



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmldacq@co.ba.md.us

December 11, 1998

Ms. Peggy Brewer, Mortgage Banking Officer
1st Maryland Mortgage Corporation
Mail Code: 101-617, 17th Floor
25 South Charles Street
Baltimore, Maryland 21201

Dear Ms. Brewer:

RE: White Oaks Apartments (AKA Scarborough LP), 407 E. Cedar Run Place,
Zoning case #75-42-R, 1st Election District

Based on the information we received from you, we are able to provide the
following general information.

The property described in zoning case #75-42-R as White Oaks Apartment
development is zoned D. R. -18 (see enclosed 200 ft. scale zoning map). This zoning
allows 16 residential units per acre. The site plan that accompanies the enclosed order
shows a development with 192 units. I have no record of whether all were built and
which of these are the above referenced 168 units.

I have enclosed a copy of Baltimore County's definition of density unit to allow
you to calculate the number of apartments in relation to density units allowed for your
scurage.

If the improvements were destroyed or damaged by fire or natural forces, they
could be rebuilt, as they currently are, within two years, if abandoned, then one year.

This property is not in or near a flood zone.

Come visit the County's Website at www.co.ba.md.us

November 30, 1998
Page Two

Finally, please advise if a Business and/or Operating License is required in your
jurisdiction. If applicable, indicate whether or not the subject's license is current and forward a
copy of the license.

Enclosed check #171186993 in the amount of \$40.00 for your services.

If you have any questions, do not hesitate to contact us. We appreciate your attention and
cooperation.

Very truly yours,

Peggy Brewer
Peggy Brewer
Mortgage Banking Officer

cc:

BALTIMORE COUNTY, MARYLAND
OFFICE OF SUBMIT & VENDOR
MISCELLANEOUS RECEIPT

No. 061044

DATE 12/3/98 ACCOUNT 001-6120

AMOUNT \$40.00 (JRA)

RECEIVED FROM First Maryland Mortgage

VERIFICATION #98-5260

FOR White Oaks Apts
407 E Cedar Run Place

PAID RECEIPT

PRECED. ACTUAL TIME
12/07/98 12/07/98 08:31:20

RECEIVED CHECKER LINDA L. BAKER

15 MISCELLANEOUS GRIFF RECEIPT

NO. 061044 08577

40.00 DEBIT: FI

BALTIMORE COUNTY, MARYLAND

Ms. Peggy Brewer
December 11, 1998
Page 2

There are no currently outstanding zoning issues on the property. For
information of building code violations, please contact John Reisinger at 410-887-4585.

The area surrounding the subject property appears to be fully developed and to
the best of my knowledge, there is no plan in process to redevelop the area.

I trust that the information set forth in this letter is sufficiently detailed and
responsive to the request. If you need further information or have any questions,
please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John R. Alexander
John R. Alexander
Planner II
Zoning Review

JRA:cj

Enclosure

c: zoning case #75-42-R

First Maryland Mortgage
Corporation

Mail Code: 101-617, 17th Floor
25 South Charles Street
Baltimore, MD 21201
Fax: (410) 545-2395

Tel: (410)
545-2485

November 30, 1998

Mr. Arnold Jablon, Director
Planning & Zoning Officer
Dept of PDM
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

RE: White Oaks Apartments (AKA Scarborough LP)
407 E. Cedar Run Place
Catonsville, MD
1st Election District
168 Units

Dear Mr. Jablon:

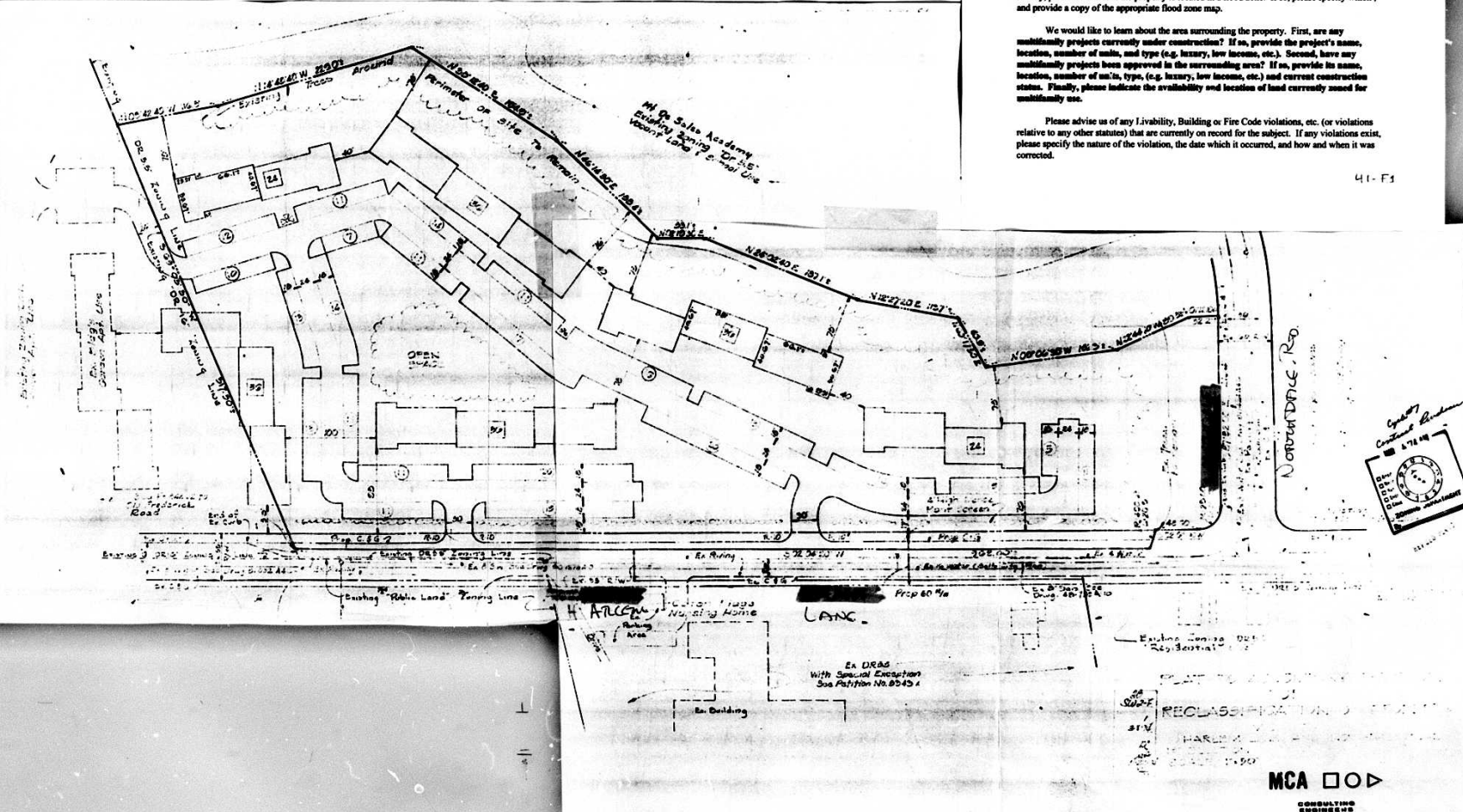
First Maryland Mortgage Corporation is currently processing a multifamily loan for
purchase by Federal National Mortgage Association (Fannie Mae) secured by the above
referenced property.

Fannie Mae requires that we obtain from your office a letter stating whether the
property represents a conforming use or a legal non-conforming use under current zoning
or use restrictions laws. Also, please advise us as to whether or not the improvements could
be rebuilt to current size and density if damaged or destroyed by fire or natural forces.
Finally, please advise us if the property is located in a flood zone. If so, please specify which,
and provide a copy of the appropriate flood zone map.

We would like to learn about the area surrounding the property. First, are any
multifamily projects currently under construction? If so, provide the project's name,
location, number of units, and type (e.g. luxury, low income, etc.). Second, have any
multifamily projects been approved in the surrounding area? If so, provide its name,
location, number of units, type (e.g. luxury, low income, etc.) and current construction
status. Finally, please indicate the availability and location of land currently zoned for
multifamily use.

Please advise us of any Livability, Building or Fire Code violations, etc. (or violations
relative to any other statutes) that are currently on record for the subject. If any violations exist,
please specify the nature of the violation, the date which it occurred, and how and when it was
corrected.

41-F1



Water Supply ■ Sewerage ● Drainage ► Highways ■ Structures ● Developments ► Planning ■ Reports

RE: RECLASSIFICATION FROM
D.R. 5.5 TO D.R. 16 ZONE
LOCATION: 9.8 ACRE PARCEL,
BINDING ON WEST SIDE OF
HARLEM LANE AND NORTH SIDE
OF NORTHDAL ROAD: ELECTION
DISTRICT NO. 1, BALTIMORE
COUNTY, MARYLAND

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

MEMORANDUM

Now comes the Academy of the Visitation of Mount de Sales, Inc., Legal Owner, and Robert and Harry Meyerhoff Building Company, Contract Purchaser, of the above captioned property, by Samuel M. Trivas, their attorney, which states that the reclassification requested should be granted for the following reasons:

REASON IN ORIGINAL ZONING

1. The subject property should have been zoned D.R. 16, since the Council would have so zoned it, if it had realized the property would not be retained by the legal owner solely for institutional use, and that said use as D.R. 16 would have been the highest and best use for the property.
2. The original zoning was further erroneous in that it did not contemplate the great need for this type of zoning at this type of location.

CHANGES IN THE NEIGHBORHOOD

1. That the need for higher density residential zoning has greatly increased in this area since the zoning map for the area was adopted.
2. Reclassifications have occurred in the immediate neighborhood since the adoption of the original zoning map for the 1st Election District on March 24, 1971. Some of these

RECLASSIFICATIONS ARE:

- a. Case No. 72-89-R West side of Harlem Lane
Reclassification: D.R. 5.5 to D.R. 16
Granted October 1, 1971
 - b. Case No. 73-39-R North side Old Frederick Road east of Academy Road
Reclassification: D.R. 16 to B.R.
Granted: September 7, 1972
3. The legal owners now desire to sell a portion of their land, that is not being used and is not necessary for their institutional purposes, in order to obtain funds to continue their operation and improve their facilities. The portion of land so being sold, to be developed in a manner compatible with and an asset to the neighborhood.
4. Old Frederick Road, north of the subject tract and Harlem Lane have been widened and improved since adoption of the original zoning map.
5. A change in the energy resources of the area, county, and region now necessitates more multiple dwelling units accessible to urban areas, commercial centers and convenient to mass public transportation - a problem not anticipated at the time of adoption of the original zoning map.
6. And for such other additional reasons that may be shown at the hearing hereon.

Samuel M. Trivas
6501 Reisterstown Road
Baltimore, Maryland 21215
Attorney for Petitioners

JAMES B. BYRNES, III

Samuel M. Trivas, Esq.
6501 Reisterstown Road
Baltimore, Maryland 21215

RE: Reclassification Petition
and Special Exception
Item 34 - 7th Cycle
Mount de Sales, Inc. - Petitioner

Dear Mr. Trivas:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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 in the near future.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

OO: MCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

May 23, 1974

May 22, 1974

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 #34, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owners: Mt. deSales Academy
Location: E/S of Harlem Lane, 842' S of Old Frederick Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
No. of Acres: 9.7
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan appears to be generally acceptable; however, if the petition is granted, the property will be subject to the Joint Subdivision Planning Committee.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist I
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3321 ZONING 484-3321

ORIGINAL

OFFICE OF
THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 August 26, 1974

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

was inserted in THE CATONSVILLE TIMES a weekly newspaper published in Baltimore County, Maryland, once a week for ONE
EXCLUSIVE week before 12:00 day of Aug. 19 74 that is to say,
the same was inserted in the issue of August 22, 1974.

STROMBERG PUBLICATIONS.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 22, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for ONE
exclusive week before 12:00 day of Aug. 19 74 that is to say,
the same was inserted in the issue of August 22, 1974.

THE JEFFERSONIAN,
L. L. Stroman, Jr.,
Manager.

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION

RE: RECLASSIFICATION FROM D.R. 5.5 TO D.R. 16

LOCATION: East side of Harlem Lane 124.0 feet South of Old Frederick Road.

DATE: Monday, September 10, 1974 at 2:00 P.M.

PUBLIC HEARING: Room 111, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Present Zoning: D.R. 5.5

Proposed Zoning: D.R. 16

All that parcel of land in the First District of Baltimore County, Maryland, being the same as a

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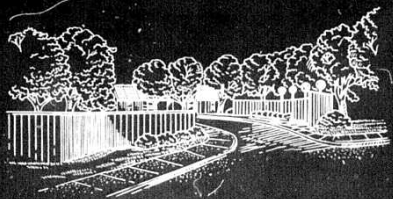
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its distinctive entrance sets the
tone for a style of architecture
and deluxe appointments throughout
that proclaim "luxury"
... but the rentals are well
within nearly every budget

IN YOUR APARTMENT.....A World of Convenience.....NEAR YOUR APARTMENT

- Spacious Decorator Inspired Rooms
- Inset Living Room Wall
- Your Own Rustic Balcony
- Large Closets with Elegant Louvered Doors
- All New 1971 Kitchen with:
 - Two Door Self Defrosting Refrigerator
 - Dishwasher • Disposal • Deluxe Range with Hood • Self Cleaning Electric Oven
- Stainless Steel Sink • Furniture Style Cabinets
- Compartment Bathroom with:
 - Marbleized Vanity, Contoured Bowl
 - King Size Medicine Cabinet • Colored Fixtures • Non-Slip Tile Floor
 - Built in Kleenex Dispenser • Revolving Toothbrush Soap & Tumbler Holder
- You Control Your Heat & Air Conditioning
- Master TV Antenna for Brilliant Reception
- There are Laundry Rooms and Private Storage Locker Rooms in Every Entrance
- Beautifully Carpeted Hallways
- Sound & Air used & Engineered for Privacy
- Schlage G Deadbolt Lock for Maximum Security



- 2 Mins. to Inglede Shopping Center
- 3 Mins. to Westview Mall Shop. Ctr.
- 5 Mins. to Social Security Buildings in Woodawn
- 18 Minutes to Columbia - Merweather Pavilion and Garland Dinner Theatre
- 20 Minutes to Downtown Baltimore
- 30 Minutes to Washington, D.C.

ALL APTS. FEATURE Westinghouse

14 Co. #1 Two Door
Self-Defrosting Refrigerator!
Flameless Electric Range & Range Hood!
Dishwasher! Garbage Disposal!

...and First Time in the Catonsville Area...
...Self-Cleaning Electric Oven!

White Oaks

AN ALL-ADULT APARTMENT COMMUNITY
Open Sunday and Daily for Your Critical Inspection/Rental Office Phone 747-4700

BY METROPOLITAN BALTIMORE'S LEADING



NAME IN QUALITY APARTMENT LIVING

PETITIONERS EXHIBIT #2



White Oaks

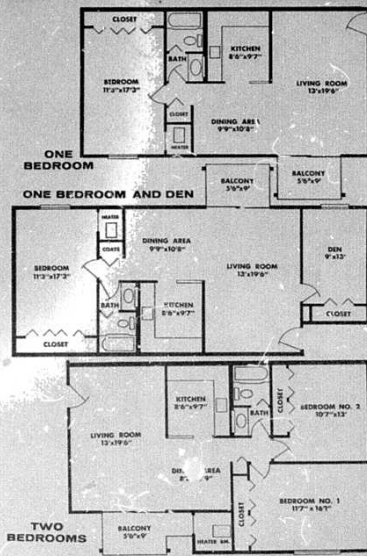
OLD FREDERICK ROAD
AND ACADEMY ROAD (JOHNNYCAKE ROAD EXTENDED)

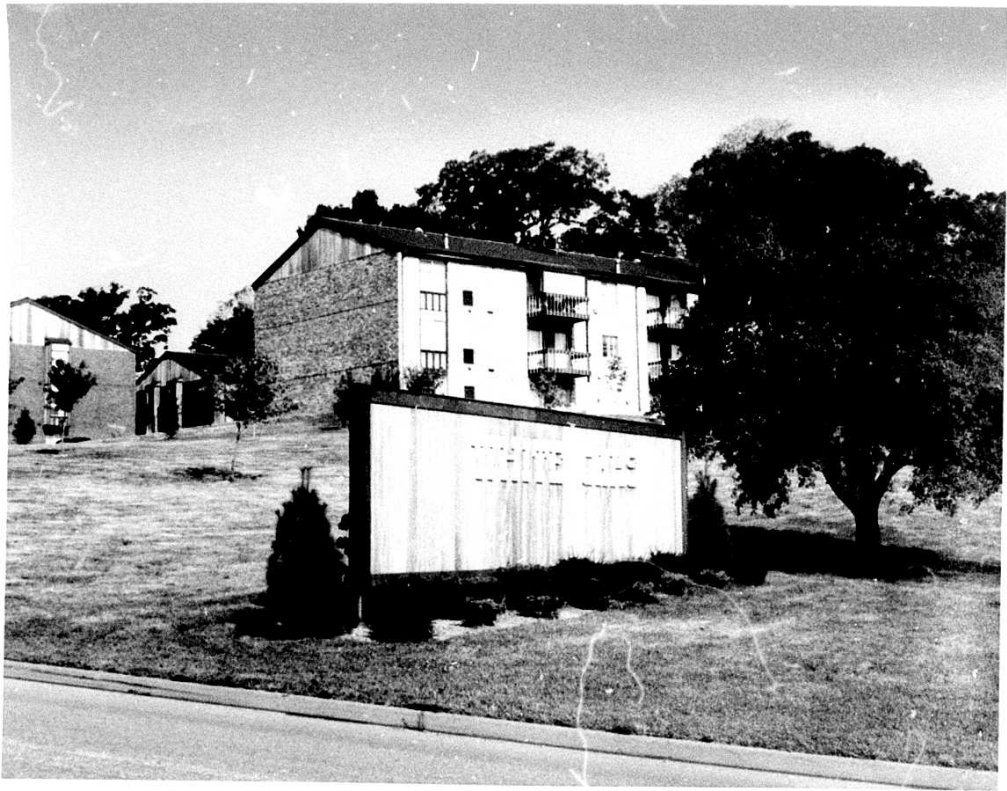
Settled among giant oak trees... one of which rivals Maryland's centuries-old Wye Oak is *White Oaks*, an imaginative new concept in apartment living.

Its distinctive entrance welcomes you and sets the tone for a style of architecture that one associates with apartments only in the luxury rental range. This architecture is by no means a futuristic extravagance... it was specifically chosen with utmost care and consideration to be apropos the natural beauty that abounds and has been painstakingly preserved. This is the view to your apartment and from your apartment balcony at *White Oaks*!

But turn about and look. To take a new dimension in ultra modern planning, designers in an apartment. There are spacious rooms, a large living room and bedrooms that rival the decor of a home in you. A convenient kitchen that is truly a chef's best of man-made servants that answer your command. There are large closets. There is a compartment bathroom that preserves your privacy. There is sound conditioning and engineering that guard your peace. And you are the master or mistress of your comfort, as it is, you who controls the heat and air conditioning.

White Oaks is perfect in every detail - in appointments, in location. And even though its architecture - and everything it proclaims luxury... the rentals are well within nearly every budget.





CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 1st Date of Posting AUG. 22 1974
 Posted for PETITION FOR RECLASSIFICATION
 Petitioner ACADEMY OF THE VISITATION OF Mt. de Sales, INC.
 Location of property EIS OF HARMON LANE, 542.62' S OF CH
FREDERICK ROAD
 Location of Signs ON N.W. CORNER OF 56' W. E. OF HARMON LANE
(2) OPPOSITE 327 HARMON LANE (3) OPPOSITE 333 HARMON LANE
 Remarks _____
 Posted by Thomas B. Balant Date of return AUGUST 23 1974
 Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 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>JRB</u>	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: _____	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 21st day of

FEB 1972. Item # _____

S. Eric DiNanna
 Zoning Commissioner

Petitioner MT. DE SALES Submitted by TRIVAS

Petitioner's Attorney TRIVAS Reviewed by JRB

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

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 15159

DATE Sept. 6, 1974 ACCOUNT 01-662
 AMOUNT \$166.70

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 Robert & Harry Meyerhoff, 81dg. Co.
 6301 Reisterstown Rd.
 Baltimore, Md. 21215
 Advertising and posting of property for Academy of the
 Visitation #75-42-R 6 166.70

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

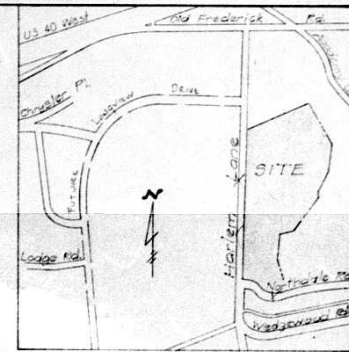
No. 14766

DATE April 24, 1974 ACCOUNT 01-662
 AMOUNT \$50.00

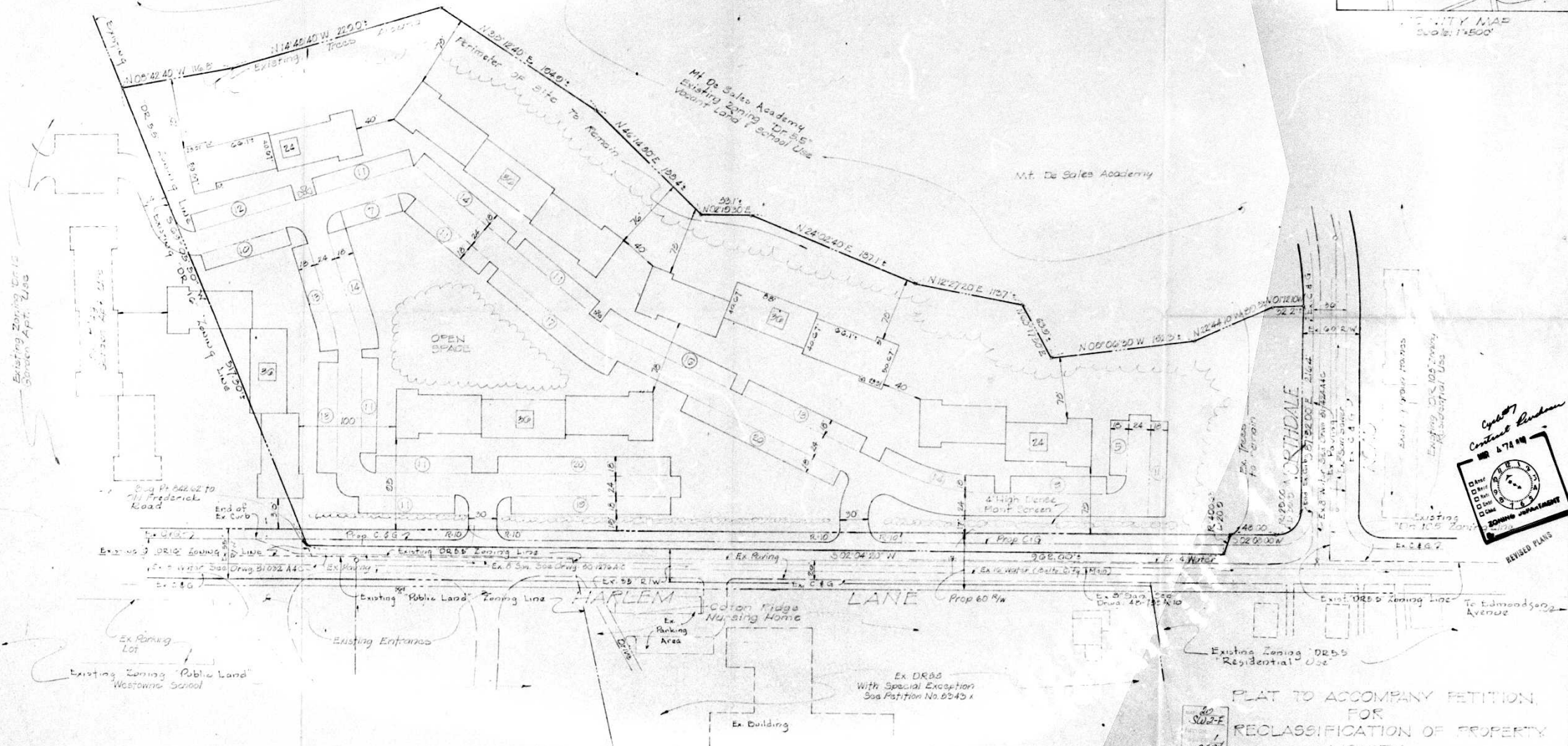
DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 Robert & Harry Meyerhoff
 6301 Reisterstown Road
 Baltimore, Md. 21215
 Petition for Academy of the Visitation of
 Mount de Sales, Inc. 50.00

GENERAL NOTES

1. Total area of property requesting reclassification equals 27 acres.
2. Existing zoning of property DR-55.
3. Existing use of property "Vacant Land".
4. Proposed zoning of property "C-15".
5. Proposed use of property "Garden Apartments".
6. Density Calculations:
 - A. Total Area Equals 1003 sq. ft. (Includes 1/4 of Harley Ln.)
 - B. No. of Density Units Allowed = 166.00
 - C. No. of Dwelling Units Proposed = 132
 - 1. 104 - 1 bedroom units @ 0.15 = 15.60 Density Units
 - 2. 28 - 2 bedroom units @ 1.00 = 28.00 Density Units
 - 3. 0 - 3 bedroom units @ 1.00 = 0.00 Density Units
 - 4. 0 - 4 bedroom units @ 1.00 = 0.00 Density Units
7. Off-Street Parking Data:
 - A. Required parking, 1900 sq. ft. (158 spaces)
 - B. Proposed parking, 1900 sq. ft. (158 spaces)
 - C. Open Space, 1900 sq. ft.
 - D. Required area equals 144 acres = (15% of 27 acres)
 - E. Proposed area equals 220 acres.



INSET MAP
Scale: 1"=500'



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICTORY
HARLEM, L. 1. AND NORTHDAL ROAD
1ST ELECTION DISTRICT BALTIMORE CITY MD
SCALE: 1"=20'
FEB 12, 1974

MCA

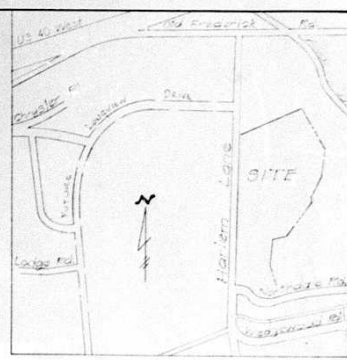
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd. Baltimore, Md.

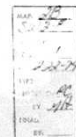
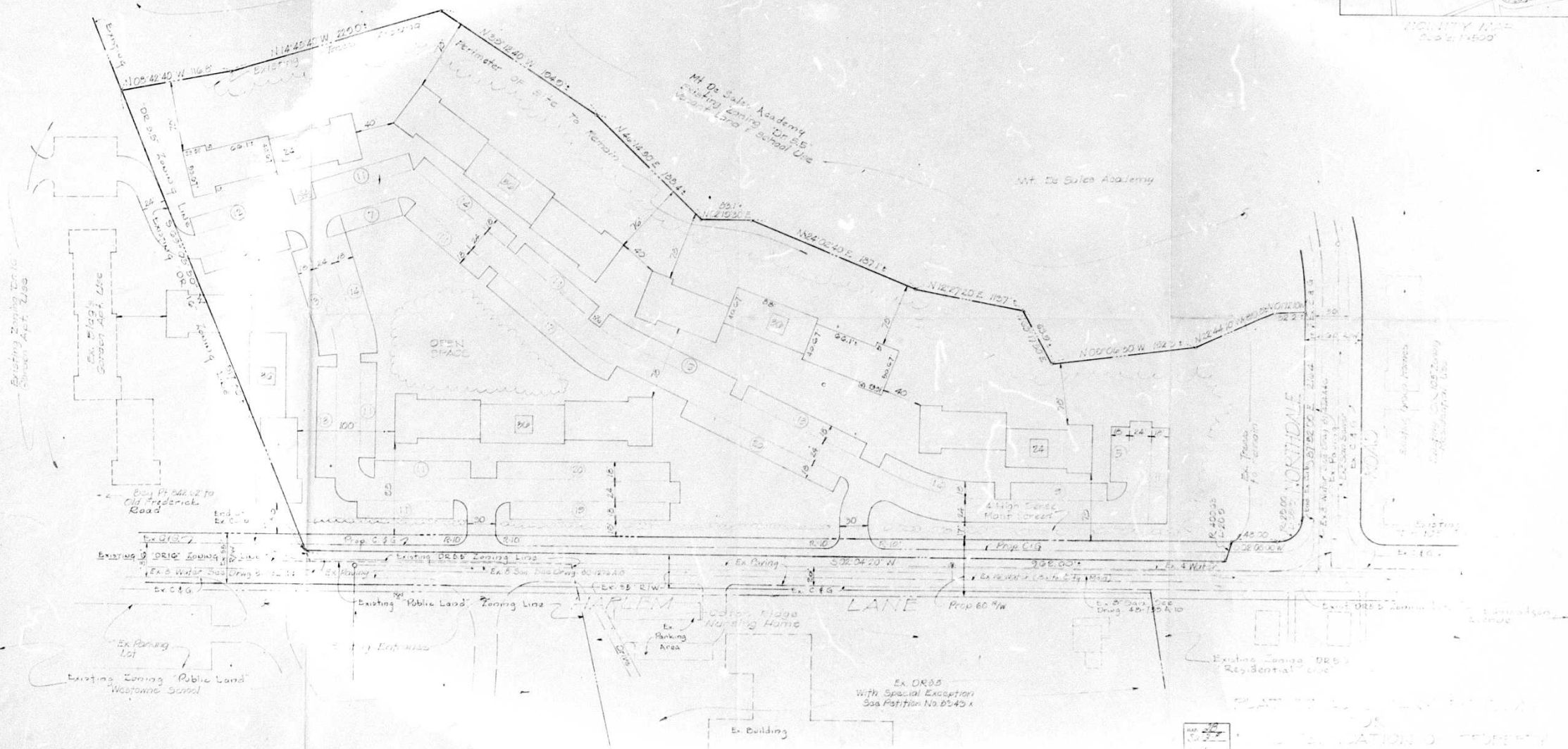
Nov. 27, 1974

GENERAL NOTES

1. Total area of property requesting reclassification equals 0.7 acres
2. Existing zoning of property is C-2.5
3. Existing use of property is vacant land
4. Proposed zoning of property is R-1
5. Proposed use of property is single-family detached
6. Density Calculations:
 A. Total Area Equals 1000 sq. ft. (includes 1/4" of Harlem Lane)
 B. No. of Density Units Allowed = 146.00
 C. No. of Density Units Proposed = 132
 1. 1000 sq. ft. / 7.5 Density Units = 133.33 Density Units
 2. 23.2 ft. front width x 100 sq. ft. = 2320 sq. ft.
 3. 2320 sq. ft. / 17.5 Density Units = 132.57 Density Units
7. Off-street Parking: 132 spaces
 A. Required parking spaces 132 spaces (132 x 1.0)
 B. Proposed parking spaces 254 spaces
 C. Open Space: 146 sq. ft.
 D. Required open space 146 sq. ft. (132 x 1.1)
 E. Proposed open space 222 sq. ft.



Neighborhood Map
Scale: 1" = 50'



RECOMMENDATION OF ZONING
 HARLEM LANE AND NORTHDAL AVENUE
 1st ELECTION DISTRICT
 SCALE: 1" = 50'

MCA

CONSULTING ENGINEERS
 1020 Clumet Bridge Rd. Baltimore, Md.

old Plat



4 PETITIONER'S EXHIBIT 4 SCALE: 1"=200' 10-9 NW