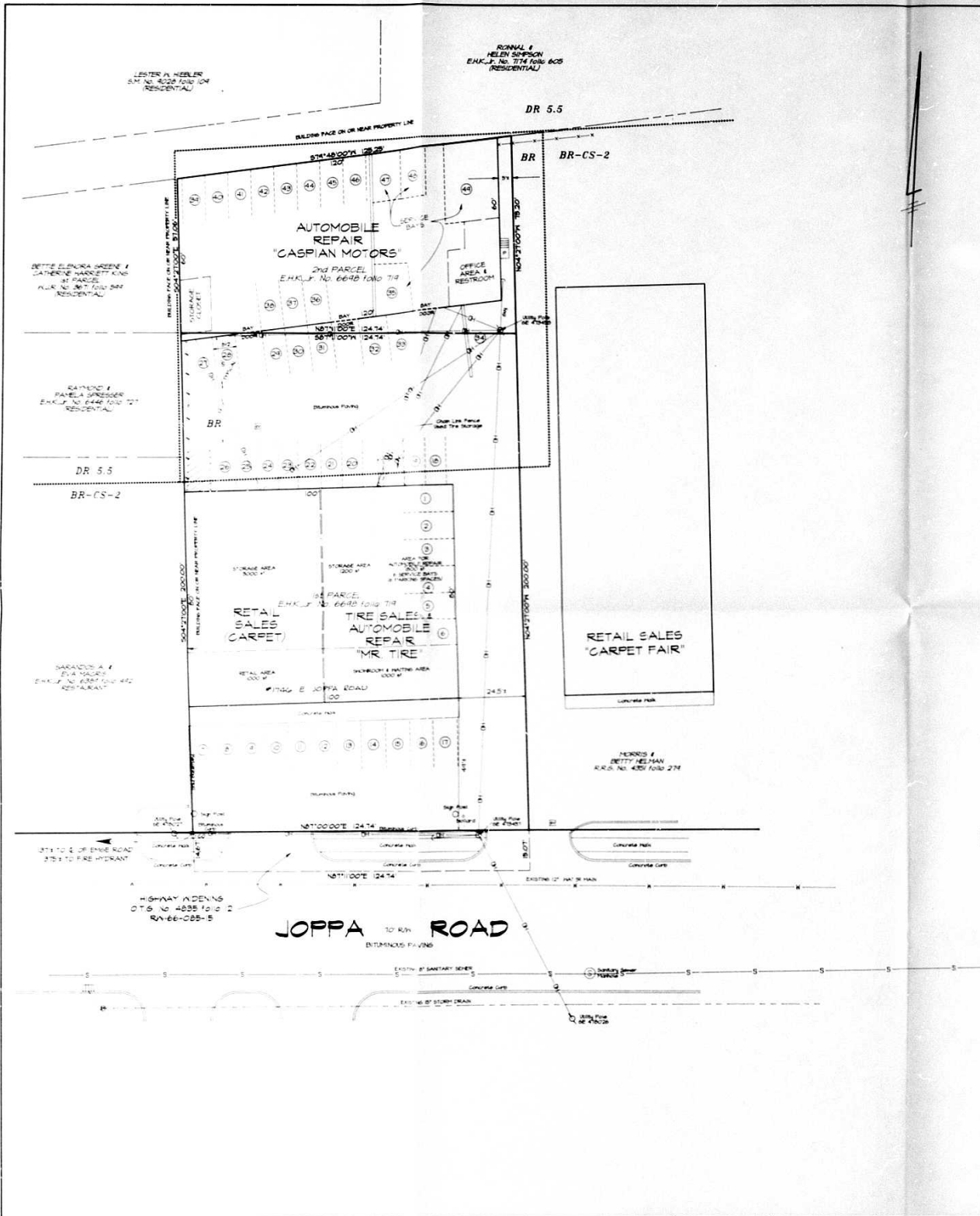


Bruce E. Dool



CASE No. 72-51-RA ORDER

For the reasons set forth in the foregoing Opinion, it is this 26th day of June, 1972, by the County Board of Appeals ORDERED, that the reclassification from D.R. 5.5 to B.R. be granted for the same as hereby granted; and it is FURTHER ORDERED, that Variance be granted from Section 230.2 to permit a side yard setback of 0 feet from the south 4° 27' 27" E. 15.19 foot line in lieu of the required 30 feet, to permit a side yard setback of 5.25 feet from the north 4° 27' 27" W. 73.31 foot line in lieu of the required 30 feet, and to permit a rear yard setback of 0 feet in lieu of the required 30 feet.

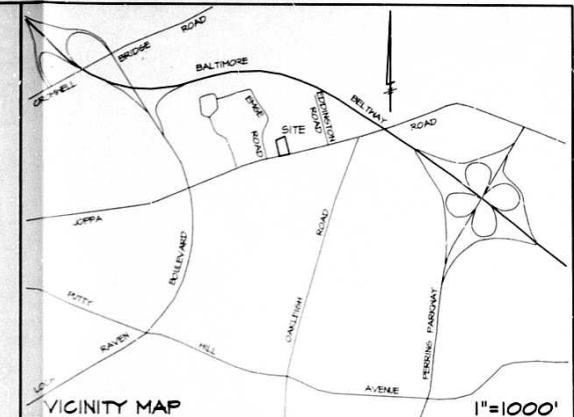
Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John A. Slovik, Chairman
W. Glen Parker
Walter A. Raiter, Jr.

CASE No. 72-198-R

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March, 1972, that the herein described property or area should be and the same is hereby reclassified; from s... D.R. 5.5... to s... B.R. ... and after the date of this order, subject to approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.



PARKING REQUIRED:
"CARPET & RUG CENTER"
3 SPACES PER 1000 SF. 4000 SF = 12 SPACES
"MR. TIRE"
3.3 SPACES PER 1000 SF. 4000 SF = 13.2 SPACES
"CASPIAN MOTORS"
3.3 SPACES PER 1000 SF. 1200 SF = 23.8 SPACES
TOTAL PARKING REQUIRED: 49 SPACES
TOTAL PARKING PROVIDED: 44 SPACES

NOTES:
1. "CASPIAN MOTORS" WILL PARK ALL DAMAGED OR DISABLED VEHICLES REAR THE BUILDING.
2. ALL EXISTING PARKING AREAS ARE PAVED WITH A DURABLE AND DUSTLESS SURFACE AND ARE TO BE RE-STRIPPED TO REFLECT THE NEW PARKING LAYOUT.

GROSS AREA: 35568 SF = 0.81 AC.
NET AREA: 31208 SF = 0.71 AC.

FLOOR AREA RATIO:
8200 SF BUILDINGS / 35568 SF (GROSS AREA) = 0.23

NOTE:
ZONING APPROVAL IS CONDITIONAL UPON THERE BEING NO BUILDING ALTERATIONS INCURRED FOR THE INTERIOR OR EXTERIOR OF THE 12000 SF BUILDING. ANY SUCH ALTERATIONS WILL REQUIRE SEPARATE PERMIT APPROVALS.

ZONING PLAT
PROPERTY OF
RUXTON INVESTMENT COMPANY
9th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 8/4/72 SCALE: 1"=20' DATE: JULY 25, 1995

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21206
(410) 828-4470

OWNER:
RUXTON INVESTMENT COMPANY
c/o HARRISON M. ROBERTSON, JR.
124 E. MELROSE AVENUE
BALTIMORE, MARYLAND 21202
DEED REF: E.H.K. JR. No. 6690 folio 719

DATE	REVISIONS AND ADDITIONS
8/2/72	REVISION

Dea
75-51-R
BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

microfilm
May 13, 1974

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

Dear Mr. Nolan:

The above referenced Reclassification request additionally included a request(s) for Special Exception(s) and/or Variance(s).

Section 500.2b of the Baltimore County Zoning Regulations requires that a hearing be scheduled on these types of requests no sooner than thirty (30) and no later than ninety (90) days after its approval for filing by this Committee. The enclosed blue slip indicates the date of approval and is to advise you that the additional request(s) will be considered at the same time as the Reclassification request.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Road
Towson, Md. 21204

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 10, 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 #15, Zoning Cycle VII, April, 1974, to October, 1974 are as follows:

Property Owner: Bernard A. and Alice S. Ruocco
Location: S/S of Cinder Road, 350' W of Pot Spring Road
Existing Zoning: D.R.2.
Proposed Zoning: D.R.5.5
No. of Acres: 8.7
District: 8th

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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

PETITION FOR ZONING RE-CLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BERNARD A. RUOCCO and Alice S. RUOCCO, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from D.R.2 zone to an D.R.3.5 zone, for the following reasons:

1. In classifying the property D.R.2, the County Council committed errors as set out on the attached exhibit, which is incorporated by reference herein; and
2. Since the property was last classified by the County Council, the neighborhood has changed substantially in character, as set out on the attached exhibit, which is incorporated by reference herein.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address
Bernard A. Ruocco
Alice S. Ruocco, Legal Owners
Address 212 East Ridgely Road
Timonium, Maryland 21093

James D. Nolan
James D. Nolan, Petitioner's Attorney
264 W. Pennsylvania Avenue
Address Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of April, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of September, 1974, at 10:00 o'clock A.M.



(over)

Zoning Commissioner of Baltimore County.

POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN CLASSIFYING THE PROPERTY D.R.2

That the County Council committed at least the following errors, and very probably additional errors in classifying the subject property D.R.2:

1. That nearby properties on Cinder Road with similar characteristics were placed by the County Council in a D.R.3.5 zone, and it was error for the County Council not to so zone the subject property.
2. That the subject property is bisected on an angle by a stream and its flood plain which must be bridged and otherwise dealt with, and this stream with its related problems renders D.R.2 development completely impractical, and it was error for the County Council to fail to recognize these problems.
3. That the subject property is served by all public utilities, and it is suitable for densities of 5.5 dwelling units to the acre or greater, and it was error for the County Council to place it in a D.R.2 zone.
4. That the proximity of the property to the large Board of Education property, as well as being severed into two parcels by Board-owned property, renders D.R.2 development impractical, and it was error for the Council to so zone the tract.
5. For such other and further errors as shall be disclosed by a minute study of the property, which shall be brought out at the time of the hearing hereon.

CHANGES IN THE AREA

That the following changes have occurred in the area since the property was last zoned by the County Council:

1. That the need for area housing already served by all utilities has greatly accelerated since the property was last zoned by the Council.
2. That the subject property is well suited to serve the new market need for luxury townhouses which has increasingly emerged since the property was last considered by the Council.

RE: PETITION FOR RECLASSIFICATION
S/S of Cinder Road, 350' and 1,084', respectively, W of Pot Spring Road - 8th Election District
Bernard A. Ruocco, et ux - Petitioners
NO. 75-51-R (Item No. 15)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Bernard A. and Alice S. Ruocco for a Reclassification from a D.R. 2 Zone to a D.R. 3.5 Zone, for two parcels of property located on the south side of Cinder Road, 350 feet and 1,084 feet, respectively, west of Pot Spring Road, in the Eighth Election District of Baltimore County. The total area of the two properties is comprised of 8.7 acres of land, more or less.

Evidence on behalf of the Petitioners indicated that the Baltimore County Planning Board Recommendations of September 10, 1970, had stated, in their preliminary studies for the land use map, that the subject property be classified D.R. 2. By an amended recommendation, submitted to the County Council and dated November 24, 1970, the Baltimore County Planning Board Map indicated that the subject property should be classified D.R. 3.5. The Baltimore County Council, in the adoption of the Comprehensive Zoning Map on March 24, 1971, classified the subject property D.R. 2.

It was indicated that the subject property could not be developed economically because of a stream running through said property. Said stream would necessitate the construction of a culvert under Cinder Road at a cost of approximately \$40,000 or more. Testimony indicated that, with the availability of water and sewer, the subject property would be unnecessarily underdeveloped under its present density. It should be noted at this time that a moratorium does exist for the installation of a sewer system as the subject property lies in the Jones Falls drainage area.

Respectfully submitted,

James D. Nolan
James D. Nolan
Attorney for the Petitioners

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 736-9000

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 East Joppa Road
Room 101, Shell Building
TOWSON, MARYLAND 21204
Phone: 828-0000

REL AIR
L. GERALD WOLFF
Landscape Architect
Phone 630-0003

DESCRIPTION PARCEL I:

Beginning for the same at a point distant 350 feet more or less westerly measured along the centerline of Cinder Road from the intersection formed by the centerline of Pot Spring Road with the centerline of said Cinder Road thence South 0° 31' 30" East 617 feet more or less thence South 86° 09' 40" West 527.27 feet thence North 0° 00' West 624 feet more or less to the centerline of said Cinder Road thence easterly 501 feet more or less to the place of beginning. Containing 7.3 Acres of land more or less.

DESCRIPTION PARCEL II:

Beginning for the same at a point distant 1084 feet more or less measured along the centerline of Cinder Road from the intersection formed by the centerline of Pot Spring Road with the centerline of said Cinder Road thence South 0° 35' 30" East 65.00 feet thence South 53° 00' 30" East 41.48 feet thence South 0° 35' 30" East 143.25 feet thence South 81° 24' 30" West 260.00 feet thence North 0° 35' 30" West 243 feet more or less to the centerline of said Cinder Road thence easterly 228 feet more or less to the place of beginning. Containing 1.4 Acres of land more or less.



Residents of the area, in protest of the subject Petition, were concerned with increases in traffic and the devaluation of property values for homes in the general vicinity.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Reclassification should not be granted.

It is the opinion of the Zoning Commissioner that the Petitioner relied mainly upon the economics of development as justification for the granting of the requested Reclassification. This is not sufficient for the granting of the subject Petition. It is true that a stream does traverse the property, but other properties in the area, with similar topography and conditions, have been developed with single family detached dwellings. The Petitioners request for an increase in density was for the purpose of constructing townhouses and with the reasoning that the increase in density would make it economically feasible for development. This sole contention is not a basis for a change in zoning.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of January, 1975, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain a D.R. 2. Zone.

R. D. Nolan
Zoning Commissioner of
Baltimore County

-2-

January 16, 1975

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

RE: Petition for Reclassification
S/S of Cinder Road, 350' and 1,084', respectively, W of Pot Spring Road - 8th Election District
Bernard A. Ruocco, et ux - Petitioners
NO. 75-51-R (Item No. 15)

Dear Mr. Nolan:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: Mrs. Anne Kay Kramer
Wiltonwood Road
Stevenson, Maryland 21153

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 15 - Cule Zoning 7 - April 1974 through October 1974
Property Owner: Bernard and Alice Ruocco
1/2 Cinder Road, 350 feet W of Pot Spring Road
D.R. 3.5
District 8

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 2 to D.R. 3.5. This should increase the trip density from 180 to 440 trips per day. With the present capacity problems in the York Road Corridor, this Rezoning can only compound those problems.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRH/pk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

April 23, 1974

Bureau of Engineering
ELLSWORTH M. COVER, P.E., CHIEF

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

Re: Item #15 (Cycle VII - April to October 1974)
Property Owners: Bernard A. & Alice S. Ruocco
S/S of Cinder Rd., 350' W. of Pot Spring Rd.
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 5.5
No. of Acres: 8.7 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Access to this site shall be from Cinder Road which shall ultimately be improved with concrete curb and gutter and 62 feet of paving on a 60-foot right-of-way. The interior road shall be private.

Storm Drains:

A drainage study is required to establish the width of a drainage and utility easement adequate for a 100-year storm flow.

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

Sediment Control:

Development of this property through 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, necessary for all grading, including the stripping of top soil.

Item #15 (Cycle VII - April to October 1974)
Property Owner: Bernard A. & Alice S. Ruocco
Page 2
April 23, 1974

Water:

A public 12-inch water main exists in Cinder Road.

Sanitary Sewer:

An 8-inch sanitary sewer main exists in Pot Spring Road. Offsite rights-of-way are required to extend public sanitary sewer to this site. This property lies in the Jones Falls drainage area. The State Health Department has currently declared a moratorium restricting additional service connections in this area.

Very truly yours,

Ellsworth M. Cover
ELLSWORTH M. COVER, P.E.
Chief, Bureau of Engineering

END:EAM:GMS

NR 13A & MA Topo

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Item 15 - 7th Cycle

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

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

Your Petition has been received and accepted

for filing this _____ day of _____ 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Bernard A. Ruocco and Alice S. Ruocco

Petitioner's Attorney James D. Nolan, Esq. Reviewed by *James D. Nolan, Esq.*
Chairman,
Zoning Advisory Committee

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Road (21204)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

XXXXXXXXXXXX

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

RE: Reclassification Petition
Item 15 - 7th Cycle
Bernard A. Ruocco and Alice
S. Ruocco - Petitioners

Dear Mr. Nolan:

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

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

The subject property is located on the south side of Cinder Road, approximately 350 feet west of Pot Spring Road and additionally 1084 feet west of Pot Spring Road. The westernmost parcel abuts the Baltimore County Board of Education property, and its eastern side abuts additional property owned by the Board. The easternmost parcel abuts the aforementioned Board of Education property on its westernmost side and is adjoined by an existing dwelling on its easternmost side and along Pot Spring Road.

To the south of the site is a large acreage, known as the Hilltop Pot Spring Joint Venture, which was the subject of a County Council issue during the Comprehensive Map process. Various one-story dwellings exist opposite both sides on the north side of Cinder Road.

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

873-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Bernard A. & Alice S. Ruocco

Location: S/S of Cinder Road, 350' W. of Pot Spring Road

Item No. 15 Zoning Agenda April 3, 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 _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- () 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: *Thomas H. Devlin* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

James D. Nolan, Esq.
Item 15 - 7th Cycle
April 30, 1974

Page 2

The petitioner is requesting a Reclassification to Density Residential (D.R. 5.5) and proposes to erect 7 single family dwellings on the detached lots and 40 condominium units. Parking is provided for 84 vehicles.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 3, 1974, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1974, and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

James D. Nolan
JAMES D. NOLAN, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 10, 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 the following item, Zoning Advisory Committee Meeting April 3, 1974, are as follows:

Property Owner: Bernard A. & Alice S. Ruocco
Location: S/S of Cinder Rd., 350' W. of Pot Spring Rd.
Existing Zoning: D.R.2
Proposed Zoning: D.R.5.5
No. of Acres: 8.7
District: 8

Metropolitan water and sewer must be extended to the site.

Swimming Pool Comments: Prior to approval of a public pool on this site, complete plans and specifications of the pool and bath-house must be submitted to the Baltimore County Department of Health for review and approval.

If public water and sewers are not available, a plot plan water well, sewerage system and method of disposing filter backwash water. Where utilities are available, the locations of same should be shown on plot plan as well as other items listed.

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 Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

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

HVB/cas

APR 15 1974

APR 15 1974

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 26, 1974

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

Z.A.C. Meeting of: April 3, 1974

Re: Item 15
Property Owner: Bernard A. & Alice S. Ruocco
Location: S/S of Cinder Rd, 350' W. of Pot Spring Road
Present Zoning: D.R. 2
Proposed Zoning: D.R. 5.5

District: 8th
No. Across: 8.7

Dear Mr. DiMenna:

See Attached Sheet

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

WNP/ml

COMMENTS

Item 15

School Situation:

School	Sept. 28, 1973 Enrollment	Capacity	Over/Under
Timonium Elem.	666	725	-119
Ridgely Jr.	1356	1335	+21
Dulaney Sr.	* 1835	1645	+190

Projections:

School	Sept. 19 74	Sept. 19 75	Sept. 19 76	Sept. 19 77	Sept. 19 78
Timonium Elem.	581	559	537	522	
Ridgely Jr.	1405	1435	1345	1265	
Dulaney Sr.	2170	2160	2195	2165	

Budgeted Construction:

School	Status	Capacity	Estimated To Open

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open

*Padonia Sr. 1200 Fiscal '79 Fiscal '81

Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning:	6	5	4
Proposed Zoning:	35	18	5

Comments concerning effect on school housing matters:

The above figures show that this rezoning petition will not have an adverse effect on the student population if the planned construction proceeds as scheduled.

Fountain Hill - Barclay Ridge Community Association, Inc.

TIMONIUM, MARYLAND 21093

Be it resolved that the Fountain Hill-Barclay Ridge Community Association, Inc. at its Board of Directors meeting held on June 10, 1974 adopted the motion made to take a position as parties protestant in the matter of the petition for reclassification of the property located on the S/S of Cinder Road, 350' west of Pot Spring Road, by Bernard and Alice Ruocco from the existing zoning of D.R. 2 to D.R. 5.5

Joseph B. Silverman
Joseph B. Silverman, President

**PROTESTANT'S
EXHIBIT A**

D.R. 2 LAYOUT (17 UNITS)

ITEM	PUBLIC WORKS COST	PRIVATE COST
SANITARY SEWER	28,060 ⁰⁰	12,800 ⁰⁰
WATER MAINS	17,200 ⁰⁰	7,810 ⁰⁰
METROPOLITAN DISTRICT COSTS	45,850 ⁰⁰	
28% INSPEC. & OVERHD.	12,866 ⁰⁰	
TOTAL WATER & SEWER	58,816 ⁰⁰	
STORM DRAINS	40,000 ⁰⁰	3,600 ⁰⁰
ROADS	7,725 ⁰⁰	15,502 ⁰⁰
ROAD & DRAIN COST	47,725 ⁰⁰	
16% INSPEC. & OVERHD.	7,636 ⁰⁰	
TOTAL ROAD & DRAINS	55,361 ⁰⁰	
GRADING		5,400 ⁰⁰
TOTALS	114,177 ⁰⁰	45,112 ⁰⁰

TOTAL PUBLIC WORKS AND PRIVATE COSTS
159,289⁰⁰

COST PER UNIT 9370⁰⁰

**PETITIONER'S
EXHIBIT #6**

D.R. 5.5 LAYOUT (41 UNITS) *

ITEM	PUBLIC WORKS COST	PRIVATE COST
SANITARY SEWERS	32,910 ⁰⁰	38,000 ⁰⁰
WATER MAINS	20,800 ⁰⁰	14,165 ⁰⁰
METROPOLITAN DISTRICT COSTS	53,710 ⁰⁰	
28% INSPEC. & OVERHEAD	15,039 ⁰⁰	
TOTAL WATER & SEWER	68,749 ⁰⁰	
STORM DRAINS	40,000 ⁰⁰	3,600 ⁰⁰
ROADS	7,725 ⁰⁰	40,540 ⁰⁰
ROAD & DRAIN COST	47,725 ⁰⁰	
16% INSPEC. & OVERHEAD	7,636 ⁰⁰	
TOTAL ROADS & DRAINS	55,361 ⁰⁰	
GRADING		14,100 ⁰⁰
TOTALS	124,110 ⁰⁰	111,305 ⁰⁰

TOTAL PUBLIC WORKS AND PRIVATE COSTS
235,415⁰⁰

COST PER UNIT 5,000⁰⁰

**PETITIONER'S
EXHIBIT #7**

* BASED ON PLAN DATED MARCH 28, 1974

Reclassification Comparison of Estimated Construction Costs

	D.R. 2	D.R. 5.5	D.R. 5.5
1. Total Building Units allowed (Parcel I-7.3A, Parcel II-1.4A.)	47 (all lots.)	47 (7 1/2 lots.) (40 1/2 lots.)	47
2. Land Cost 7.3A - 225,000 - 1900 1.4A - 1,000 - 1900 0.7A - 75,000	28,500	21,450	1925
3. Lot Development Costs - 20 sq. water, storm drains, roads, bridge, grading	9,370	17,000	15,009
4. Engineering Fee per Lot	250	250	250
5. Construction Costs at 22.00 per sq. ft. Individual Home - 2,000 sq. ft. on D.R. 2 1,800 sq. ft. on D.R. 5.5 Town House - 1,200 sq. ft. on D.R. 5.5	150,000	131,420 (17' cr. r.)	131,120 (Average)
6. Architectural Cost	11,000	1500	1400
7. Attorney's Fees Title searches, Settlements, condo. docs, Deeds, Agts. Contracts, Mech. Liens, etc.	1750	2500	1350
8. Retaining Walls at 12' (currently 12' (40% of total)	27,000	25,500	25,000
9. Retaining Walls at 5' (40% of total)	19,700	13,500	13,000
10. Retaining Walls at 10' (40% of total)	7,000	5,000	4,000
11. Neighborhood and Security Features		4,700	4,500
12. Retaining Costs Advertising & Real Estate Use Retaining	17,000	15,000	14,000
13. Cost Profit Goal-10%	89,730 15,800	152,950 15,200	156,250 15,500
14. Acquisition Selling Price	99,540	159,150	161,758

**PETITIONER'S
EXHIBIT #4**

D.R. 2 LAYOUT (17 UNITS)

ITEM	PUBLIC WORKS COST	PRIVATE COST
SANITARY SEWER	28,060 ⁰⁰	12,800 ⁰⁰
WATER MAINS	17,200 ⁰⁰	7,810 ⁰⁰
METROPOLITAN DISTRICT COSTS	45,850 ⁰⁰	
28% INSPEC. & OVERHD.	12,866 ⁰⁰	
TOTAL WATER & SEWER	58,816 ⁰⁰	
STORM DRAINS	40,000 ⁰⁰	3,600 ⁰⁰
ROADS	7,725 ⁰⁰	15,502 ⁰⁰
ROAD & DRAIN COST	47,725 ⁰⁰	
16% INSPEC. & OVERHD.	7,636 ⁰⁰	
TOTAL ROAD & DRAINS	55,361 ⁰⁰	
GRADING		5,400 ⁰⁰
TOTALS	114,177 ⁰⁰	45,112 ⁰⁰

TOTAL PUBLIC WORKS AND PRIVATE COSTS
159,289⁰⁰

COST PER UNIT 9370⁰⁰

**PETITIONER'S
EXHIBIT #6**

D.R. 5.5 LAYOUT (41 UNITS) *

ITEM	PUBLIC WORKS COST	PRIVATE COST
SANITARY SEWERS	32,910 ⁰⁰	38,000 ⁰⁰
WATER MAINS	20,800 ⁰⁰	14,165 ⁰⁰
METROPOLITAN DISTRICT COSTS	53,710 ⁰⁰	
28% INSPEC. & OVERHEAD	15,039 ⁰⁰	
TOTAL WATER & SEWER	68,749 ⁰⁰	
STORM DRAINS	40,000 ⁰⁰	3,600 ⁰⁰
ROADS	7,725 ⁰⁰	40,540 ⁰⁰
ROAD & DRAIN COST	47,725 ⁰⁰	
16% INSPEC. & OVERHEAD	7,636 ⁰⁰	
TOTAL ROADS & DRAINS	55,361 ⁰⁰	
GRADING		14,100 ⁰⁰
TOTALS	124,110 ⁰⁰	111,305 ⁰⁰

TOTAL PUBLIC WORKS AND PRIVATE COSTS
235,415⁰⁰

COST PER UNIT 5,000⁰⁰

**PETITIONER'S
EXHIBIT #7**

* BASED ON PLAN DATED MARCH 28, 1974

TIMONIUM, MARYLAND 21093

<u>Name</u>	<u>Address</u>	<u>Date</u>
Jim Schickling	207 Lockwell Rd	9-14-74
Paul S. Th...	212 Lockwell Rd	9/14/74
Paul S. Th...		
George Wilkinson	208 Lockwell Road	9-15-74
W.R. Pearson	210 - Lockwell Rd	9-15-74
McCartell	206 Lockwell Rd	9-15-74
Spade	205 Lockwell Rd	9-15-74
F. McCormick	203 Lockwell Rd	9-15-74
S. J. Wilcox	203 Lockwell Rd	9-15-74
James McArthur	205 Lockwell Road	9-15-74
John L. Mayers	207 Lockwell Road	9-15-74
John S. Hall	213 Lockwell Rd	9-15-74
John Wilcox		
John Wilcox		

TIMONIUM, MARYLAND 21093

[illegible]

TIMONIUM, MARYLAND 21093

<u>Name</u>	<u>Address</u>	<u>Date</u>
Rachel C. Chynice	2114 Suburban Greens Dr.	9-15-74
Louise L. Gaudreault	2112 Suburban Greens Dr.	9-15-74
Kenneth J. Blum	2128 Suburban Greens Dr.	9-15-74
Dennis W. Mendenhall	2112 Suburban Greens Dr.	9-15-74
John R. Anderson	2107 Suburban Greens Dr.	9-15-74
John D. Buckner	2107 Suburban Greens Dr.	9-15-74
Nancy W. O'Brien	2116 Suburban Greens Dr.	9-15-74
Vivian E. Wright	2116 Suburban Greens Dr.	9-15-74
George M. McClellan	2114 Suburban Greens Dr.	9-15-74
Walter H. Wickham	2115 Suburban Gr. Dr.	9-15-74
Wendell W. Coleman	2112 Suburban Greens Dr.	9-15-74
Gary W. Miller	2128 Suburban Greens Dr.	9-15-74
Long S. Hughes	2132 Suburban Greens Dr.	9-15-74
E. Charles Stuber	2122 Suburban Greens Drive	9-15-74
John J. Jones	2128 Suburban Greens	9-15-74
James H. Kelly	2127 Suburban Greens Dr.	9-15-74
B. Allen Cullis	" " " "	9-11-74

Name	Address	Date
John W. Collins	2109 Franklin Hill	9-15-74
Virginia S. Hammond	2101 Franklin Hill Dr.	9-15-74
Robert T. Hammer	" " "	9-15-74
Jack A. Johnson	2112 Franklin Hill Dr.	9-15-74
Samuel A. Jones	2115 " "	9-15-74
Marion E. Knoch	2117 Taylor Rd.	9-15-74
Paul H. Newman	2118 Taylor Rd.	9-15-74
Josephine E. Smith	2119 Taylor Rd.	9-15-74

TIMONIUM, MARYLAND 21093

<u>Name</u>	<u>Address</u>	<u>Date</u>
Lillian Trade	308 Cinder Rd	Sept 13 '74
Charles Cough	306 Cinder Rd	Sept 13
Wm. Spivey	303 Cinder Rd	9-15-74
Don Williams	300 Cinder Rd	
Samuel H. Howard	212 Cinder Rd	9-15-74
John H. Brown	214 Cinder Rd	9-15-74
Wm. H. Brown	218 CINDER RD	9-15-74
Alfred H. Brown	224 CINDER ROAD	9-15-74
Ernest E. Brown	238 Cinder Road	9-15-74
John Chatham	240 Cinder Road	9-15-74
Edith Black	242 Cinder Road	9-15-74
Margaret Brucke	244 Cinder Road	9-15-74
Harold H. Brown	346 Cinder Rd	9-15-74
Patricia H. Brown	248 Cinder Rd	9-15-74
Alfred E. Brown	250 Cinder Rd	9-15-74
Wm. H. Brown	252 Cinder Rd	9-15-74
Alfred E. Brown	254 Cinder Rd	9/15/74

TIMONIUM, MARYLAND 21093

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TIMONIUM, MARYLAND 21093

<u>Name</u>	<u>Address</u>	<u>Date</u>
Ken & Ma Shumley	219 Coldbrook Rd.	4/14/74
Thomas M. Charlton	219 Coldbrook Rd.	4/14/74
Thomas M. Charlton	219 Coldbrook Rd.	4-14-74
Tom E. Baines	221 Coldbrook Rd.	4/14/74
Robert W. Burison	221 Coldbrook Rd.	4/14/74
Charles E. Neal	211 Coldbrook Rd.	4/14/74
John M. Kingdon	213 Coldbrook Rd.	4/14/74
James E. Zwick	201 Coldbrook Rd.	4/14/74
John E. Baines	203 Coldbrook Rd.	4/14/74
John E. Baines	203 Coldbrook Rd.	4/14/74
Howard E. Clark	202 Coldbrook Rd.	4/14/74
John E. Baines	203 Coldbrook Rd.	4/14/74
James E. Zwick	206 Coldbrook Rd.	4/14/74
Robert E. Johnson	215 Coldbrook Rd.	4/14/74
Robert E. Johnson	215 Coldbrook Rd.	4/14/74
James E. Zwick	213 Coldbrook Rd.	4-14-74
John E. Baines	203 Coldbrook Rd.	4-14-74
John E. Baines	214 Coldbrook Rd.	4-14-74
Robert E. Johnson	214 Coldbrook Rd.	4-14-74

TIMONIUM, MARYLAND 21093

Name	Address	Date
Lady M. Hain	247 E. Tennessee Rd	4/15/74
Allen W. Donnellan	241 E. Tennessee Rd.	4/15/74
Margaret C. Wilson	241 E. Tennessee Road	7-15-74
Myrtle Donnellan	241 E. Tennessee Rd.	7-15-74
James Donnellan	241 E. Tennessee Rd	7-15-74
Wm. Carl T. Phillips	245 E. Tennessee Rd. - Tenn	7-15-74
Wm. Bryant	240 E. Tennessee Rd.	7-15-74
Paul E. Bryant	240 Tennessee Rd. E	7-15-74
J. R. Hain	232 Tennessee Rd.	7-15-74
J. Wilson	223 E. Tennessee Rd.	7-15-74
M. Clutts	229 E. Tennessee Rd.	7-15-74
Wm. Phillips	229 E. Tennessee Rd.	7-15-74
Scotty Hain	231 E. Tennessee Rd.	7-15-74
Wm. E. Hain	231 E. Tennessee Rd.	7-15-74
Ed Phillips	233 E. Tennessee Rd.	7-15-74
Wm. E. Hain	233 E. Tennessee Rd.	7-15-74

TIMONIUM, MARYLAND 21093

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TIMONIUM. MARYLAND 21093

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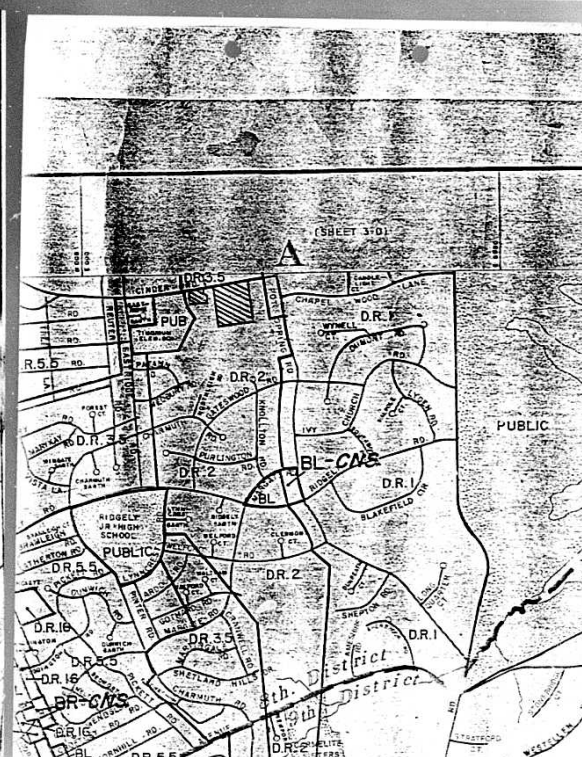
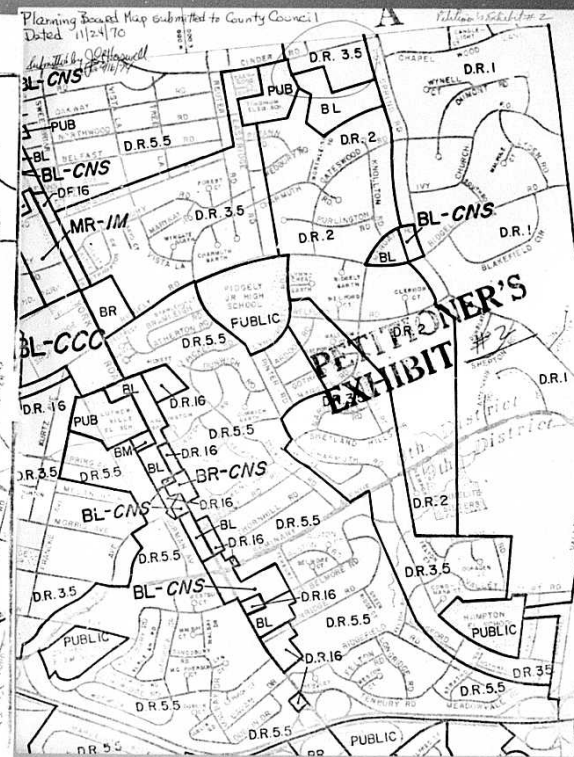
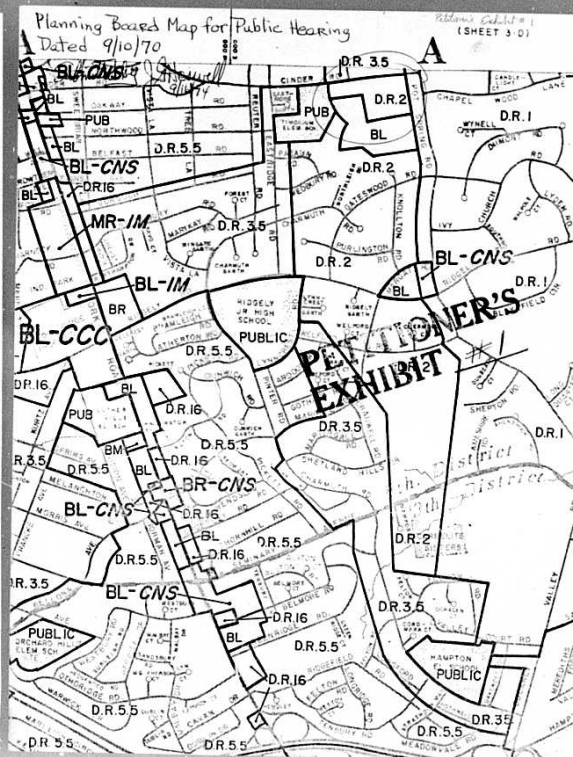
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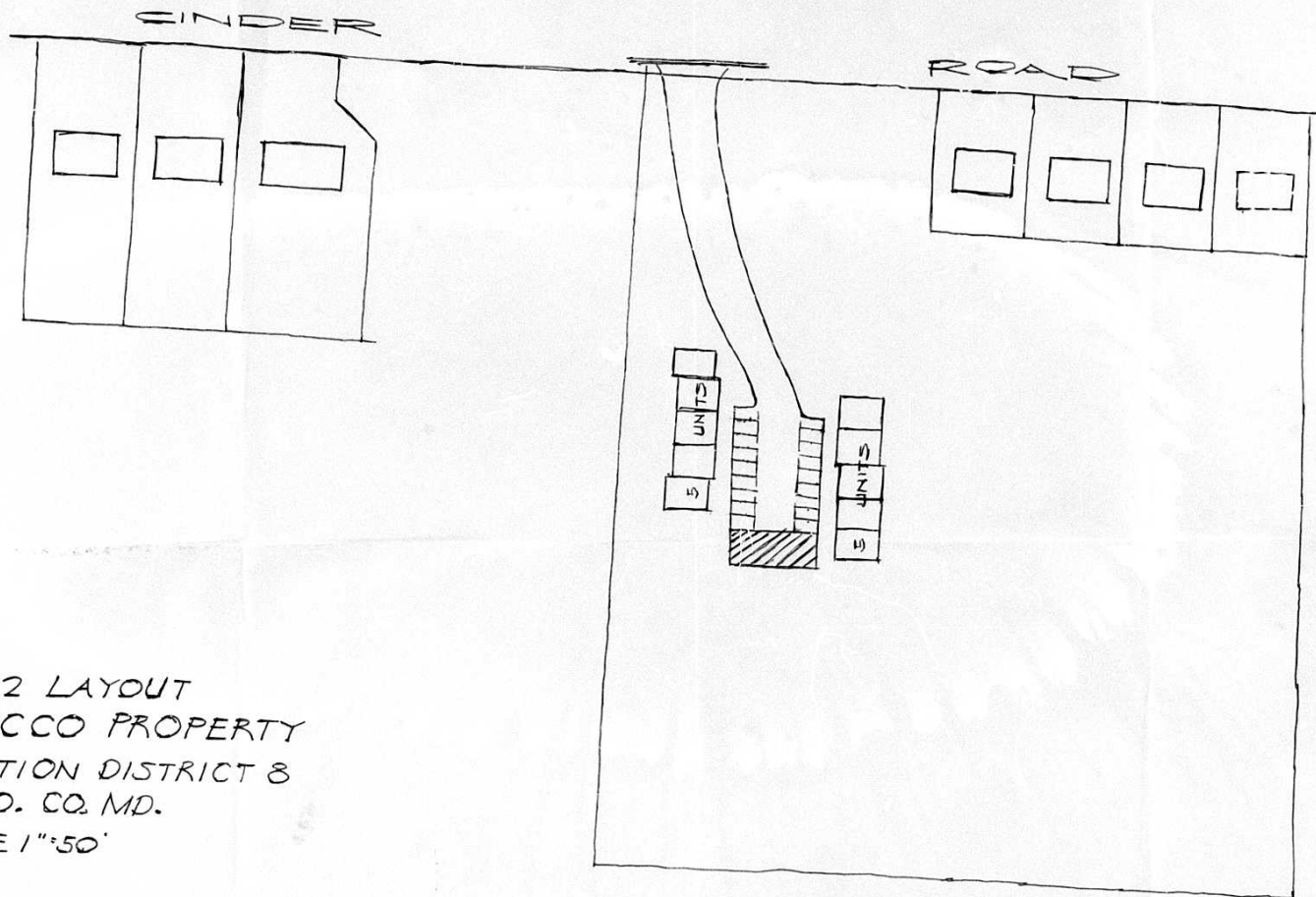
<u>Name</u>	<u>Address</u>	<u>Date</u>
Mr. Joe Woodley	2145 Suburban Drive Dr.	9/14/74
Mr. John Ruhlert	2141 Suburban Drive Dr.	9/14/74
Mr. Robert Amherst	2143 Suburban Drive Dr.	9/14/74
Mr. Carl J. Amherst	" " "	" " "
Mr. & Mrs. J. Roland	2147 Suburban Drive Dr.	9/14/74
Mr. & Mrs. D.H. Cammell	2149 Suburban Drive Dr.	9/14/74
Mr. & Mrs. C. L. Withering	2151 Suburban Drive Dr.	9/14/74

TIMONIUM, MARYLAND 21093

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TIMONIUM, MARYLAND 21093

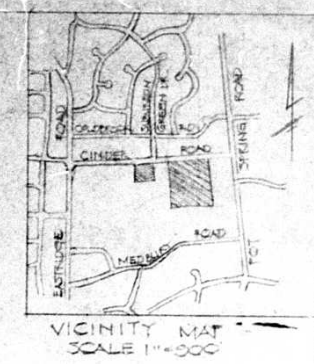
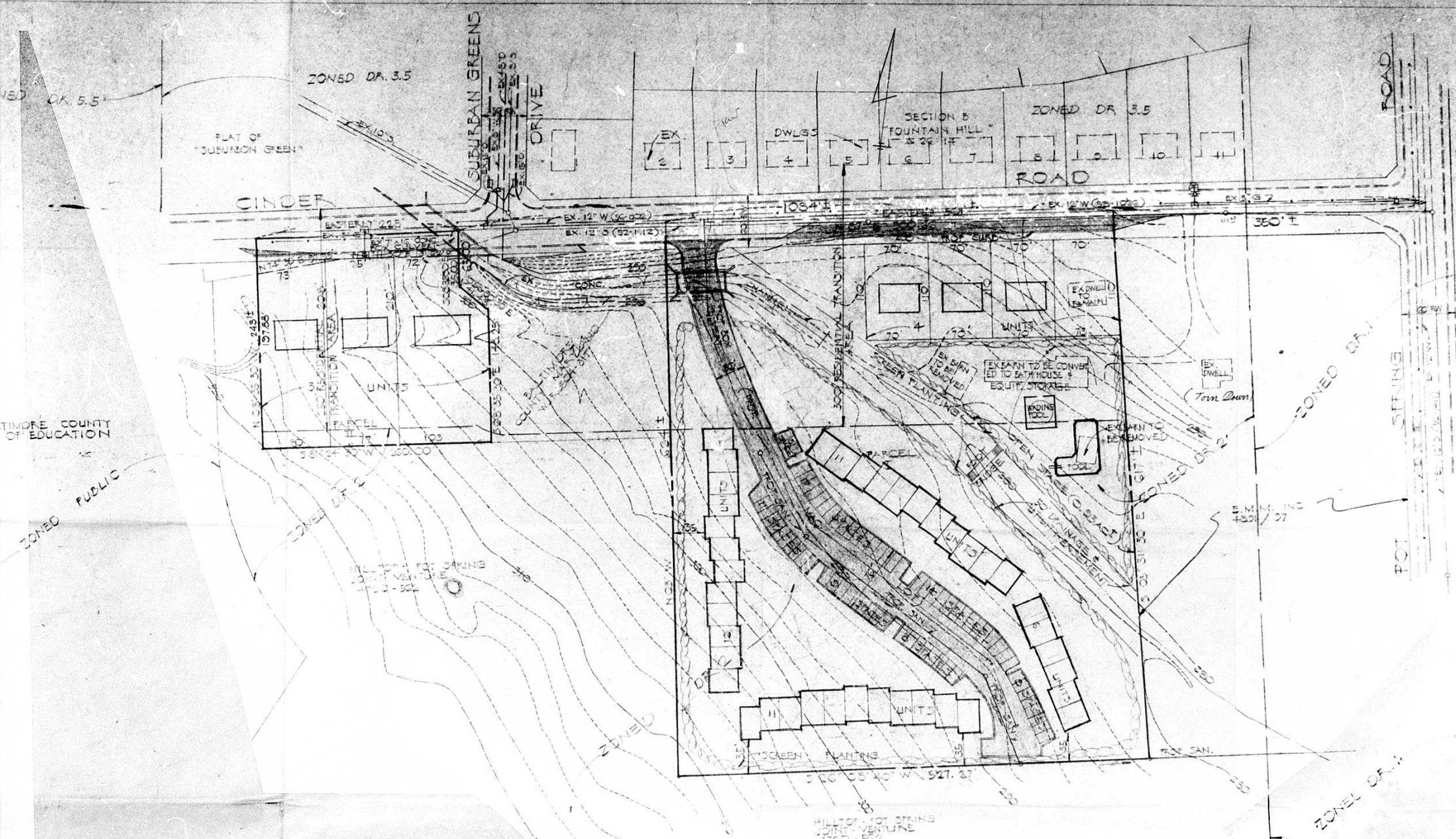
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D.R. 2 LAYOUT
ROUCCO PROPERTY
ELECTION DISTRICT 8
BALTO. CO. MD.
SCALE 1"=50'

PETITIONER'S
EXHIBIT #8





GENERAL NOTES

1. AREA PARCEL I - 7.3 AC ±
2. AREA PARCEL II - 1.4 AC ±
3. GROSS AREA - 8.7 AC ±
4. EX ZONING - DR 2
5. PROZ ZONING - DR 3.5
6. TOTAL NO. DWELLINGS ALLOWED $8.7 \times 5.5 = 47$
7. TOTAL NO. DWELLINGS PROPOSED - 47
8. OFF-STREET PARKING
9. NO. OF SPACES REQUIRED
10. SINGLE LOTS - $7 \times 2 \times 14$
11. CONDOMINIUM - $40 \times 175 \times 70$
12. TOTAL - 84
13. TOTAL NO. SPACES PROVIDED - 84
14. OPEN SPACE REQUIRED - $6\% \times 8.7 \text{ AC} = 0.52 \text{ AC} \pm$
15. OPEN SPACE PROVIDED - 0.93 AC ±

PLAN TO ACCOMPANY APPLICATION
FOR ZONING RECLASSIFICATION
CINDER ROAD
ELECTION DISTRICT 3
BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'
MARCH 23, 1974

SOCIATES, INC.
PLANNING
BALTIMORE, MARYLAND 21204

BALTIMORE COUNTY
BOARD OF EDUCATION

ZONED PUBLIC

ZONED DA 3.5

ZONED DA 5.5

PLAT OF
"SUBURBAN GREEN"

SUBURBAN GREENS

DRIVE

SECTION 8
"FOUNTAIN HILL"

ZONED DA 3.5

ROAD

ROAD

CINDER

EASTERNLY 225'

EX. 12' W (66.602)

-1084.1

EASTERNLY 501'

EX. 12' W (66.602)

350' ±

EX. 12' S (32.1412)

EX. 12' S (32.1412)

EX. 12' S (32.1412)

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EX. 12' S (32.1412)

EX. 12' S (32.1412)

EX. 12' S (32.1412)

EX. 12' S (32.1412)

GENERAL NOTES

1. AREA PARCEL I - 7.1 AC ±

2. AREA PARCEL II - 1.4 AC ±

3. OPEN SPACE - 0.9 AC ±

4. EX. 20' ZONING - DA 5.5

5. TOTAL NO. DWELLINGS ALLOWED 3.7 x 5.5 = 47

6. TOTAL NO. DWELLINGS PROPOSED 47

7. OFF-STREET PARKING

NO. OF SPACES REQUIRED

SINGLE LOTS - 7 x 2 = 14

CONDOMINIUM - 40 x 175 = 70

TOTAL - 84

8. TOTAL NO. SPACES PROVIDED - 84

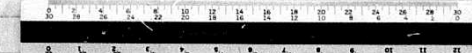
9. OPEN SPACE REQUIRED - 6% x 8.7 AC = 0.52 AC ±

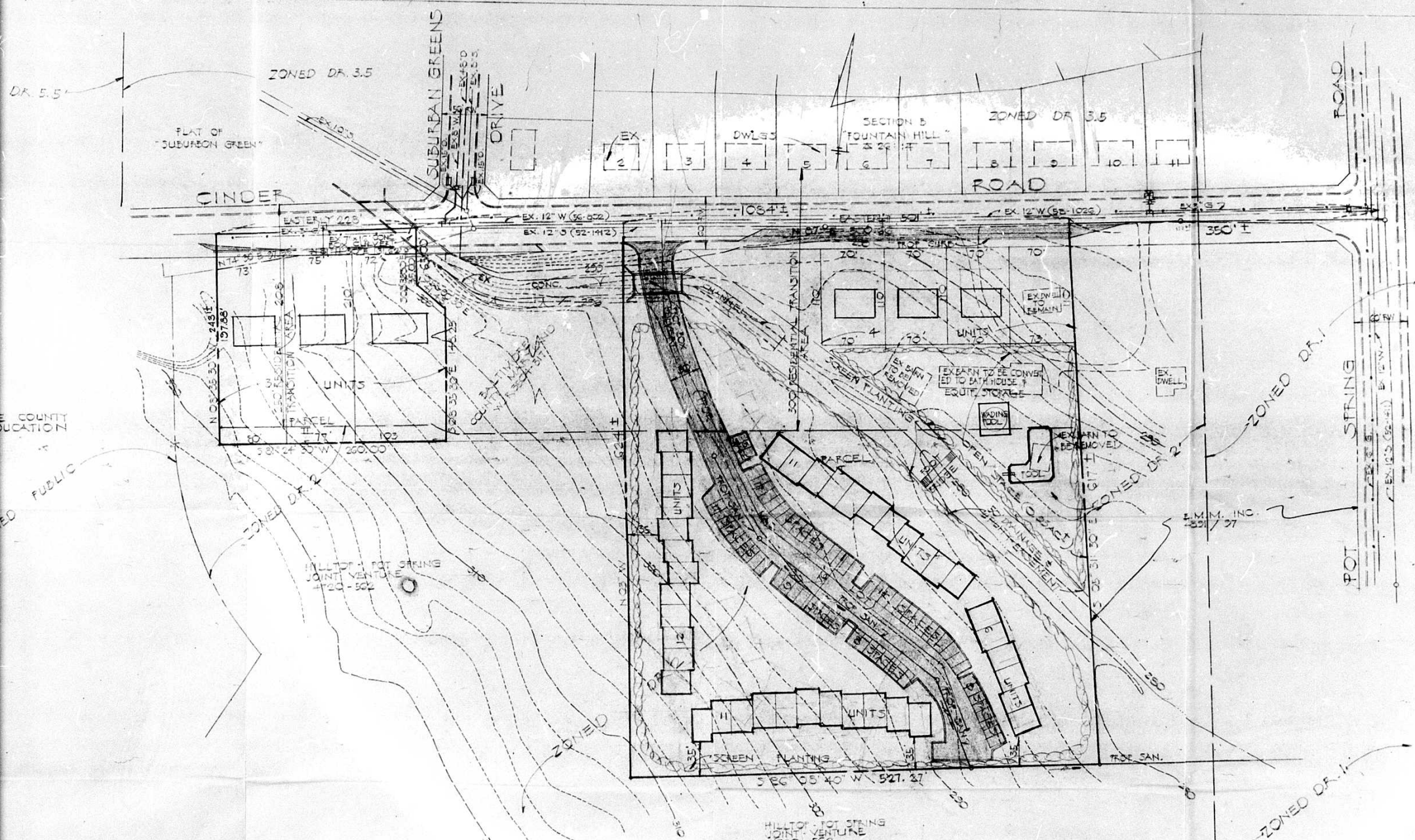
OPEN SPACE PROVIDED - 0.93 AC ±

Set x 3

PREPARED BY
HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MARYLAND 21204
528-3000

PLAN TO ACCOMPANY
FOR ZONING RECLASS
CINDER ROAD
ELECTION DISTRICT 8
BALTIMORE COUNTY, MD
SCALE 1" = 50'
MARCH 23, 1974

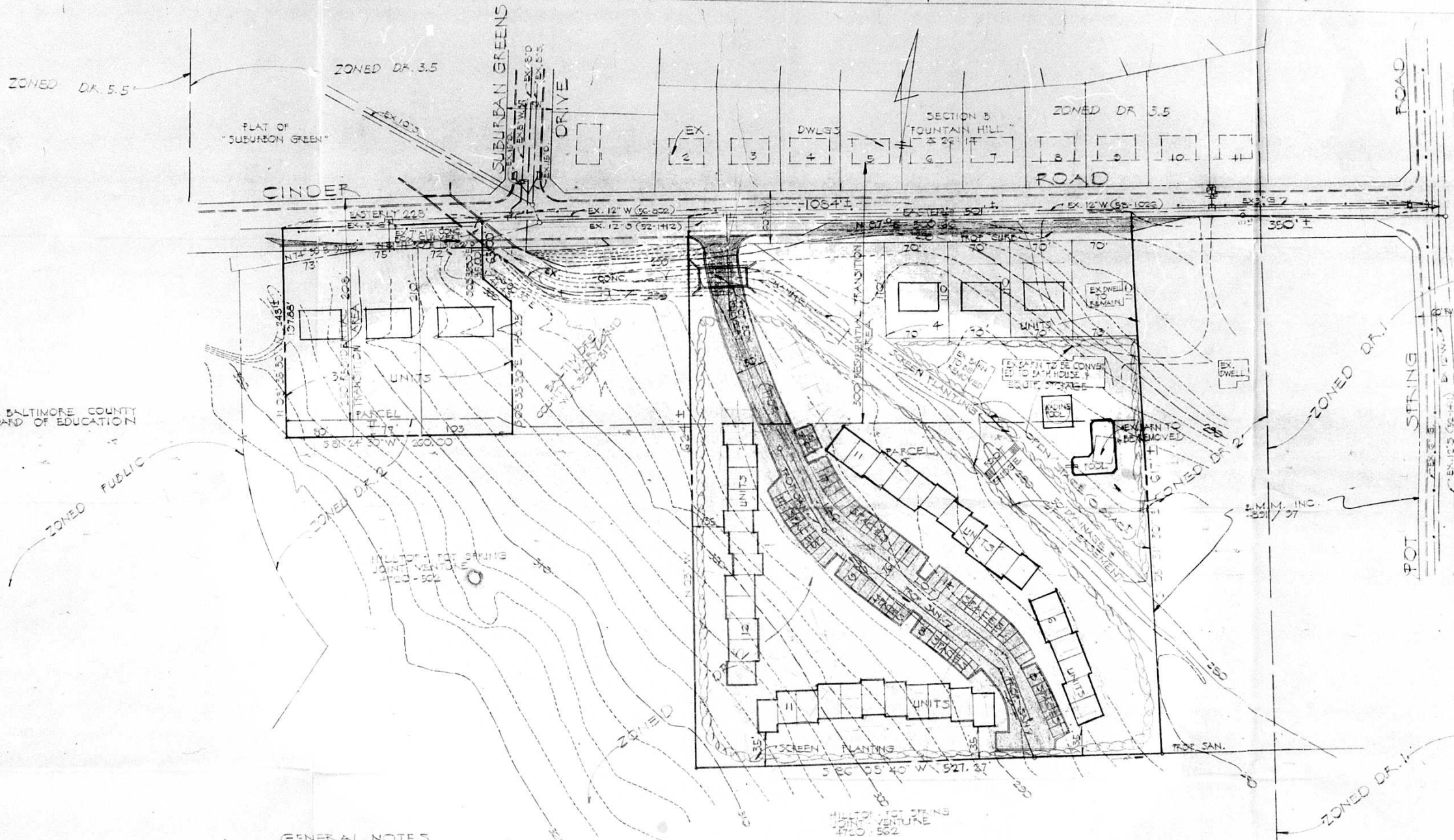




- GENERAL NOTES**
1. AREA PARCEL I - 7.3 AC ±
 2. AREA PARCEL II - 1.4 AC ±
 3. GROSS AREA - 8.7 AC ±
 4. EX. ZONING - DR 2
 5. EX. ZONING - DR 3.5
 6. TOTAL NO. DWELLINGS ALLOWED $8.7 \times 5.5 = 47$
 7. TOTAL NO. DWELLINGS PROPOSED 47
 8. OFF-STREET PARKING
 9. NO. OF SPACES REQUIRED
 10. SINGLE LOTS - $7 \times 2 = 14$
 11. CONDOMINIUM - $40 \times 1.75 = 70$
 12. TOTAL - 84
 13. TOTAL NO. SPACES PROVIDED - 84
 14. OPEN SPACE REQUIRED - $0.6\% \times 8.7 \text{ AC} = 0.52 \text{ AC} \pm$
 15. OPEN SPACE PROVIDED - 0.93 AC ±

PLAN TO ACCOMPANY APPLICATION
FOR ZONING RECLASSIFICATION
CINDER ROAD
ELECTION DISTRICT 3
BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'
MARCH 28, 1974





- GENERAL NOTES
1. AREA PARCEL I - 7.3 AC ±
 2. AREA PARCEL II - 1.4 AC ±
 3. GROSS AREA - 8.7 AC ±
 4. EX ZONING - DR 5.5
 5. PROPOSED ZONING - DR 5.5
 6. TOTAL NO. DWELLINGS ALLOWED 8.7 x 5.5 = 47
 7. TOTAL NO. DWELLINGS PROPOSED 47
 8. OFF-STREET PARKING
 9. NO. OF SPACES REQUIRED
 10. SINGLE LOTS - 7 x 2 = 14
 11. CONDOMINIUM - 40 x 175 = 70
 12. TOTAL - 84
 13. TOTAL NO. SPACES PROVIDED - 84
 14. OPEN SPACE REQUIRED - 6% x 8.7 AC = 0.52 AC ±
 15. OPEN SPACE PROVIDED - 0.93 AC ±

PREPARED BY
 HUDKINS ASSOCIATES, INC.
 101 SHELL BUILDING
 200 E. JOFFA ROAD
 TOWSON, MARYLAND 21204
 328-3000

PLAN TO ACCOMPANY AT
 FOR ZONING RECLASSIFICATION
 CINDER ROAD
 ELECTION DISTRICT 3
 BALTIMORE COUNTY, MD
 SCALE 1" = 50'
 MARCH 23, 1974

