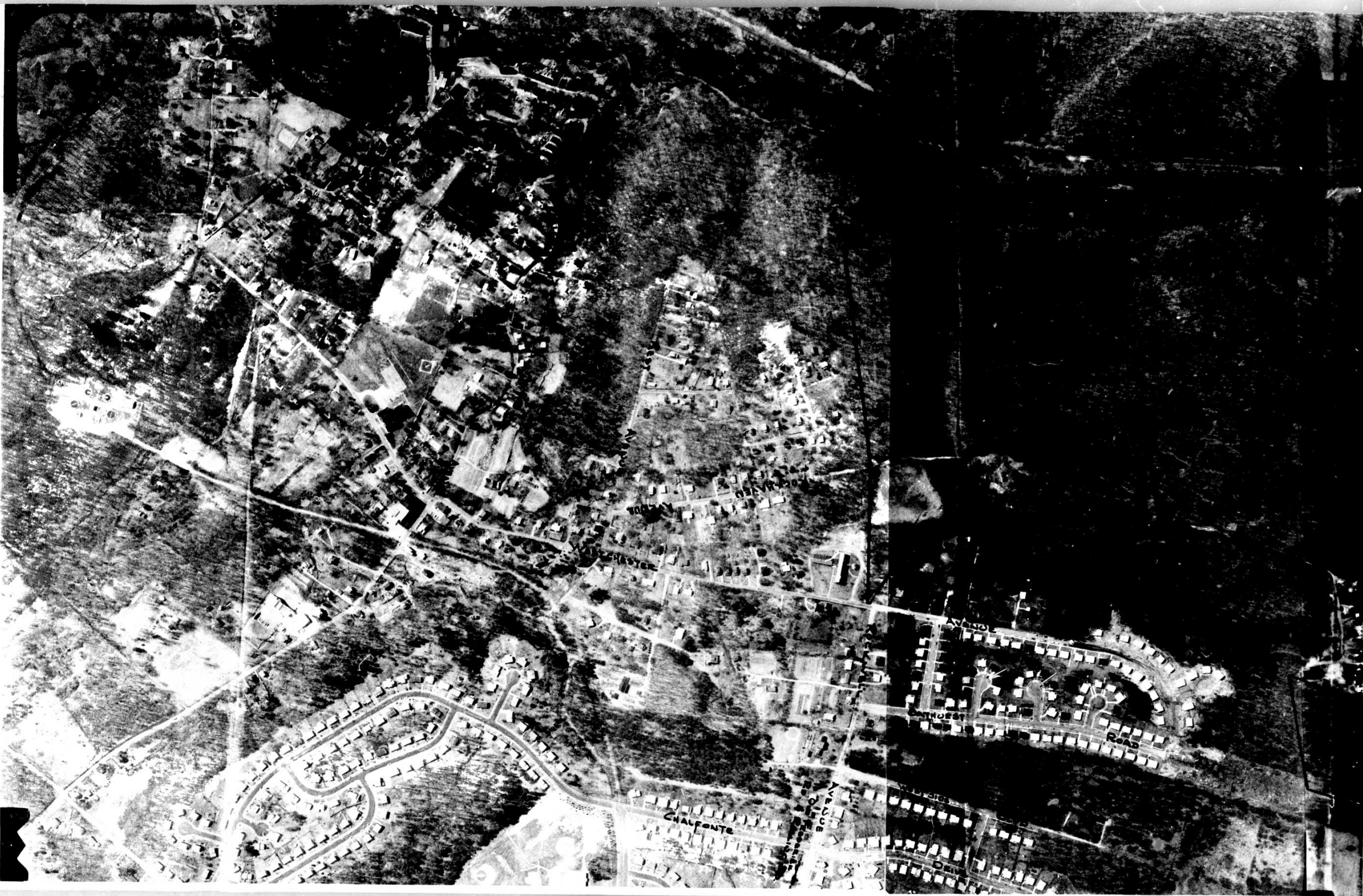
BALTIMORE COUNTY,

7

Petitioner's Exhibit No 2

Scale 1"=200'

7-5 SW



JUN 19 1974

