



**DESCRIPTION**

**PARCEL "A"**

3.3 ACRE PARCEL 350 FEET, MORE OR LESS, EAST OF WAMPLER ROAD,  
400 FEET, MORE OR LESS, NORTHWEST OF STERLING AVENUE, BALTIMORE  
COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR DR 16 ZONING

Beginning for the same at the westernmost corner of the third parcel of land conveyed to Gerald D. Sherman and Roger Spero in Liber O. T. G. 5072, page 229, said beginning point being distant N 51° 57' E 531 feet from a point in Wampler Road, said point being distant 700 feet, northerly from the intersection of said Wampler Road and Sterling Avenue, running thence from said beginning point and binding on the northwest and northeasterly outlines of said third parcel, four courses: (1) N 51° 57' E 583.50 feet, (2) S 37° 32' E 36 feet, (3) S 50° 30' W 79.10 feet and (4) S 39° 08' E 240 feet, more or less, to the northwest outline of area now zoned D.R. 16, thence binding on said northwest outline, (5) S 52° W 500 feet, more or less, to the southwest outline of said third parcel conveyed to Gerald D. Sherman and Roger Spero, thence binding on said southwest outline, (6) N 38° 50' W 280 feet, more or less, to the place of beginning.

Containing 3.3 acres of land, more or less.



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RWB:egr J.O.# 170178 February 11, 1974

**DESCRIPTION**

**PARCEL "B"**

3.1 ACRE PARCEL, 137 FEET SOUTHWEST OF GLADWAY ROAD, AT  
STERLING AVENUE, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR D.R. 16 ZONING.

Beginning for the same at a point on the center line of Sterling Avenue and distant 137 feet southwesterly from the intersection of said center line with the center line of Gladway Road, said point being on the northeast outline of the fourth parcel of land conveyed to Gerald D. Sherman and Roger Spero in Liber O. T. G. 5072 page 229, running thence binding on said northeast outline, (1) S 37° 38' E 250 feet, more or less, to the easternmost corner of said fourth parcel, thence binding on the southeast outline of said fourth parcel, (2) S 50° 30' W 3 feet to the northeast outline of the area zoned D.R. 16, thence binding on the northeast and northwest outlines of said area zoned D.R. 16, two courses: (3) N 37° 38' W 250 feet, more or less, and (4) S 52° W 430 feet, more or less, to a point on the southwest outline of said fourth parcel of land conveyed to Gerald D. Sherman and Roger Spero, thence binding on the southwest, northwest and northeast outlines of said fourth parcel, three courses: (5) N 37° 38' W 250 feet, more or less, (6)

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RWB:egr J.O.# 170178 February 11, 1974

-2-

N 52° E 435.6 feet and (7) S 37° 38' E 250 feet, more or less, to the place of beginning.

Containing 3.1 acres of land more or less.

RWB:egr J.O.# 170178 February 11, 1974



**DESCRIPTION**

**PARCEL "C"**

5.8 ACRE PARCEL AT GLADWAY ROAD 280 FEET SOUTHEAST OF STERLING  
AVENUE, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR D.R. 16 ZONING.

Beginning for the same at a point on the southwest side of Gladway Road, distant 282.2 feet southeasterly from the south corner of said Gladway Road and Sterling Avenue, said point being on the northwest outline of the second parcel of land as conveyed to Gerald D. Sherman and Roger Spero in Liber O. T. G. 5072 page 229, thence binding on the northwest and northeast outlines of said parcel 2, two courses: (1) N 50° 15' E 751 feet, and (2) S 39° 45' E 290 feet more or less, to the northwest outline of the area zoned D. R. 16, thence binding on the northwest and northeast outlines of said area zoned D. R. 16 two courses: (3) S 50° 15' W 874 feet, more or less, and (4) N 37° 38' W 349 feet, more or less, to the southeast outline of the fourth parcel of land as conveyed in said Liber O. T. G. 5072 page 229, thence binding on said parcel 4, (5) N 50° 30' E 18 feet, thence binding on the northeast outline of parcel 3 as conveyed in said deed, (6)

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-2-

S 39° 08' E 58.6 feet, more or less, to the northwest outline of said parcel 2, thence binding thereon, (7) N 50° 15' E 102 feet to the place of beginning.

Containing 5.8 acres of land, more or less.

RWB:egr J.O.# 170178 February 11, 1974



**DESCRIPTION**

**PARCEL "D"**

0.3 ACRE PARCEL 790 FEET, MORE OR LESS, NORTHEAST OF GLADWAY  
ROAD, 1200 FEET, MORE OR LESS, NORTH OF BENGIES ROAD, BALTIMORE  
COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR D.R. 16 ZONING.

Beginning for the same at the point of intersection of the southeast outline of the area zoned D.R. 16 and the N 38° 57' W 456.50 foot line of the first parcel of land conveyed to Gerald D. Sherman and Roger Spero in Liber O. T. G. 5072 page 229, said point being distant the two following courses from a point in Gladway Road, as measured along the southeasterly outline of said first parcel, (1) N 40° 27' E 720 feet, more or less, and (2) S 38° 57' E 316 feet, more or less, to said beginning point, said point in Gladway Road being distant 1200 feet, more or less, northerly from the intersection of said Gladway Road and Bengies Road, running thence from said beginning point binding on the southeast outline of said area zoned D.R. 16, (1) N 50° 15' E 150 feet, more or less, to the northeast outline of said first parcel, thence binding on the northeast, southeast and southwest outlines of said first parcel, three courses, (2) S 39° 45' E 90 feet,

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-2-

more or less, (3) S 57° 08' W 153.11 feet, and (4) N 38° 57' W 80 feet, more or less, to the place of beginning.

Containing 0.3 of an acre of land, more or less.

RWB:egr J.O.# 170178 February 11, 1974



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

# 75-62-2

District: 15 Date of Posting: 9/19/74  
Posted for: Heating, Cooling, etc. 7/19/74, 2:10 p.m. P.M.  
Petitioner: Ralph Dickerson, Intervenor, Inc.  
Location of property: N. 1001 Side of Gladway Rd. 380' SE of Carl D. Lee Rd.  
Location of Signs: 2 Signs Placed on Highway on 1001 Side of Gladway Rd.  
Remarks: End of Posting  
Posted by: Paul H. Lee Date of return: 9/19/74  
Signature



# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



## PETITION AND SITE PLAN EVALUATION COMMENTS

### BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 23, 1974

XXXXXXXXXXXXX

Ralph DeChiaro Enterprises, Inc.  
700 Fairmount Avenue  
Towson, Maryland 21204

RE: Reclassification Petition  
Item 4 - 7th Cycle  
Gerald D. Sherman, Roger Spore and  
Ralph DeChiaro Enterprises, Inc. -  
Petitioners

Gentlemen:

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 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 at the present termination of Gladway Road, approximately 2350 feet southeast of Bird River Road, in the 15th Election District of Baltimore County. The entire site is presently wooded and unimproved.

To the east of the subject site are large acreage farms; however, various one-story residences directly abut the property along Gladway Road. To the south and west of the subject site are large parcels which are presently unimproved.

The petitioner is requesting a Reclassification of 12-1/2 acres of his 52 acre tract, and is proposing to erect 840 garden apartment units.

Ralph DeChiaro Enterprises, Inc.  
Item 4 - 7th Cycle  
April 30, 1974

Page 2

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 P. Byrnes, III*  
JAMES P. BYRNES, III  
Chairman, Zoning  
Advisory Committee

JBB:JD  
Enclosure

cc: M.C.A. Engineering Corp.  
1020 Cromwell Bridge Road  
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING, 4 - 7th Cycle  
Ralph DeChiaro Enterprises, Inc.  
700 Fairmount 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.  
*Eric D. DiNenna*  
S. ERIC DINENNA,  
Zoning Commissioner  
Petitioner: Gerald D. Sherman, Roger Spore and  
Ralph DeChiaro Enterprises, Inc.  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by: *James P. Byrnes, III*  
cc: M.C.A. Engineering Corp.  
1020 Cromwell Bridge Road  
Baltimore, Md. 21204  
Chairman, Zoning Advisory Committee

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

April 29, 1974

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

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

Re: Item #4 (Cycle VII - April to October 1974)  
Property Owner: Ralph De Chiaro Enterprises, Inc.  
N/E and S/E of Gladway Rd., 2350' S/E of Bird River Rd.  
Existing Zoning: D.R. 1, D.R. 16 & M.U. - I.M.  
Proposed Zoning: D.R. 16  
No. of Acres: 52.04 District: 15th

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:

The zoning plat submitted for comment does not reflect two (2) major highways proposed for construction through or in very close proximity to this property. The State Highway Administration has the Windlass Freeway proposed through this area. The exact location of this proposed highway, as well as all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration.

Dunfield Road is a proposed County Road which will be extended through this area as a 50-foot closed roadway within a 70-foot right-of-way. The exact location of this road with respect to the De Chiaro property is subject to further study. Coordination will also be required with the State for the intersection of the Windlass Freeway and Dunfield Road.

The Petitioner's engineer has proposed that access to this site be obtained from two (2) existing County Roads, Gladway Road and Sterling Avenue. Neither of these existing roads is sufficiently wide to provide adequate access to the proposed apartments. Improvement of these existing roads would be required in conjunction with the development of this property.

Since Gladway Road exists as a public road to both the north and south of this property consideration must be given to extending this road through the site as a public road. Possible realignment of Sterling Avenue to provide a better intersection point with Wampler Road must also be studied. These roads would be improved with 40-foot closed roadways within 60-foot rights-of-way. The Developer's cost responsibilities for highway improvements will be in accordance with County Policy.

Item #4 (Cycle VII - April to October 1974)  
Property Owner: Ralph De Chiaro Enterprises, Inc.  
Page 2  
April 29, 1974

#### Storm Drains:

Public storm drains are required for offsite drainage facilities and any onsite facilities serving offsite areas. All storm drains constructed in public roads must also be public facilities.

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.

The southeastern corner of this site may be within the flood plain of Windlass Run. A drainage study will be required to establish the 100-year flood level in this area. Drainage studies will also be required for any open channel flow within this site.

#### 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.

#### Water:

Public 8-inch water mains exist in Gladway Road and Sterling Avenue adjacent to this site as shown on Drawings #62-1064 and #66-1228, File (3).

This property is within the area designated as "existing" on the Comprehensive Water Map.

#### Sanitary Sewer:

Public sanitary sewer does not exist within the Windlass Run Drainage Area to serve this property. Therefore, the construction of major sanitary facilities would be required in conjunction with any subsequent development of this property.

The property is located within an area designated for sanitary sewer service in the 5 to 10 year period on the Baltimore County Comprehensive Sewer Map.

Very truly yours,

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

END:RAM:HD:Gas  
1-1E Key Sheet  
NE 1/4 S 1/4 J Topo  
17 x 20 NE 35 x 36 Foot Sheet

### BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



#### DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CAMPONESCHI, P.E.  
DIRECTOR

WILL T. MILLER  
DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 4 - Cycle Zoning 7 - April 1974 through October 1974  
Property Owner: Ralph DeChiaro Enterprises, Inc.  
NE and SW of Gladway Road, 2,350 feet SE of Bird River Road  
D.R. 16  
District 15

Dear Mr. DiNenna:

The subject petition is approximately 52 acres and if the Zoning were granted would generate 6,200 trips per day. The road system in this area is not adequate to handle this type of volume.

Very truly yours,

*C. Richard Moore*  
C. Richard Moore  
Assistant Traffic Engineer

CRN:pk

### Maryland Department of Transportation State Highway Administration

April 19, 1974

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

ITEM 4  
Re: Seventh Zoning Cycle  
April, 1974  
Property Owner: Ralph De Chiaro  
Enterprises, Inc.  
Location: NE 1/4 SW of Gladway  
Road, 2350' SE of Bird River Road  
& M.U. - I.M.  
Proposed Zoning: D. R. 16  
No. of Acres: 52.04  
District: 15th  
WINDLASS FREEWAY

Dear Mr. DiNenna:

The subject site is affected by a tentative proposed alignment for the Windlass Freeway.

Indicated on the attached plan is the approximate alignment of the required Right of Way. The project is not listed in the 1975-1979 Twenty-Year Highway Needs Study.

We have had contact with the petitioner's engineer in this matter. The plan should be revised to indicate the highway improvement and the development should be planned accordingly.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits  
By: John E. Meyers

CLJ:ENBk  
cc: Mr. Eugene Camponeschi  
Encl.

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 26, 1974

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

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

Re: Item 4

Property Owner: Ralph DeChiaro Enterprises, Inc.

Location: NE & SW/S of Gladway Road, 2350' S.E. of Bird River Road

Present Zoning: D.R. 1, D.R. 16, & M.H.-I.M.

Proposed Zoning: D.R. 16

District: 15th

No. Acres: 52.04

Dear Mr. DiNenna:

See Attached Sheet

WNP/ml

Very truly yours,  
*Wick Petrovich*  
W. Wick Petrovich,  
Field Representative.

MARCUS M. HIGGINS  
JUDITH A. WIGGANS  
ALAN LORICK  
T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACY, VMD.  
MRS. RICHARD A. WIGGERS  
JENNIFER A. WIGGERS, ALTERNATE

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



May 3, 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 #4, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Ralph DeChiaro Enterprises, Inc.  
Location: NE & SW/S of Gladway Road 2350' SE of Bird River Road  
Existing Zoning: D.R. 1, D.R. 16 & M.H.-I.M.  
Proposed Zoning: D.R. 16  
No. of Acres: 52.04  
District: 15th

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 as submitted does not reflect two (2) proposed major highways which would effect the property. The two highways are the Windlass Freeway and Dunfield Road

The present access to the property is not sufficient for the proposed development.

Before the property is developed, a site plan must be submitted to the Joint Subdivision Planning Committee for their approval.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planning Specialist II

Project & Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING 492-3211 ZONING 492-3251

## Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204

873-7510

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Ralph De Chiaro Enterprises, Inc.

Location: NE & SW/S of Gladway Road, 2350' SE of Bird River Road

Item No. 4 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 500 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (x) 2. A second means of vehicle access is required for the site.
- (x) 3. The vehicle dead-end condition shown at \_\_\_\_\_ unit shall be situated more than 300' from a fire hydrant.)
- (x) 4. EXCEEDS the maximum allowed by the Fire Department. 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. Site plans are approved as drawn.
- (x) 6. The Fire Prevention Bureau has no comments at this time.

Reviewed by *Inspector James Bragg* and *Paul H. Reinisch*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

mls  
4/16/73

### COMMENTS

### Item 4

#### School Situation:

| School           | Sept. 28, 1973 | Enrollment | Capacity | Over/Under |
|------------------|----------------|------------|----------|------------|
| Glennan Elem.    | 600            | 699        | -99      |            |
| Middle River Jr. | 1168           | 1215       | -45      |            |
| Overlea Sr.      | 1877           | 1970       | -93      |            |

#### Projections:

| School           | Sept. 19 74 | Sept. 19 75 | Sept. 19 76 | Sept. 19 77 | Sept. 19 78 |
|------------------|-------------|-------------|-------------|-------------|-------------|
| Glennan Elem.    | 566         | 534         | 500         | 460         |             |
| Middle River Jr. | 1505        | 1450        | 1400        | 1380        |             |
| Overlea Sr.      | 1870        | 1955        | 1945        | 1950        |             |

#### Budgeted Construction:

| School         | Status     | Capacity | Estimated To Open |
|----------------|------------|----------|-------------------|
| Chesapeake Sr. | Dwg. Stage | 1200     | Fiscal '76        |

#### Programmed Construction: (Subject to availability of funds)

| School                   | Capacity | Year Programmed | Estimated To Open |
|--------------------------|----------|-----------------|-------------------|
| "Grace's Quarters Elem." | 415      | Fiscal '76      | Fiscal '77        |
| "Bongus-Wampler Elem."   | 650      | Fiscal '79      | Fiscal '80        |

#### Possible Student Yield:

|                  | Elementary | Junior High | Senior High |
|------------------|------------|-------------|-------------|
| Present Zoning:  | 6          | 3           | 2           |
| Proposed Zoning: | 14         | 9           | 8           |

Comments concerning effect on school housing matters:

If our planning program proceeds on schedule no problem is anticipated.

## 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: Ralph DeChiaro Enterprises, Inc.  
Location: NE & SW/S of Gladway Rd., 2350' SE of Bird River Rd.  
Existing Zoning: D.R. 1, D.R. 16 & M.H.-I.M.  
Proposed Zoning: D.R. 16  
No. of Acres: 52.04  
District: 15

Metropolitan water is available. Sanitary sewer must be extended to this site.

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

**Swimming Pool Comments:** Prior to approval of a public pool on this site, complete plans and specifications of the pool and bathhouse 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 must be submitted showing locations of pool, bathhouse, parking area, 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.

Very truly yours,

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

HVB/cad





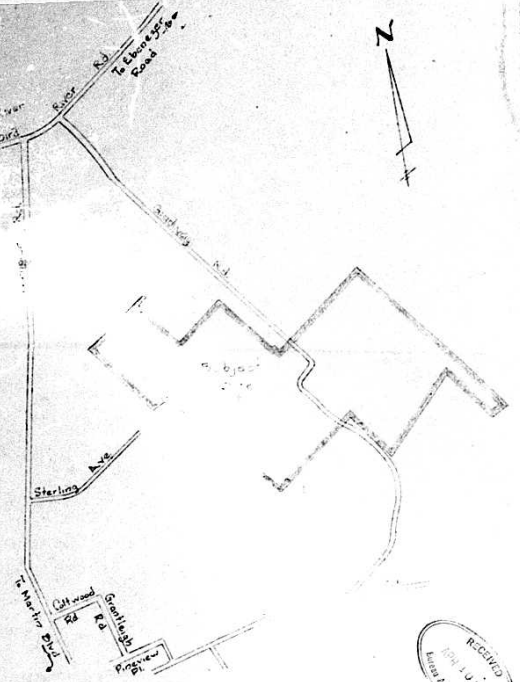
BY ORDER OF  
S. ERIC DINEN  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY  
Sept. 19



**TENTATIVE  
SUBJECT TO REVISION**

DATE 4-17-74  
DEVELOPMENT ENGINEERING DIVISION  
MD. STATE ROADS COMMISSION  
NOT FOR PUBLIC INFORMATION  
Chapter 63 of the Code of 1956  
Annotated Code of Maryland, pro-  
vides that this plat may be used  
for official purposes only.

This is an Expressway, and no access other than at designated points  
under and over will be permitted across the line designated "Right of  
Way Line of Through Highway" except by means of such public  
road crossings as the Commission may construct or permit to be  
constructed.



LOCATION PLAN  
Scale 1"=500'

- GENERAL NOTES**
1. Total Area of Property: 12.5 Acres
  2. Area of Property Being Reclassified: 12.5 Acres
  3. Existing Zoning of Property: DR15
  4. Existing Use: Property: Warehouse
  5. Proposed Zoning of Property: M-1M
  6. Proposed Use of Property: Medium Density Residential
  7. DENSITY CALCULATIONS:  
A. Area: 52.04 Acre  
B. Number of Dwelling Units: 100  
C. Number of Dwelling Units per Acre: 1.92  
1. 4444: Single-Family Detached: 1.00  
2. 200-2: Bedrooms: 1.00  
3. 540: Dwelling Units: 1.00
  8. Off Street Parking Data:  
A. Required: 1000 Spaces  
B. Proposed: 1500 Spaces
  9. Open Space Data:  
A. Required: 7.5 Acre  
B. Proposed: 10 Acre

PLAT TO ACCOMPLISH  
RECLASSIFICATION  
FROM DR15 TO M-1M  
BIRD RIVER ROAD

Election District 15  
Scale 1"=100'  
Baltimore, Maryland  
November 1974

M.C.A. ENGINEERING CORP.  
1020 CROWN HILL DRIVE  
BALTIMORE, MARYLAND 21204

CORRESPONDENCE







