

ERRONEOUS ASPECTS OF D.R. 1, D.R. 2,
AND PUBLIC, UNZONED CLASSIFICATIONS FOR THE SUBJECT PROPERTY.

The Petitioner states that the Baltimore County Council committed at the very least the following errors in classifying the subject property as unzoned public land, and as D.R. 1 and D.R. 2:

1. During the zoning map adoption process in 1970 and 1971, the Planning Staff, Planning Board, and County Council all mistakenly designated portions of the subject property primarily along its Western border as "Public Land" and hence this property is unzoned and was not properly considered during the mapping process; and this action was taken based upon the mistaken belief that portions of the subject property were owned by the State of Maryland and formed a part of the Patapsco State Park. In fact, however, the subject property has been owned for many years by W. J. Dickey & Sons, Inc., the Petitioner herein and has never been owned by the State of Maryland.

2. That the subject property, due in part to the previously mentioned mistake as to ownership of portions of the property, and due to other factors, including but not only the vast area being considered by the County Council during 1971, was never properly studied, and hence it has never been properly zoned.

3. That had a proper and full study been made of the subject property in 1971, the County Council would have, and indeed should have, placed the subject property in a variety of commercial zones, medium density residential zones, and higher density residential zones, comparable to the zones proposed by this Petition.

4. That the subject tract represents virtually the last opportunity to provide for housing and commercial needs in the corridor between Route 40 and Interstate 70N in this Western area of the County, and the mistaken identification as public land as well

as the very low density zones proposed on the balance of the tract represent a waste of valuable land in the land bank reservoir, a waste which cannot be afforded in view of good planning practice.

5. That all public facilities, including but not only public water and sanitary sewer facilities, public roads and public schools are now available to service the subject tract as it is proposed to be developed over a period of years, and in view of this availability of all public services, it was and is erroneous not to properly utilize such public services more nearly to their potentials, as proposed by this Petition.

6. And for such other and further errors as shall be disclosed in the course of the development in this case and as shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

The Petitioner states that the following changes have altered the fundamental character of this area:

1. Area development has now reached the entire Eastern and Northeastern borders of the subject property, and the time is now right for the subject property to be carefully analyzed and its appropriate land development potentials realized by appropriate zoning as proposed by the subject Petition.

2. Extensive repairs have been made to the Patapsco Interceptor following Hurricane Agnes in 1972, and the capacity of the Patapsco treatment plant is presently being increased from approximately 15,000,000 gallons per day at the primary sewage treatment stage to 70,000,000 gallons per day for both primary and secondary sewage treatment.

3. There have been a number of zoning changes in the area, including the following:

A. Case No. 74-249-R, a Petition involving the so-called South Dickey Tract, in which case approximately 1.0 acres which had

been mistakenly identified as public land and hence unzoned was reclassified to D.R.3.5.

B. Case No. 74-216-XA, in which a special exception and certain variances were granted to the Woodbridge Valley Pool Association, Inc. to operate a community pool and recreational area at Chantilla Road and Pleasant Valley Road.

C. A number of zoning cases along Route 40W, including Case No. 74-105-A involving a significant parking variance for Pradking Bros., Inc., and Case No. 73-95-A involving a variance on display of vehicles at 40 West Volkswagen, and other like cases, all showing very intense commercial development along Route 40 and in its environs.

D. Such other and further zoning changes as shall be disclosed by a minute study of the area in the course of the case.

4. Md. 46, Metropolitan Boulevard, has been deleted from the five-year capital program South of Route 40 by the Maryland State Highway Administration, and in its stead, on this North Dickey Tract, the Petitioner is proposing a significantly smaller non-divided, free access, collector street, in lieu of the four-lane divided highway proposed to be built as Metropolitan Boulevard.

5. That there have been major changes in the building and construction industry, in real estate and financial circles, and in the general economy since March 1971, including but not only a vastly increased construction costs of residential housing, extremely scarce mortgage and construction loan funds, prohibitive interest rates, both for short term and long term financing, and other economic and social factors which have completely modified and altered the development potentials of the subject tract and in the subject area since March of 1971.

6. And such other area changes as shall be disclosed by a minute study of this area, which changes shall be brought out at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
James D. Nolan
and
Nolan, Plumbhoff & Williams
Nolan, Plumbhoff and Williams
Attorneys for Petitioners

-2-

-3-

-4-

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

March 11, 1975

AREA CODE 301
TELEPHONE
823-7800



The Honorable S. Eric DiNenna
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification for
W. J. Dickey & Sons, Inc., 8th Cycle
Item 2, Case No. 75-187-R.

Dear Commissioner DiNenna:

As I am sure you will recall, some question arose at the outset of the hearing on March 3 with regard to the correctness of the advertising in this case. It was decided that the best course to follow would be to continue the case until such time as the matter could be more thoroughly reviewed.

On the Petition that was filed in this matter, the fact that a substantial portion of this tract sought to be reclassified was zoned D.R.3.5 was not noted, inadvertently. However, it is our view that this matter can be easily corrected by reposting and readvertising and that this omission is not in any way jurisdictional.

We base this conclusion on the following facts:

1. The requested zones were fully and correctly set out and it was clearly indicated that the matter involved a reclassification case rather than any other type of zoning case.
2. The 200 scale zoning plats filed with the case clearly indicate that a D.R.3.5 zoned area on the north side of Route 40 was involved in this case.
3. The descriptions filed with the case fully and completely described the seven parcels of land and the overall parcel in question, including the D.R.3.5 area on the north side of U.S. Route 40.
4. The Plat to Accompany Petition for Reclassification

Page two

of Property correctly identified the entire parcel and the fact that there was some D.R.3.5 areas involved in the reclassification, in the section under "General notes", as well as by labelling certain areas within the outline.

5. The property, insofar as the descriptions are concerned, was at all times correctly described in the advertisements which appeared in the several County newspapers as required.

6. The Planning Board Comments for the 8th Cycle, Item 2, correctly describe the existing zoning of the property, and the map attached to the Planning Board Comments also correctly identifies a D.R.3.5 area as being affected.

7. It was evident at the time of the hearing that neither the area protestants nor the public in general had been in any way misled and, in fact, the protestants were then and certainly are now, adequately prepared to defend the case and fully informed as to the property in question and the relief sought therefor.

Our legal research to date bears out our conclusions as stated above, and the following points are respectfully called to your attention:

A. Certain requirements as to a public hearing and advertising of such public hearing in zoning cases are contained in Article 66B, Sections 4.04, and 4.05.(c). These two sections require at least one public hearing and at least fifteen days notice of the time and place of such hearing in at least one newspaper in all reclassification cases.

B. Pursuant to the authority conferred by Article 66B, Section 4.04., Baltimore County has adopted a number of provisions governing planning and zoning which are found throughout Title 22 of the Baltimore County Code [1968 Ed. and 1973-74 Cum. Supp.]. The section applicable to this situation would seem to be Section 22-22.(c) which provides for the posting of property which is the subject of a zoning hearing as well as for notice at least in two newspapers of general circulation in the County fifteen days prior to the hearing, and this subsection concludes by stating "In each case, such notice shall describe the property involved in the petition and the relief prayed for therein."

C. These provisions of Section 22-22 are amplified by subsections (d) and (g) which provide for the advertising of cases involved in the so-called cycle zoning process, but as

Page three

to the content of such advertisements, the requirement is no more specific than that such advertisements contain "a listing of all such Petitions, together with a map showing the location of all properties under petition". As to the posting of the property, subsection (g) of Section 22-22 merely provides for posting fifteen days prior to the time of hearing in a conspicuous manner with notice given thereon as to the time and place of the hearing on the particular property in question.

D. The Baltimore County Zoning Regulations (September 1971 Int. Ed.) also have relevance in this matter, and Section 500.1c. provides in pertinent part "In each case, such notice shall describe the property involved in the Petition and the relief prayed for therein".

On a review of the facts in this case, it seems evident to the Petitioner in this matter that adequate notice was in fact given in that the property involved was completely described and the relief prayed for therein, namely, the reclassified zones sought, were fully and completely described, both as to type and as to location. However, out of an abundance of precaution and without prejudice to the adequacy of the notice already given, it would be our recommendation, should the Commissioner be so disposed, that the property be reposted and that the property be readvertised with the addition of the notation that a portion of the area sought to be reclassified is zoned D.R.3.5. We might also point out that the official zoning maps themselves which are matters of public record and available to the public at all times, have throughout this matter also given notice to any and all interested parties that a portion of the property involved in this reclassification is now zoned D.R.3.5.

If you are agreeable to this procedure, we would appreciate an opportunity to consult with your Office and with other counsel involved in this matter as to an agreeable hearing date for the continuation of this hearing on the merits. As previously noted, all indications are that it would require at least one full day to properly and adequately try this case. Also, it will be appreciated if you will accept this letter as an amendment to our Petition to reflect the fact that a portion of the property is presently zoned D.R.3.5.

Thanking you for your attention to this matter and awaiting your thoughts and comments, I am

Sincerely,

James D. Nolan
James D. Nolan

JDW/hl
cc's on next page

Page four

cc: Richard C. Murray, Esquire
Cook, Mudd, Murray & Howard
409 Washington Avenue
Towson, Maryland 21204

Daniel O'C. Tracy, Jr., Esquire
Cook, Mudd, Murray and Howard

John W. Hessian III, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Charles E. Rountz, Esquire
Peoples' Joining Counsel
County Office Building
Towson, Maryland 21204

Mr. Charles L. Wagandt, President
W. J. Dickey & Sons, Inc.

DESCRIPTION

11.6 ACRE PARCEL, PART OF THE LAND OF W. J. DICKEY & SONS, INC.,
NORTHEAST SIDE OF BALTIMORE NATIONAL PIKE, NORTHWEST OF
WOODBIDGE VALLEY, FIRST ELECTION DISTRICT, BALTIMORE COUNTY,
MARYLAND.

THIS DESCRIPTION IS FOR "BR" ZONING.

PARCEL "A"

Beginning for the same at a point on the northeast side of Baltimore National Pike, 150 feet wide, at the distance of 2520 feet, more or less, as measured northwesterly along said northeast side of Baltimore National Pike from its intersection with the center line of Nuwood Drive, said beginning point being at the westernmost corner of the land conveyed to R & H Motors by deed recorded among the Land Records of Baltimore County in Liber O. T. G. 4841, page 156, running thence binding on the northeast side of said Baltimore National Pike, (1) N 48° 29' 27" W 757.86 feet, thence binding on a part of the eighty-first line of the first parcel of the land described in the deed to the State of Maryland recorded among the aforementioned Land Records in Liber O. T. G. 5015, page 43, (2) N 03° 55' 00" W 768 feet, more or less, thence by a line 550.00 feet northeast of the northeast side of said Baltimore National Pike, (3) S 48° 29' 27" E 1090

feet, more or less, thence binding on the southeast outline of the land conveyed to William J. Dickey and Sons, Incorporated, by deed recorded among said Land Records in Liber N. B. M. 254, page 519, (4) S 19° 09' 00" W 150 feet, more or less, thence along the lines of the area zoned "BR" on the Zoning Map of Baltimore County two courses: (5) northwesterly 24 feet, more or less, and (6) southwesterly 340 feet, more or less, and thence binding on the northwest outline of the aforementioned land conveyed to R & H Motors, (7) S 19° 09' 00" W 105 feet, more or less, to the place of beginning.

Containing 11.6 acres of land, more or less.

HGW:egr

J.O. # 174115
W.O. # 2024-C

September 30, 1974



DESCRIPTION

14.8 ACRE PARCEL, PART OF THE LAND OF W. J. DICKEY & SONS, INC.,
NORTHEAST OF BALTIMORE NATIONAL PIKE, NORTHWEST OF WOODBRIDGE
VALLEY, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "DR 16" ZONING.

PARCEL "B"

Beginning for the same at a point located N 03° 55' 00" W 76.8 feet, more or less, from a point on the northeast side of Baltimore National Pike, 150 feet wide, said last mentioned point being distant 3278 feet, more or less, as measured northwesterly along said northeast side of Baltimore National Pike from its intersection with the center line of Nuwood Drive, running from said beginning point binding on parts of the eighty-first and eighty-second lines of the first parcel of the land described in the deed to the State of Maryland recorded among the Land Records of Baltimore County in Liber O. T. G. 5015, page 43, two courses: (1) N 03° 55' 00" W 130 feet, more or less, and (2) N 36° 14' 43" E 510 feet, more or less, thence by a line 1150.00 feet northeast of the northeast side of said Baltimore National Pike, (3) S 48° 29' 27" E 990 feet, more or less, thence binding on the southeast outline of the land conveyed to William J. Dickey and Sons, Incorporated, by deed recorded among said Land Records in Liber N. B. M. 254,

page 519, (4) S 19° 09' 00" W 655 feet, more or less, and thence by a line 550.00 feet northeast of the northeast side of said Baltimore National Pike, (5) N 48° 29' 27" W 1090 feet, more or less, to the place of beginning.
Containing 14.8 acres of land, more or less.

HGW:egr

J.O. # 174115
W.O. # 2026-C

September 30, 1974



DESCRIPTION

9.2 ACRE PARCEL, PART OF THE LAND OF W. J. DICKEY & SONS, INC.,
NORTHEAST OF BALTIMORE NATIONAL PIKE, NORTHWEST OF WOODBRIDGE
VALLEY, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "DR 3.5" ZONING.

PARCEL "C"

Beginning for the same at a point on the center line of Chantilla Road, 60 feet wide, distant 50 feet, more or less, north of the intersection of said center line with the center line of Lincoln Woods Drive, 60 feet wide, as shown on Plat 3, Section 5 "Woodbridge Valley" recorded among the Land Records of Baltimore County in Plat Book E. H. K. Jr. 35, page 105, running thence binding on the northwest outline of the land shown on said plat and continuing along the southeast outline of the land owned by W. J. Dickey & Sons, Inc., two courses: (1) S 41° 19' 46" W 720 feet, more or less, and (2) S 19° 09' 00" W 150 feet, more or less, thence by a line 1150.00 feet northeast of the northeast side of Baltimore National Pike, 150 feet wide, (3) N 48° 29' 27" W 300 feet, more or less, thence by a line 250.00 feet northwest of the northwest outline of "Woodbridge Valley" herein referred to, (4) N 41° 19' 46" E 1690 feet, more or less, to a point on the

west line of the area zoned "DR 3.5" on the Zoning Map of Baltimore County, thence binding on said line, (5) southeasterly 345 feet, more or less, and thence binding on said northwest outline of "Woodbridge Valley", as shown on the aforementioned plat and on Plat 2, Section 5, "Woodbridge Valley" recorded among said Land Records in Plat Book E. H. K. Jr. 35, page 104, (6) S 41° 19' 46" W 600 feet, more or less, to the place of beginning.

Containing 9.2 acres of land, more or less.

HGW:egr

J.O. # 174115
W.O. # 2026-C

September 30, 1974



DESCRIPTION

76.8 ACRE PARCEL, PART OF THE LAND OF W. J. DICKEY & SONS, INC.,
NORTHEAST OF BALTIMORE NATIONAL PIKE, NORTHWEST OF WOODBRIDGE
VALLEY, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "DR 5.5" ZONING.

PARCEL "D"

Beginning for the same at a point located N 03° 55' 00" W 898.24 feet and N 36° 14' 43" E 510 feet, more or less, from a point on the northeast side of Baltimore National Pike, 150 feet wide, said last mentioned point being distant 3278 feet, more or less, as measured northwesterly along said northeast side of Baltimore National Pike from its intersection with the center line of Nuwood Drive, running from said beginning point binding on a part of the eighty-second line of the first parcel of the land described in the deed to the State of Maryland recorded among the Land Records of Baltimore County in Liber O. T. G. 5015, page 43, (1) N 36° 14' 43" E 350 feet, thence binding on the eighty-third line of said first parcel, (2) N 57° 44' 37" W 222.33 feet, thence binding on the second line of the land conveyed to W. J. Dickey & Sons, Inc., by deed recorded among said Land Records in Liber O. T. G. 5015, page 37, and continuing to bind on the outlines of said land four courses: (3) N 57° 44' 37" W 163.04 feet, (4) N 83° 49' 10" W

597.31 feet, (5) N 11° 56' 23" W 1274.59 feet, and (6) N 64° 26' 07" E 450.86 feet, thence binding reversely on a part of the eighth line of the land conveyed to the State of Maryland by deed recorded among said Land Records in Liber G. L. B. 3081, page 460, (7) N 24° 05' 44" W 171.36 feet, thence binding on a part of the southeast outline of the land conveyed by John Deitz by deed recorded among said Land Records in Liber W. M. I. 142, page 453, (8) N 59° 10' 30" E 516 feet, more or less, thence by a line 250.00 feet south of the north outline of the land owned by W. J. Dickey & Sons, Inc., (9) S 89° 27' 14" E 485 feet, more or less, thence two courses: (10) S 00° 32' 46" W 1400.00 feet, and (11) S 89° 27' 14" E 1300 feet, more or less, to a point on the west line of the area zoned "DR 3.5" on the Zoning Map of Baltimore County, thence binding on said line, (12) southeasterly 190 feet, more or less, thence by a line 250.00 feet northwest of the northwest outline of "Woodbridge Valley", as shown on plats recorded among said Land Records, (13) S 41° 19' 46" W 1690 feet, more or less, and thence by a line 1150.00 feet northeast of the northeast side of said Baltimore National Pike, (14) N 48° 29' 27" W 690 feet, more or less, to the place of beginning.

Containing 76.8 acres of land, more or less.

HGW:egr

J.O. # 174115
W.O. # 2026-C

September 30, 1974



DESCRIPTION

27.5 ACRE PARCEL, PART OF THE LAND OF W. J. DICKEY & SONS, INC.,
NORTHEAST OF BALTIMORE NATIONAL PIKE, NORTHWEST OF WOODBRIDGE
VALLEY, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "DR 16" ZONING.

PARCEL "E"

Beginning for the same at a point located N 50° 16' 14" W 550 feet, more or less, from a point on the center line of Lincoln Woods Drive, 60 feet wide, said point being distant 545 feet, more or less, as measured S 39° 43' 46" W from the intersection of said center line with the center line of Penhook Drive, 60 feet wide, as shown on Plat 1, Section 5, "Woodbridge Valley" recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. 35, page 103, said beginning point being on the west outline of the area zoned "DR 3, 5" on the Zoning Map of Baltimore County, running thence binding on said outline, (1) northwesterly 730 feet, more or less, thence, (2) northwesterly 700 feet, more or less, thence along a line 250.00 feet south of the north outline of the land owned by W. J. Dickey & Sons, Inc., (3) N 89° 27' 14" W 1070 feet, more or less, thence six courses: (4) S 00° 32' 46" W 250.00 feet, (5) S 89° 27' 14" E 615.00 feet, (6) S 00° 32' 46" W 750.00 feet, (7) N 89° 27' 14" W 615.00 feet, (8) S 00° 32' 46" W 400.00 feet, and (9) S 89° 27' 14" E 1300 feet, more or less, to

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



the place of beginning.

Containing 27.5 acres of land, more or less.

HGW:egr

J.O. # 174115
W.O. # 2026-C

September 30, 1974

DESCRIPTION

13.5 ACRE PARCEL, PART OF THE LAND OF W. J. DICKEY & SONS, INC.,
NORTHEAST OF BALTIMORE NATIONAL PIKE, NORTHWEST OF WOODBRIDGE
VALLEY, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "DR 3, 5" ZONING.

PARCEL "F"

Beginning for the same at a point located N 50° 16' 14" W 915 feet, more or less, from a point on the center line of Lincoln Woods Drive, 60 feet wide, said point being distant 140 feet, more or less, as measured N 39° 43' 46" E from the intersection of said center line with the center line of Penhook Drive, 60 feet wide, as shown on Plat 1, Section 5, "Woodbridge Valley" recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. 35, page 103, said beginning point being a corner of the west outline of the area zoned "DR 3, 5" on the Zoning Map of Baltimore County, running thence binding on said outline, (1) northwesterly 885 feet, more or less, thence binding on the north outline of the land owned by W. J. Dickey & Sons, Inc., (2) N 89° 27' 14" W 1400 feet, more or less, thence binding on the southernmost outline of the land conveyed to John Deitz by deed recorded among said Land Records in Liber W.M.L. 142, page 493,

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

HGW:egr

J.O. # 174115
W.O. # 2026-C

September 30, 1974



DESCRIPTION

10.6 ACRE PARCEL, PART OF THE LAND OF W. J. DICKEY & SONS, INC.,
NORTHEAST OF BALTIMORE NATIONAL PIKE, NORTHWEST OF WOODBRIDGE
VALLEY, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "BL" ZONING.

PARCEL "G"

Beginning for the same at a point located N 50° 16' 14" W 1340 feet, more or less, from a point on the center line of Lincoln Woods Drive, 60 feet wide, said point being distant 675 feet, more or less, as measured S 39° 43' 46" W from the intersection of said center line with the center line of Penhook Drive, 60 feet wide, as shown on Plat 1, Section 5, "Woodbridge Valley" recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. 35, page 103, running thence by a line 1250.00 feet south of the north outline of the land owned by W. J. Dickey & Sons, Inc., (1) N 89° 27' 14" W 615.00 feet, thence three courses: (2) N 00° 32' 46" E 750.00 feet, (3) S 89° 27' 14" E 615.00 feet, and (4) S 00° 32' 46" W 750.00 feet to the place of beginning.

Containing 10.6 acres of land, more or less.

HGW:egr

J.O. # 174115
W.O. # 2026-C

September 30, 1974



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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 N. Chesapeake Avenue
Towson, Maryland 21204

James D. Byrnes, III
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF
FIRE PROTECTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PROJECT AND
DEVELOPMENT PLANNING
INTEGRAL
DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE
DEPUTY COMMISSIONER

November 18, 1974

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

RE: Reclassification Petitions
Item 2 - 8th Zoning Cycle
W. J. Dickey & Sons,
Incorporated - Petitioners

Dear

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 18, 1974~~ filed 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
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure
MCA Engineering Corporation
1020 Cromwell Bridge Road
Baltimore, Md. 21204

JAMES S. COULTER
SECRETARY



STATE OF MARYLAND
DEPARTMENT OF NATURAL RESOURCES
CAPITAL PROGRAMS ADMINISTRATION
TAXES, STATE OFFICE BUILDING
ANNAPOLIS, MARYLAND 21401
207-1231

November 13, 1974

Mr. James B. Byrnes, III
County Office Building
111 North Chesapeake Avenue
Towson, Maryland 21204

RE: Zoning Cycle VIII
W. J. Dickey & Sons, Inc.
N/S Baltimore National Pike
2500' N.W. of Nwood Drive
198.89 acres, 1st Election District

Dear Mr. Byrnes:

In a letter to you dated October 25, 1974, I stated that:
"We have strong reason to believe that the proposed State road known as Metropolitan Boulevard will divide this tract. If this happens, our Department may be interested in the acquisition and development of that section which would join the park."

Recently, it has been brought to my attention that the expansion of Metropolitan Boulevard is uncertain at this time; therefore, I wish to retract my previous statement.

Sincerely,

Malcolm F. Wilkerson
Malcolm F. Wilkerson
Project Officer

MFW:ej

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

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

RE: Reclassification Petitions
Item 2 - 8th Zoning Cycle
W. J. Dickey & Sons, Incorporated -
Petitioners

Dear Mr. Nolan:

The Zoning Plans 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 northeast side of the Baltimore National Pike, approximately 2500 feet northwest of Woodward Drive, in the First Election District of Baltimore County, and is presently heavily wooded. The property abuts a residential development to the southeast and the Patapsco State Park on the northwest. Additional holdings of the petitioner was the subject of a previous case (#74-249-R, Item 145A) which is opposite the site on Baltimore National Pike.

The petitioner is requesting Reclassifications from the existing DR 1, DR 2, DR 3.5, BR and public land to DR 3.5, DR 5.5, DR 16, BL and BR zones.

A planned residential development containing 110 single family units, 449 townhouses, and 687

James D. Nolan, Esq.
Re: Item 2 - 8th Zoning Cycle
October 25, 1974

Page 2

garden apartments is proposed. A 150 unit motel with a restaurant and ballroom of 10,000 square feet is proposed for the property frontage along the Baltimore National Pike. Within the corps of the planned residential development, retail and office facilities of approximately 92,500 square feet are proposed.

This petition for Reclassifications 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 December 1st, 1975, 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 March 1, 1975 and April 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

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

JBB:VD

Enclosure

cc: MCA Engineering Corporation
1020 Cromwell Bridge Road
Baltimore, Md 21204

Mr. James B. Byrnes -2- October 25, 1974

4. We have a concern for the amount of on-site water run-off that would be created by the development.

5. We question whether or not this proposed development meets with Baltimore County's mandatory dedication law known as Local Open Space.

We appreciate the opportunity to review this project and we are hopeful that Baltimore County will do what they can to help preserve and protect Patapsco State Park.

We would also appreciate any additional information that you may have concerning this project or any other proposed projects that may affect this park.

Thank you for your cooperation.

Sincerely,

Malcolm Wilkerson

Malcolm Wilkerson
Project Officer

MWJ:pok

BALTIMORE COUNTY MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 23, 1974

DONALD A. 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 Item 2, of Reclassification Cycle #8 are as follows:

Property Owner: W. J. Dickey and Sons, Inc.
Location: N/S of Baltimore National Pike, 2500 ft. N/W of
Woodward Drive
Existing Zoning: D.R.1, D.R.2, D.R.3.5, B.R., Public
Proposed Zoning: D.R. 3.5, D.R. 5.5, D.R. 16, B.L., B.R.
No. of Acres: Parcel A - 11.6 (B.L.)
Parcel B - 14.8 (D.R. 16)
Parcel C - 9.2 (D.R. 3.5)
Parcel D - 76.8 (D.R. 3.5)
Parcel E - 27.5 (D.R. 16)
Parcel F - 13.5 (D.R. 3.5)
Parcel G - 10.6 (B.L.)

District: 1st

Parking Management Comments: The parking facilities to be constructed on this site are subject to review and approval under the Federal Environmental Protection Agency's Management of Parking Supply Regulations. Specified information regarding the proposed facilities must be submitted to the appropriate regional reviewing authority. Contact the Baltimore County Division of Air Pollution for additional information concerning the submittal of an application for approval.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
Bureau of Environmental Services

TMD/WLP/ef

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

833-7310

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

Attention: Mr. Jack Mallon, Chairman
Zoning Advisory Committee

Re: Property Owner: W. J. Dickey & Sons, Inc.

Location: N/S of Balto. Nat'l Pike 2,500 ft. NW of Woodward Dr.

Item No. 2 Zoning Agenda Cycle #8 - October 1, 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.

- (1) 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. (NOTE TO COMPLY IN PROPOSED ZONING)
- (2) 2. A second means of vehicle access is required for the site.
- (3) 3. The vehicle dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- (4) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (5) 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", 1970 Edition prior to occupancy.
- (6) 6. Site plans are approved as drawn.
- (7) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Kelly* Noted and Approved: *Paul H. Reinisch*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

JAMES B. COULTER
SECRETARY

STATE OF MARYLAND
DEPARTMENT OF NATURAL RESOURCES
CAPITAL PROGRAMS ADMINISTRATION
TAKES STATE OFFICE BUILDING
ANNAPOLIS, MARYLAND 21401

JOSEPH W. MANNING
DEPUTY SECRETARY

(301) 267-1231

October 25, 1974

Mr. James B. Byrnes, III
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

RE: Zoning Cycle VIII
W. J. Dickey & Sons, Inc.
N/S Baltimore National Pike
2500' N. W. of Woodward Drive
198.89 Acres
1st Election District

Dear Mr. Byrnes:

This letter is in response to your October 10th letter requesting our comments on the above mentioned proposed development.

Our Department has reviewed this proposed development and the following is a list of our concerns:

1. The proposed entrance road off U. S. Route 40 is planned to cross land presently owned by the State of Maryland. To my knowledge no agreements have been made that would permit this.
2. We have strong reason to believe that the proposed state road known as Metropolitan Boulevard will divide this tract. If this happens, our Department may be interested in the acquisition and development of that section which would join the park.
3. We are concerned for the need of a visual and noise buffer zone between the Park and the development.

Item #2 (Cycle VIII - October 1974 - April 1975)
Property Owner: W. J. Dickey & Sons, Inc.
Page 2
October 23, 1974

Storm Drains:

Drainage provisions have not been indicated on the drawings submitted.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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, damping private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Waters:

24-inch water exists in Chantilla Road.

12-inch water exists in Crosby Road.

Public mains must be extended to serve this site.

Fire protection must be provided in compliance with all Baltimore County Fire Bureau and Bureau of Engineering requirements.

Pressure reducing valves will be required at each building when pressures exceed 100 psi.

Sanitary Sewers:

No provisions have been indicated for public sewerage for the southernmost 12 acres of the site.

The remaining portions of the site may be sewered by gravity from the Cedar Branch Interceptor and the Interceptor in the North Branch of Millers Run.

This site is in the Patapsco Watershed, for which there is now a moratorium. Any new connections must be approved by the State Health Department.

Very truly yours,

Ellsworth N. Dyer, Jr.
Ellsworth N. Dyer, Jr.
Chief, Bureau of Engineering

END:RAM:HMS:ias
NW 1 N & SW 1 N Topo



Maryland Department of Transportation
State Highway Administration

Harry B. Hughes
Secretary
Edward M. Evans
Assistant Secretary

October 7, 1974

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

Re: 8th Zoning Cycle, Oct. 1974
Property Owner: W.J. Dickey & Sons
Location: N/S of Baltimore Nat'l
Pike, 2,500 ft. NW of Nuwood Dr.
Exist. Zoning: DR 1, DR 2, DR 3.5
Proposed Zoning: DR 3.5
No. of Acres: Parcel A 11.6
" B 14.8
" C 9.2
" D 76.8
" E 27.5
" F 13.5
" G 10.6

Districts 1st
METROPOLITAN BLVD.

Dear Sir:

The subject plan indicates proposed access from Baltimore National Pike through an adverse property. Any access from the State Highway would have to be contained within the property frontage.

The median in the highway is very narrow, therefore, no cross-over can be considered. This would require motorists eastbound on Route 40 to travel a considerable distance beyond the site in order to enter. Motorists leaving the site by way of Route 40 and desiring to go east would have to travel a considerable distance into Howard County in order to turn around.

A review of the plan and an inspection at the site revealed steep grades along Route 40 throughout the area. It would be difficult, if not impossible, to construct a point of access on a suitable grade.

Considering the foregoing, it would seem that all access into the site should be by way of highways other than Route 40.

The site is seriously affected by the proposed Metropolitan Boulevard, to such an extent that a control of access will be established along Route 40, thereby precluding access. The petitioner's agent was given the latter information in September of 1971.

Upon submission of two additional copies of the plan, we will provide you and the petitioner's engineer with marked copies indicating the effects to the site.

The 1973 average daily traffic count for this section of Baltimore National Pike is ... 39,600 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 21204

CL:JER/bk

Page 2
Comments on Item 2
Zoning Reclassification
Cycle #8
October 11, 1974

facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nc

CC--J.A. Hestins
W.L. Phillips
L.A. Schuppert

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 6, 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 #2, Zoning Cycle VIII, October, 1974, are as follows:

Property Owner: W.J. Dickey & Sons, Inc.
Location: N/S of Baltimore National Pike 2,500 ft NW of Nuwood Drive
Existing Zoning: D.R.1, D.R.2, D.R.3.5, Public and B.R.
Proposed Zoning: D.R.3.5, D.R.5.5, D.R.16 B.L. and B.R.
No. of Acres: Parcel A-B.R. 11.6
Parcel B-D.R.16 14.8
Parcel C-D.R.3.5 9.2
Parcel D-D.R.5.5 76.8
Parcel E-D.R.16 27.5
Parcel F-D.R.3.5 13.5
Parcel G B.L. 10.5

District: 1

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 road pattern should be revised to indicate Metropolitan Boulevard

Complete density calculations must be shown on the revised site plan

If the petition is granted, the development must be in accordance with the Subdivision Regulations and the Comprehensive Manual of Development Policy.

Very truly yours,

John L. Wimbley, Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 471-3011 ZONING 474-3021

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: October 9, 1974

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

Z.A.C. Meeting of: October 1, 1974 (Cycle #8)

Re: Item 2

Property Owner: W.J. Dickey & Sons, Inc.

Location: N/W of Balto. National Pike, 2,500 ft. N.W. of Nuwood Drive

Present Zoning: D.R. 1, D.R. 2, D.R. 3.5, Public & B.R.

Proposed Zoning: D.R. 3.5, D.R. 5.5, D.R. 16, B.L. & B.R.

District: 1st

No. Acres: Parcel A - B.R. 11.6
" B - D.R. 16 14.8
" C - D.R. 3.5 9.2
" D - D.R. 5.5 76.8
" E - D.R. 16 27.5
" F - D.R. 3.5 13.5
" G - B.L. 10.6

Dear Mr. DiNenna:

SEE ATTACHED PAGE

Very truly yours,

W. Nick Petrovich,
Field Representative.

WNP/ml

H. ENRIQUE PEREZ, President
JOSEPH C. WEBB, Vice President
MRS. ROBERT L. BERNY

MARCUS M. COFSARS
JOSEPH N. MADDEN
ALVIN LORECK
JOSHUA R. WHEELER

T. BAYARD WILLIAMS, Jr.
RICHARD W. FRADY, and
MRS. RICHARD W. FRADY

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

October 28, 1974

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

Re: Item 2 - Cycle Zoning 8 - October 1974 through April 1975
Property Owner - W. J. Dickey & Sons, Inc.
N/S of Baltimore National Pike, 2500 ft. NW of Nuwood Drive
D.R. 3.5, D.R. 5.5, D.R. 16, B.L., B.R.
District 1

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 1 to D.R. 2, D.R. 3.5 Public Land, and B.R. B.L., D.R. 16, D.R. 5.5, and D.R. 3.5. This change can be expected to increase the trip density from 4600 trips per day to 20,300. This volume will have to be handled by Rolling Road and Baltimore National Pike. These roads are not adequate to handle this type of volume and a great deal of study would be required to determine even whether the proposed road system including "Metropolitan Baltimore" will be adequate.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/rmg

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 11, 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 Item 2, Zoning Reclassification, Cycle #8, are as follows:

Property Owner: W.J. Dickey & Sons, Inc.
Location: N/S of Balto. Nat'l Pike 2,500 ft. NW of Nuwood Dr.
Existing Zoning: DR 1, DR 2, DR 3.5, Public & BR
Proposed Zoning: DR 3.5, DR 5.5, DR 16, B.L. & BR
No. of Acres: Parcel A - BR 11.6
Parcel B - DR 16 14.8
Parcel C - DR 3.5 9.2
Parcel D - DR 5.5 76.8
Parcel E - DR 16 27.5
Parcel F - DR 3.5 13.5
Parcel G - B.L. 10.6

District: 1st

Water and sewer must be extended to site.

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

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.

Food Protection Comments: Prior to construction, renovation and/or installation of equipment for this food service

RE: PETITION FOR RECLASSIFICATION : W. J. DICKEY & SONS, INC.
FROM D.R.2, D.R. 3.5, D.R.16, : ZONING COMMISSIONER
Public to BR, B.L., D.R.16, : BALTIMORE COUNTY
D.R. 5.5, D.R. 3.5
N/S Balto. Natl. Pike, W. of
Nuwood Drive, 1st District :
W.J. DICKEY & SONS, INC. : Case No. 75-197-R

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. County Jr.
CHARLES E. COUNTY, JR.
DEPUTY PEOPLE'S COUNSEL
The County Office Building
Towson, Maryland 21204

JOHN W. HESTAN, III
JOHN W. HESTAN, III

I HEREBY CERTIFY, that a copy of the foregoing Order to Enter Appearance was this 27th day of February, 1975, mailed to James T. Nolan, Esquire, Nolan Blumhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, attorney for Petitioner.

JOHN W. HESTAN, III



School Situation:

School	Sept. 19, 1974	Enrollment	Capacity	Over/Under
Woodbridge Elem.	491	550	-159	
Johnnycake Jr.	1284	1240	+44	
Woodlawn Sr.	2010	2050	-40	

Projections:

School	Sept. 19 75	Sept. 19 76	
Woodbridge Elem.	587	688	Trend shows steady increase
Johnnycake Jr.	1338	1341	Trend shows steady increase
Woodlawn Sr.	1979	2127	Shows drop in 1977

Budgeted Construction:

School	Status	Capacity	Estimated To Open
None			

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
None			

Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning	204	59	87
Proposed Zoning	272	114	107

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
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

ZONING: From Public Land, D.B. 1 and D.R. 2, to D.R. 2.5, D.R. 3.5, D.R. 10, B1, and R.R. Zones.

LOCATION: North side of Baltimore National Pike 2525 feet Northwest of Newsum Drive.

DATE & TIME: Monday, March 2, 1975 at 1:00 P.M.

PUBLIC HEARING: Room 100 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, Md., Regulations of Baltimore County will hold a public hearing:

Presented Zoning: Public Land, D-1

D-1 and D-2 Zoning: D-B 3.3, D-B 10, D-16, B-L and B-R.

All that parcel of land in the First District of Baltimore County, Maryland, described as follows:

THIS DESCRIPTION IS FOR "R-1" ZONING - PARCEL A

Beginning at the southeast corner of Baltimore Pike, 150 feet wide, at the distance of 2729 feet, more or less, as measured northwesterly along said northeast side of Baltimore Pike, from its intersection with the Northwest Right of Way of Neapond Drive, and thence southeasterly along said beginning point, being at the southwest corner of the land conveyed by deed to the Baltimore City & Western Maryland Ry. Co.,

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

S. ERIC DINENIA
County Commissioner at
Large for County

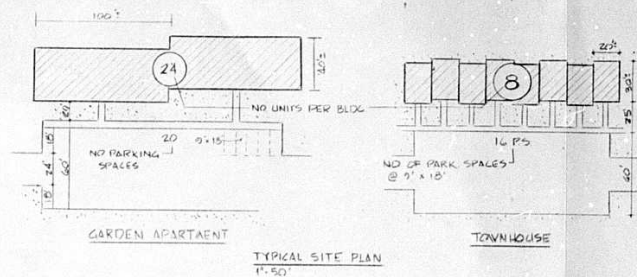
Pictures

THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$



JUN 16 1975



GENERAL NOTES

1. Total Area of Tract Equals 103.89 Acres
2. Existing Zoning of Tract: DR1, DR2, DR 35, Public, + BR Zones
3. Existing Use of Tract - "Vacant Land"
4. Proposed Zoning of Tract: DR 35, DR 35, DR16, B1 Zone + BR Zone
5. Proposed Use of Tract: Planned Residential Community
6. Total Number of Density Units Allowed = 1300
7. Total Number of Density Units Proposed = 122

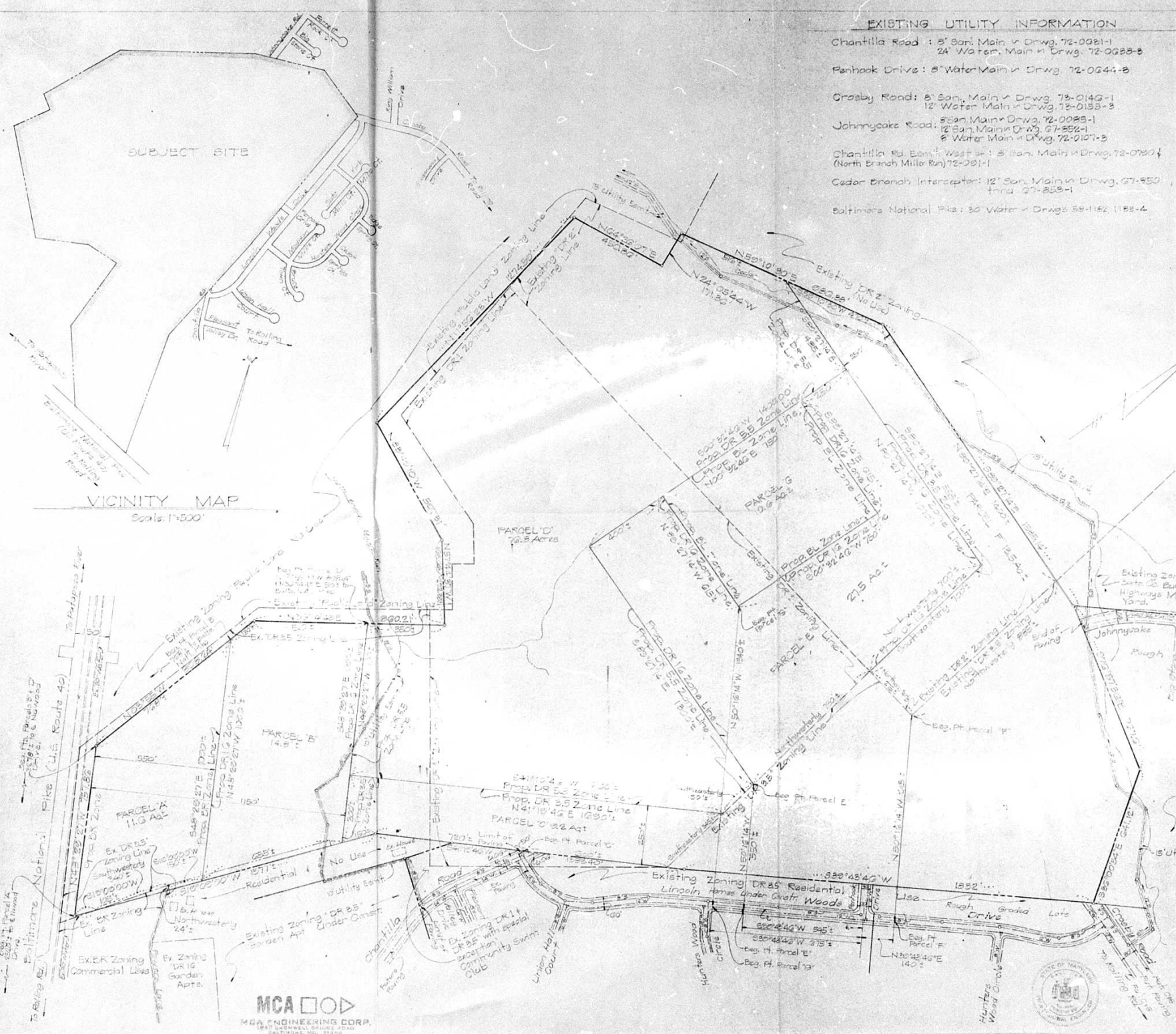
DENSITY SUMMARY			
USE	DR 3.5, DR 5.5 ZONE	DR 14 ZONE	PROPOSED
	DWELLING UNITS	DENSITY UNITS	PARKING SPACES
SINGLE FAMILY	110		220 PS
TOWNHOUSES	314	90.5 BDRM X 15' 125	625 PS
GARDEN APTS	280	165.1 BDRM X 15' 126	576 PS
		210.2 BDRM X 15' 210	
		42.8 BDRM X 15' 43	
TOTAL	712		534
	TOTAL UNITS	1242	
NOTE:	150 RENTAL UNITS		150 PS
RESTAURANT, BALLROOM	47000 SQ FT		2200 PS
RETAIL	82500 SQ FT		6500 PS
OFFICE	100000 SQ FT		3000 PS

SITE DESIGN STUDY
FOR
DICKEY PROPERTY

VICINITY
CHANTILLA DRIVE * LINCOLN WOODS DR
ELECTION DISTRICT #1 BALTIMORE COUNTY MD
Scale 1" = 200' Sept 26, 1974



JUN 16 1975



EXISTING UTILITY INFORMATION

Chantilla Road : 8" San. Main in Drwg. 72-0081-1
 24" Water Main in Drwg. 72-0088-8
 Panhook Drive : 8" Water Main in Drwg. 72-0044-8
 Crosby Road : 8" San. Main in Drwg. 73-0143-1
 12" Water Main in Drwg. 72-0133-3
 Johnnyoaks Road : 8" San. Main in Drwg. 72-0083-1
 12" San. Main in Drwg. 97-256-1
 8" Water Main in Drwg. 72-0107-3
 Chantilla Rd. San. Water : 8" San. Main in Drwg. 72-0780-1
 (North Branch Miller Run) 72-281-1
 Cedar Branch Interceptor : 12" San. Main in Drwg. 97-250
 thru 97-255-1
 Baltimore National Pike : 30" Water in Drwg. 58-1162, 1182-4

GENERAL NOTES

1. Total Area of property equals 108.88 Acres
2. Existing Zoning of property DR 1 (700.0 Ac.), DR 16 (24.88 Ac.), DR 25 (127.0 Ac.), "Public Land" (2.12 Ac.), "ER" (0.10 Ac.)
3. Existing use of property "Vacant Land"
4. Proposed Zoning of property DR 1 (16 Ac.), DR 16 (10.6 Ac.), DR 16 (12.3 Ac.), DR 25 (37.0 Ac.), DR 25 (79.8 Ac.)
5. Proposed use of site "Planned Residential Community" consisting of Single Family Lots, Townhouses, Garden Apts, Neighbor Shopping Center, a Motor Hotel with convenience shops & professional offices
6. Proposed site is within the Patuxent River Drainage Area.
7. See 200' scale sketch plan for site development, and density calculations.

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY

VICINITY
 CHANTILLA DRIVE & LINCOLN WOODS DR.
 Election District #1 Baltimore County, Md.
 Scale: 1"=200'
 Sept. 25, 1974

MCA **ENGINEERING CORP.**
 1827 BUCKWELL BRIDGE ROAD
 BARTOW, FL 33432



JUN 16 1975

3-074115