

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HARRY A. DUNDORE, legal owner, 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 an D.R. 16 zone to an BL zone; for the following reasons:

See attached Memorandum

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 community building, (approximately 4,000 square feet).

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.

ERICH ATLANTIC COMPANY

By: Anthony J. Carter
Suite 300 Contract purchaser
Address: 10215 Farnwood Road
Bethesda, Maryland 20034

Harry A. Dundore, Legal Owner
Address: 10215 Farnwood Road
Bethesda, Md.

Robert J. Carson, Petitioner's Attorney
Smith, Somerville & Case
Address: 1700 One Charles Center
Baltimore, Md. 21201

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 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 13th day of March, 1975, at 11:00 o'clock A.M.

James B. Byrnes, III
Zoning Commissioner of Baltimore County

(over)

Robert J. Carson, Esq.
Item 19 - 8th Zoning Cycle
October 25, 1974

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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 December 1, 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
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Toups and Loiederman
1370 Piccard Drive
Rockville, Maryland 20850

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Harry A. Dundore

Location: 1/2 of York Rd. opposite Thornton Mill Rd.

Item No. 19 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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at exceeds the maximum allowed by the Fire Department.
- () 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", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: 4-3-75 Noted and Approved: Paul H. Reincke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Robert J. Carson, Esq.
Smith, Somerville & Case
1700 One Charles Center
Baltimore, Maryland 21201

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

Your Petition has been received and accepted for filing this 25th day of October, 1974.

Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Harry A. Dundore

Petitioner's Attorney: Robert J. Carson

Reviewed by: James B. Byrnes, III
Chairman,
Zoning Advisory Committee

cc: Toups and Loiederman
1370 Piccard Drive
Rockville, Maryland 20850

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

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

James B. Byrnes, III
Chairman

Robert J. Carson, Esq.
Smith, Somerville & Case
1700 One Charles Center
Baltimore, Maryland 21201

RE: Reclassification and
Special Exception Petition
Harry A. Dundore - Petitioner
8th Zoning Cycle - Item 19

Dear Mr. Carson:

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 703 feet easterly from the southwest side of York Road opposite its intersection with Thornton Mill Road, in the 8th Election District of Baltimore County.

The subject parcel, containing approximately one-half acre of land, is part of an 80 acre tract proposed for high density residential development.

The subject site is presently improved with an existing two-story brick dwelling and a two-story frame garage and tenant house.

The petitioner is requesting a Reclassification from the existing DR 16 zone to a Business Local zone, and, additionally, request a Special Exception for a community building. No new structures are indicated other than the existing, and parking is provided for 20 vehicles.

Baltimore County, Maryland Department Of Public Works

Division of Engineering
ELLSWORTH N. RIVER, P. E. CHIEF

October 22, 1974

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

Re: Item #19 (Cycle VIII - October 1974 - April 1975)
Property Owner: Harry A. Dundore
1/2 of York Rd., opposite Thornton Mill Rd.
Existing Zoning: D.R. 16
Proposed Zoning: B.L. W/Special Exception for a community building
No. of Acres: 27,525 sq. ft. 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:

Thornton Mill Road is proposed to be extended in this area as a 40-foot curb and gutter street cross-section on a 60-foot right-of-way with a bifurcated cross-section along the frontage of the proposed B.L. Zoning. Construction timing is dependent on the needs of the overall development project of "Country Village".

Storm Drains:

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 striping, grading and stabilization would 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 striping of top soil.

Water:

A proposed 12" public water main will be placed within Thornton Mill Road in connection with the development project.

Item #19 (Cycle VIII - October 1974 - April 1975)
Property Owner: Harry A. Dundore
Page 2
October 22, 1974

Sanitary Sewers:

Sanitary sewer can be made available with the appropriate sewer extensions from the Western Run Interceptor.

This site falls within the Jones Falls Drainage Area. No commitments can be made for connections to the public sewer service until the Greenridge Diversion System and the Long Quarter Pumping Station and System have been completed. The approximate date of completion will be in the Spring of 1975.

Very truly yours,
Ellsworth N. River
ELLSWORTH N. RIVER, P.E.
Chief, Bureau of Engineering

END:PLAN:PW:100

W-10 Key Sheet
75 NW 6 Pos. Sheet
N 19 E Topo
42 Topo Map

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

the above Reclassification should be had, and it further appearing that by reason of _____

a Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 197____, that the herein described property or area should be and the same is hereby reclassified, from a _____ zone to a _____ zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 23, 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 19, of Reclassification Cycle #8 are as follows:

Property Owner: Harry A. Dundore
Location: E/S of York Road, opposite Thornton Mill Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L. W/Special Exception for a community building.
No. of Acres: 27,525 square feet
District: 8th

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

TBD/WLP/ef



Maryland Department of Transportation

State Highway Administration

October 10, 1974

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

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

Att: Mr. James B. Byrnes III

Re: 8th Zoning Cycle,
October 1974
Property Owner: Harry A. Dundore
Location: E/S York Road
(Route 45)
Existing Zoning: DR 16
Proposed Zoning: BL
No. of Acres: 27,525 sq. ft.
District: 8th

Dear Sir:

As best as can be determined at this time, the subject plan indicates right of way widening for York Road and indicates Thornton Mill Road location. That is compatible with the proposed improvement to York Road.

The grade indicated for Thornton Mill Road is not acceptable. The plan must be revised to indicate suitable grades.

At a previous meeting with the developer it was learned that the existing entrance into the site would be used exclusively for maintenance vehicles and would be kept closed with a gate or chain. The plan must be revised accordingly.

The 1973 average daily traffic count on this section of York Road is ... 4,500 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyer
John E. Meyer

CL:JEH/bk

P.O. Box 717 / 200 West Preston Street, Baltimore, Maryland 21203

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 #19, Zoning Cycle VIII, October, 1974, are as follows:

Property Owner: Harry A. Dundore
Location: E/S of York Road opposite Thornton Mill Road
Existing Zoning: D.P. 16
Proposed Zoning: B.L.
No. of Acres: 27,525 square ft.
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.

The existing building is a historic landmark and therefore should be preserved. All other pertinent comments as to site planning factors have been made at previous subdivision meetings.

Very truly yours,

John L. Winkley
John L. Winkley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 801 PLANNING 424-2811 EDWING 424-2321

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

October 28, 1974

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

Re: Item 19 - Cycle Zoning B - October 1974 through April 1975
Property Owner - Harry A. Dundore
E/S of York Road, opposite Thornton Mill Road
B.L. with special exception for a community building
District 8

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 16 to B.L. This request should decrease the demand for commercial trips to York Road by the residents of Country Village. It will decrease the trip demand on surrounding roads from Country Village.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/rmg

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 14, 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 19, Zoning Reclassification, Cycle #8, are as follows:

Property Owner: Harry A. Dundore
Location: E/S of York Rd. opposite Thornton Mill Rd.
Existing Zoning: DR 16
Proposed Zoning: BL
No. of Acres: 27,525 sq. ft.
District: 8th

Metropolitan water and sewer must be extended to site.

Swimming Pool Comments: Prior to approval of a public pool on this site, complete plans and specification of the pool and bathhouse 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: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

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Comments on Item 19
Zoning Reclassification
Cycle #8
October 14, 1974

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

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

HVB/mcp

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

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 15
Property Owner: Harry A. Dundore
Location: E/S of York Road, opposite Thornton Mill Road
Present Zoning: D.R. 16
Proposed Zoning: B.L.

District: 8th
No. Acres: 27,525 sq. ft.

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBELIC PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT A. BERNET

MARCUS W. BOTSARIS
JOSEPH N. MUGGER
ALVIN LORECK
JOSHUA C. WHEELER, SECRETARY

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD W. JUTTEN

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
from D.R. 16 to B.L., and :
SPECIAL EXCEPTION for a : COUNTY BOARD OF APPEALS
Community Building : OF
Beginning 703' E. of the intersection :
of York and Thornton Mill Roads : BALTIMORE COUNTY
8th District :
Harry A. Dundore, Petitioner : No. 75-203-RX
Ervin Atlantic Company :
Contract Purchaser :

ORDER OF DISMISSAL

Petition of Harry A. Dundore (Ervin Atlantic Company, Contract Purchaser)
for reclassification from D.R. 16 to B.L. and a special exception for a Community Building
on property beginning 703 feet east of the intersection of York and Thornton Mill Roads, in
the Eighth Election District of Baltimore County.

WHEREAS, the Board of Appeals notified all parties of record in the above
entitled matter that this Board considers said case to be moot (copy of said letter is attached
hereto).

THEREFORE, this Board, on its own Motion, will dismiss the within named
appeal.

IT IS HEREBY ORDERED, this 21st day of January, 1977, that said
petition be and the same is declared moot and the petition DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

Robert L. Gifford

Herbert A. Davis

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

December 22, 1976

Robert J. Carson, Esq.
1700 One Charles Center
Baltimore, Md. 21201

Re: Case No. 75-203-RX
Harry A. Dundore (Ervin Atlantic Co., c.p.)

Dear Mr. Carson:

As the Petitioner, or representative thereof, in the above
referenced case, you are hereby advised that said case now pending before the
Board of Appeals is considered moot. This decision is based on an opinion of the Bal-
timore County Solicitor's office concluding that any reclassification case
pending before this Board on the date of the adoption of new comprehensive zoning
maps (i.e. 10/15/76) is moot.

Therefore, unless you present written objection and/or an
amended appeal, to the Board within thirty (30) days from
the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

Walter A. Reiter, Jr., Chairman

cc: Mr. Harry A. Dundore
Mr. Anthony J. Castro
Mr. Kenneth T. Bosley
Mrs. Frances Harrell
Mr. Clyde L. Lew
John W. Hession, III, Esq.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND SPECIAL EXCEPTION : DEPUTY ZONING
Beginning 703' E. of the intersection :
of York and Thornton Mill Roads - : COMMISSIONER
8th Election District :
Harry A. Dundore - Petitioner : OF
NO. 75-203-RX (Item No. 19) :
BALTIMORE COUNTY

This Petition represents two requests, a Reclassification from a D.R.
16 Zone to a B.L. Zone, and a Special Exception for a community building.
The total area of the property in question contains a little more than one-half
of an acre and is improved with a two-story brick mansion house and a two-
story frame dwelling, both of which have historical value and are intended to
be utilized as the commercial service area and the community building for a
proposed surrounding residential development of approximately 80 acres. The
site is located in the vicinity of York and Thornton Mill Roads, in the Eighth
Election District of Baltimore County, and is more specifically located and/or
described in the description attached to the Petitioner's request.

There were no protestants present at the hearing; however, one protes-
tant, who was unable to attend due to the necessity of his appearance in Federal
Court, was afforded a ten day period subsequent to the hearing to submit a
Memorandum indicating his objections. It should be noted that the protestant
did not choose to exercise the extended time period within which he could file
this protest.

Several experts testified at the hearing at which time two Exhibits were
presented into evidence; the first being a very detailed and informative brochure
of the proposed planned community (Country Village); and the second being the
site plan of the entire 80 acres, showing the location of town houses, roads,

ORDER RECEIVED FOR FILING

DATE Jan 9 1977
BY [Signature]

ORDER RECEIVED FOR FILING

DATE Jan 9 1977
BY [Signature]

community building) would have no adverse effect upon
the surrounding condominium units and would not create
any traffic circulation or other problem. Indeed, the
reclassification would tend to lessen vehicular use by
the surrounding residents, who could easily walk to the
service area (instead of going by car to Cockeysville or
elsewhere)."

Comments by the Zoning Plans Advisory Committee, who reviewed and
commented on the site plans submitted with the request, included the following:

State Highway Administration

"As best as can be determined at this time, the
subject plan indicates right of way widening for York
Road and indicates Thornton Mill Road location, that
is compatible with the proposed improvement to York
Road.

The grade indicated for Thornton Mill Road is
not acceptable. The plan must be revised to indicate
suitable grades.

At a previous meeting with the developer it was
learned that the existing entrance into the site would
be used exclusively for maintenance vehicles and would
be kept closed with a gate or chain. The plan must be
revised accordingly.

The 1973 average daily traffic count on this
section of York Road is ... 4,500 vehicles."

Project and Development Planning

"... The existing building is a historic land-
mark and therefore should be preserved. All other
pertinent comments as to site planning factors have
been made at previous subdivision meetings."

Department of Traffic Engineering

"The subject petition is requesting a change from
D.R. 16 to B.L. This request should decrease the demand
for commercial trips to York Road by the residents of
Country Village. It will decrease the trip demand on
surrounding roads from Country Village.

Recommendations of the Baltimore County Planning Board, with regard
to the Petitioner's request, included the following comments:

"... It is believed that the greatly increased popu-
lation which will be living in the condominium units in
the residential area, together with the needs the residents
of these units will have, provide the basis for the re-
quested reclassification of the service area, together
with the fact that water and sewerage are now immedi-
ately available to service the entire property. The pro-
posed uses will principally service the larger tract and
will be entirely consistent and supplementary to its use.
The proposed reclassification (and special exception for
the community building) would have no adverse effect
upon the surrounding condominium units and would not
create any traffic circulation or other problem. Indeed,
the reclassification would tend to lessen vehicular use
by surrounding residents, who could easily walk to the
service area (instead of going by car to Cockeysville or
elsewhere).

The Planning Board agrees.

It is therefore recommended that the petitioner's
request for B.L. zoning be granted."

Without reviewing the testimony and evidence further in detail but based
on all such testimony and evidence presented, it is the Opinion of the Deputy
Zoning Commissioner that the Petitioner's request for a Reclassification should
be granted on the basis that this planned community was not provided a com-
mercial service area. The requested Special Exception would likewise serve
the planned community without creating any detrimental side effects harmful
to the health, safety, or general welfare of said community. As stated in the
aforementioned comments by the Baltimore County Department of Traffic En-
gineering, both the commercial area and the community building would have
the affect of removing a certain amount of traffic from surrounding roads and,
as such, would not only benefit those living within the community but those in
nearby communities who also utilize the area roads. For these reasons, the
community building would meet all requirements of Section 502.1 of the Bal-
timore County Zoning Regulations, and the Special Exception should also be
granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County, this 9th day of June, 1975, that the herein requested
Reclassification from a D.R. 16 Zone to a B.L. Zone and a Special Exception
to utilize approximately 4,000 square feet of the existing floor area for a com-
munity building, should be and the same are hereby GRANTED, from and after
the date of this Order. Said granting shall be subject to the following restric-
tions.

1. The commercial use, office use, and community
use shall be restricted to the existing buildings
on the site.
2. The exterior character of the building shall be
maintained to the extent possible with the interior
remodeling being held to a reasonable limit com-
mensurate with sound architectural or engineering
practices.
3. Approval of and compliance with a site plan by
the State Highway Administration, the Depart-
ment of Public Works, the Department of
Health, and the Office of Planning and Zoning.

James E. Har-
Deputy Zoning Commissioner of
Baltimore County

January 14, 1977

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

RE: CASE NO. 75-203-RX
Dundore

Mr. Walter A. Reiter, Chairman:

Please be advised based on a copy of your letter to

Mr. Carson dated December 22, 1976, that I consider

this matter not moot.

Therefore, I respectfully request a hearing on this case,
which has been pending, before your Administrative Body
for at least two years.

James E. Har-
Kenneth T. Bosley

York Road

Sparks, Maryland 21152

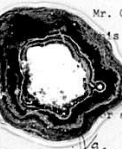
APPELLANT, a joining landowner

"This Petition is for the reclassification of a small
area ("the service area"), consisting of approximately
0.619 acre, from D.R. 16 to B.L. to serve principally
as a service area for the balance of the original larger
tract ("the residential area"), originally consisting of
approximately 80.83 acres, which is presently zoned
D.R. 16 (excepting a D.R. 1 buffer strip along Western
Run and contiguous to York Road) and is to be developed
with condominium units containing approximately 932.5
density units.

The service area is presently improved by a two-
story brick mansion house and a two-story frame dwell-
ing used as servants' quarters, both of which are rather
old. In order to service the residential area in the man-
ner stated herein, and also in order to maintain the natural
and rustic decor of these buildings, the developer desires
to retain these buildings in substantially their present
condition and to use them in a manner consistent with and
supplementing the development of the residential area.

Specifically, the developer proposes that of the
3,000 square feet in these existing buildings, approxima-
tely 1,200 square feet be used for light commercial
use, such as a small food or variety store to service the
condominium residents; approximately 3,800 square feet
would be used for professional offices (which would gener-
ate little traffic and would have no deleterious effects);
and approximately 4,000 square feet would be utilized as
a community building for meeting or conference rooms to
be used by the condominium residents (subject to the grant
of a special exception for that portion of the service area).

It is believed that the greatly increased population
which will be living in the condominium units in the resi-
dential area, together with the needs the residents of
these units will have, provide the basis for the re-
quested reclassification of the service area, together
with the fact that water and sewerage are now immediately
available to service the entire property. The proposed
uses will principally service the larger tract and will be
entirely consistent and supplementary to its use. The
proposed reclassification (and special exception for the



See this letter to the attention
of Mr. Reiter. Summaries
of all comments have gone out.
Case is pending. 876

Recd 1-24-77
12:00 PM

MEMORANDUM TO BE ATTACHED TO
PETITION FOR ZONING RECLASSIFICATION

This Petition is for the reclassification of a small area ("the service area"), consisting of approximately 0.6139 acre, from D.R. 16 to B.L. to serve principally as a service area for the balance of the original larger tract ("the residential area"), originally consisting of approximately 80.83 acres, which is presently zoned D.R. 16 (excepting a D.R. 1 buffer strip along Western Run and contiguous to York Road) and is to be developed with condominium units containing approximately 932.5 density units.

The service area is presently improved by a two-story brick mansion house and a two-story frame dwelling used as servants' quarters, both of which are rather old. In order to service the residential area in the manner stated herein, and also in order to maintain the natural and rustic decor of these buildings, the developer desires to retain these buildings in substantially their present condition and to use them in a manner consistent with and supplementing the development of the residential area.

Specifically, the developer proposes that of the 9,000 square feet in these existing buildings approximately 1,200 square feet would be used for light commercial use, such as a small food or variety store to service the condominium residents; approximately 3,800 square feet would be used for professional offices (which would generate little traffic and would have no deleterious effects); and approximately 4,000 square feet would be utilized as a community building for meeting or conference rooms to be used by the condominium residents (subject to the grant of a special exception for that portion of the service area).

It is believed that the greatly increased population which will be living in the condominium units in the residential

area, together with the needs the residents of these units will have, provide the basis for the requested reclassification of the service area, together with the fact that water and sewerage are now immediately available to service the entire property. The proposed uses will principally service the larger tract and will be entirely consistent and supplementary to its use. The proposed reclassification (and special exception for the community building) would have no adverse effect upon the surrounding condominium units and would not create any traffic circulation or other problem. Indeed, the reclassification would tend to lessen vehicular use by the surrounding residents, who could easily walk to the service area (instead of going by car to Cockeysville or elsewhere).

Robert J. Carson
Robert J. Carson
Smith, Somerville & Case
1709 One Charles Center
Baltimore, Maryland 21201
(301) 727-1164
Attorney for Petitioner

TOUPS AND LOIEDERMAN
September 27, 1974
Project Number 1704-006

DESCRIPTION OF
PROPOSED COMMERCIAL AREA
COUNTRY VILLAGE
BALTIMORE COUNTY, MARYLAND
27,525 SQUARE FEET
0.6139 ACRES

Being part of the land conveyed to Harry A. Dondore by CAMAC, INC., by deed dated December 16, 1968 and recorded in Liber 4949, Page 324 of the Land Records of Baltimore County, Maryland and particularly described as follows:

Beginning for the same at a point South 80°11' East, 703 feet from the centerline of the intersection of York Road and Thornton Mill Road, thence running

1. North 77°35' East, 155 feet, thence
2. South 12°25' East, 10 feet, thence
3. North 77°35' East, 50 feet, thence
4. South 12°25' East, 70 feet, thence
5. South 77°35' West, 50 feet, thence
6. South 12°25' East, 75 feet, thence
7. South 77°35' West, 155 feet, thence
8. North 12°25' West, 155 feet to the point of beginning, containing 27,525 square feet of land.

Together with so much of the beds of Stone House Road and Country Village Lane (both to be private streets) as will provide access for ingress and egress from Thornton Mill Road (to be dedicated as a public street) to said area, the same being shown upon the 1"=50' plat filed herewith.

HARRY A. DONDORE, Petitioner : BEFORE THE DEPUTY ZONING
No. 75-203-RX (Item No. 19) : COMMISSIONER
Petition for S.E. and ReClass.: OF BALTIMORE COUNTY
8th Dist.)

NOTICE OF APPEAL TO THE COUNTY BOARD
OF APPEALS

Kenneth T. Bosley, a property owner adjoining the subject property, herein serves notice of appeal to be taken from the Deputy Zoning Commissioner to the County Board of Appeal for Zoning in the above referenced petition.

Enclosed is the fee for taking an appeal.

Kenneth T. Bosley
Kenneth T. Bosley
Sparks, Maryland 21152
9/27/74



-2-

June 9, 1975

Robert J. Carson, Esquire
1709 One Charles Center
Baltimore, Maryland 21201

RE: Petition for Reclassification
and Special Exception
Beginning 703' E of the inter-
section of York and Thornton
Mill Roads - 8th Election
District
Harry A. Dondore - Petitioner
NO. 75-203-RX (Item No. 19)

Dear Mr. Carson:

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/scw

Attachments

cc: Mr. Kenneth T. Bosley
York Road
Sparks, Maryland 21152
Mrs. Frances Harrall
Phoenix Road
Phoenix, Maryland 21131

Robert J. Carson, Esquire
Page 2
June 9, 1975

John W. Hession, II, Esquire
People's Counsel

Mr. Clyde L. Law
Field Engineer
C & P Telephone Company
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
FROM D.C. 16 to B.L.
ZONING COMMISSIONER OF
FOR A COMMUNITY BUILDING.
Beginning 703 feet East of the : BALTIMORE COUNTY
Intersection of York and
Thornton Mill Roads, 8th
District :
HARRY A. DONDORE : Case No. 75-203-RX

ORDER TO ENTER APPEARANCE

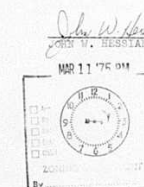
Mr. Commissioner:

Pursuant to the authority contained in Section 53.1 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. Hession, Jr.
CHARLES E. HESSIAN, JR.
Deputy People's Counsel

John W. Hession, II
JOHN W. HESSIAN, II
People's Counsel
County Office Building
Towson, Maryland 21204
444-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 11th day of March, 1975, to Robert J. Carson, Esquire, Smith, Somerville & Case, 1709 One Charles Center, Baltimore, Md. 21201, Attorney for Petitioner.



I WILL NOT ATTEND

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracking		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>J. P. H.</i>			Revised Plans: Change in outline or description Yes No							
Previous cases:			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 30th day of
Sept 1974. Item #

John W. Hession, II
JOHN W. HESSIAN, II
Zoning Commissioner
Petitioner *Dondore* Submitted by *Carson*
Petitioner's Attorney *Carson* Reviewed by *J. P. H.*

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

#75-203-XX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

PETITION FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
Ninth District

TOWSON, MD., February 20, 1975

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

No. 17137

AMOUNT \$50.00

No. 17934

AMOUNT \$155.53

erty for
1 5 5 5 3

No. 21680

AMOUNT	\$70.00
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YELLOW : CUSTOMER

No. 2230

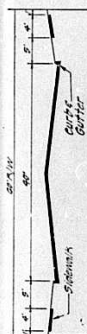
ACCOUNT 01-662

AMOUNT \$10.00

Thornton

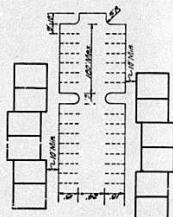
VALIDATION OR SIGNATURE OF CARRIER



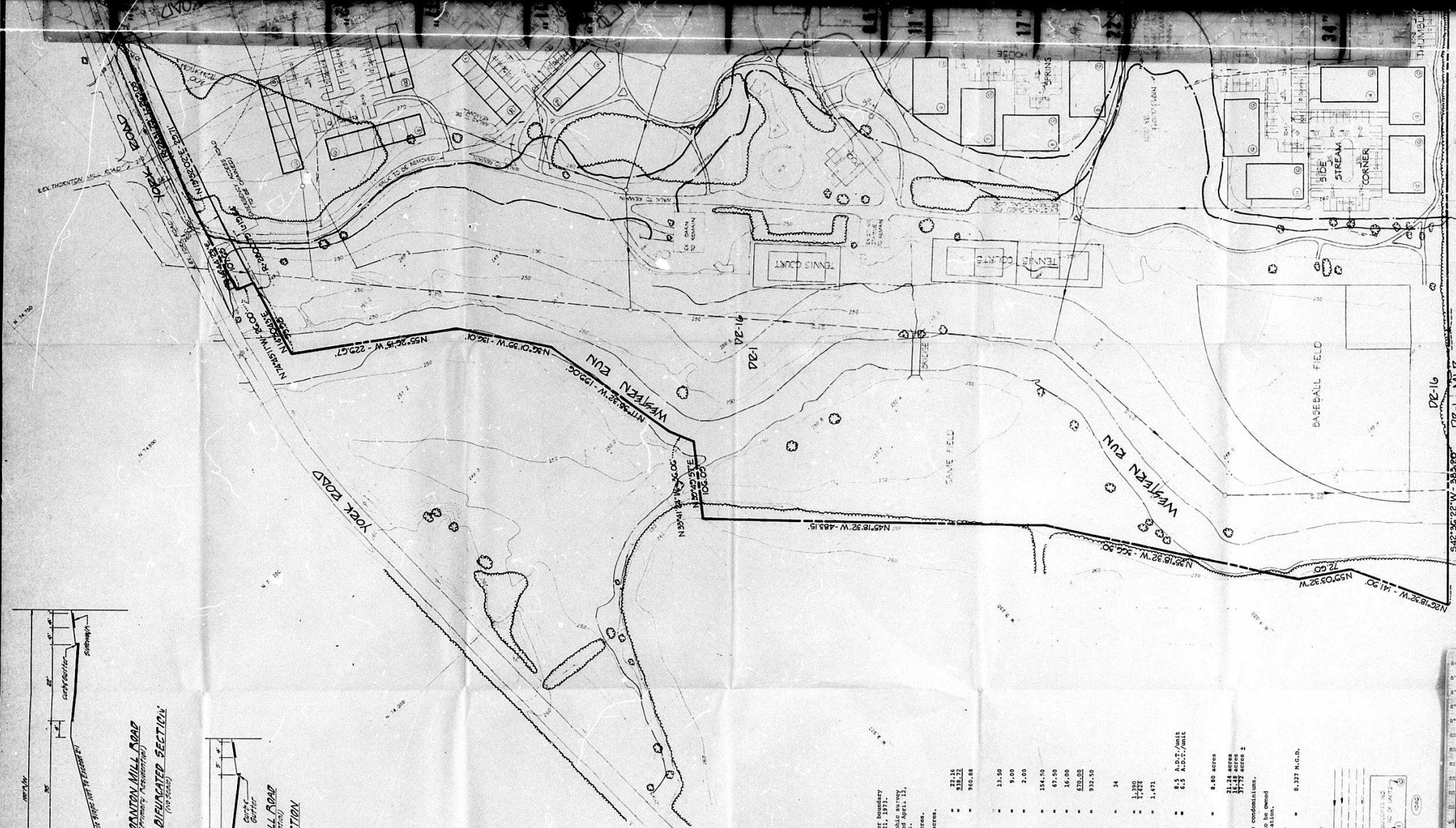


THORNTON MILL ROAD
(Primary Residential)

NORMAL SECTION
(No Series)



TYPICAL PARKING



GENERAL NOTES

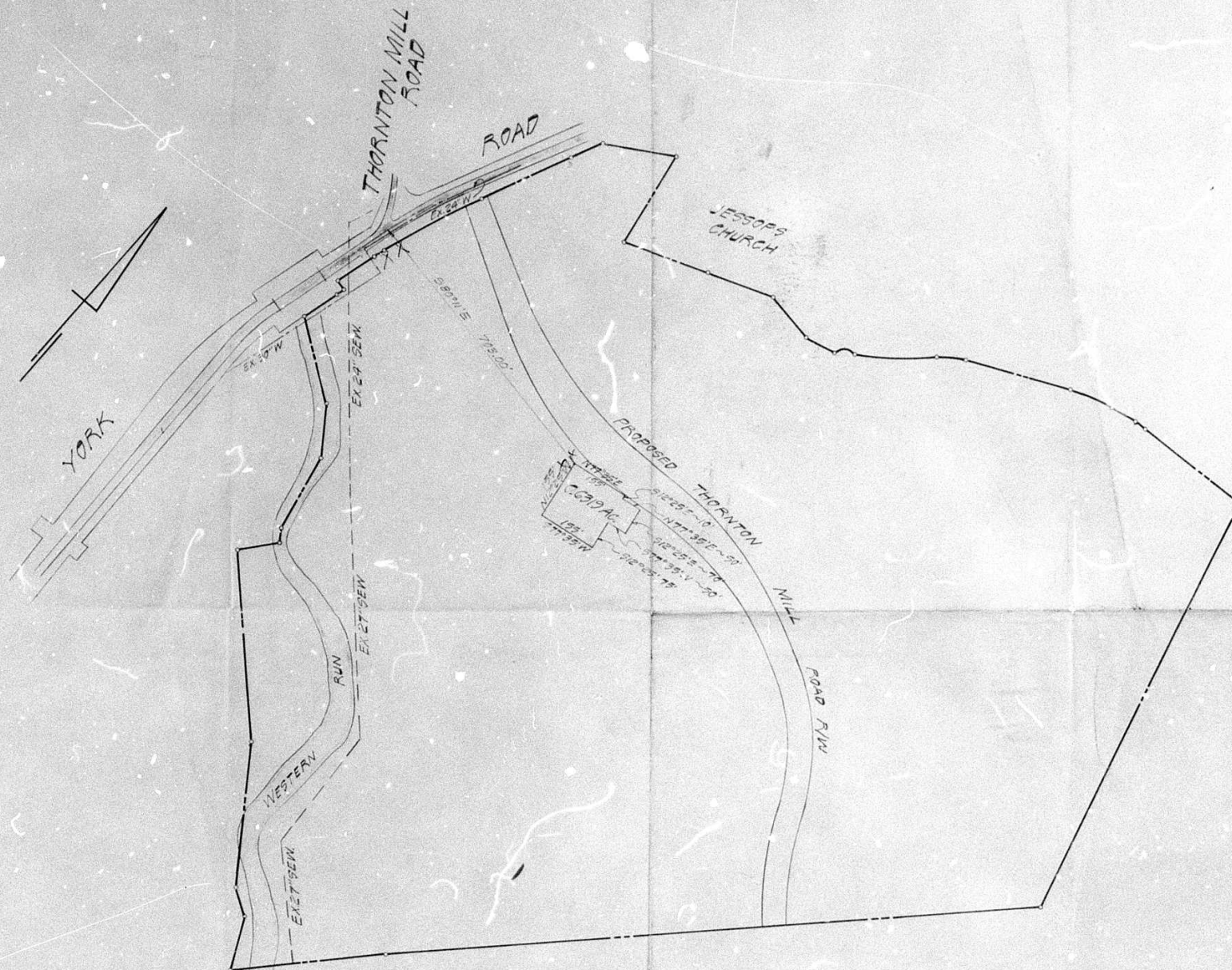
- | | |
|--|-----------------------------------|
| 1. Total tract area of 18 acres as shown on the boundary survey map by McQuinn, dated April 12, 1935 | 18.00 |
| 2. Topography is from an aerial topographic survey prepared by Photo Sciences, Inc., dated April 12, 1935 and contour interval is 2.0 feet. | |
| 3. Gross area of D.H. 1 zone is 22.16 acres. | |
| 4. Gross area of D.H. 16 zone is 58.67 acres. | |
| 5. Allotable density units: <ul style="list-style-type: none"> a) D.H. 14: 58.67 x 16 b) D.H. 16: 58.67 x 16 Total proposed density units: <ul style="list-style-type: none"> a) 960.88 b) 960.88 | = 960.88
= 960.88
= 1921.76 |
| 6. Proposed density units: <ul style="list-style-type: none"> a) 11 Multiple units (3 Br.) b) 2 9 x 1.50 units (3 Br.) c) 3 6 x 1.50 units (3 Br.) d) 2 2 x 1.50 units (2 Br.) e) 11 2 x 1.50 units (2 Br.) f) 2 2 x 1.50 units (2 Br.) g) 2 2 x 1.50 units (2 Br.) h) 2 2 x 1.50 units (2 Br.) i) 2 2 x 1.50 units (2 Br.) j) 2 2 x 1.50 units (2 Br.) k) 2 2 x 1.50 units (2 Br.) l) 2 2 x 1.50 units (2 Br.) m) 2 2 x 1.50 units (2 Br.) n) 2 2 x 1.50 units (2 Br.) o) 2 2 x 1.50 units (2 Br.) p) 2 2 x 1.50 units (2 Br.) q) 2 2 x 1.50 units (2 Br.) r) 2 2 x 1.50 units (2 Br.) s) 2 2 x 1.50 units (2 Br.) t) 2 2 x 1.50 units (2 Br.) u) 2 2 x 1.50 units (2 Br.) v) 2 2 x 1.50 units (2 Br.) w) 2 2 x 1.50 units (2 Br.) x) 2 2 x 1.50 units (2 Br.) y) 2 2 x 1.50 units (2 Br.) z) 2 2 x 1.50 units (2 Br.) aa) 2 2 x 1.50 units (2 Br.) ab) 2 2 x 1.50 units (2 Br.) ac) 2 2 x 1.50 units (2 Br.) ad) 2 2 x 1.50 units (2 Br.) ae) 2 2 x 1.50 units (2 Br.) af) 2 2 x 1.50 units (2 Br.) ag) 2 2 x 1.50 units (2 Br.) ah) 2 2 x 1.50 units (2 Br.) ai) 2 2 x 1.50 units (2 Br.) aj) 2 2 x 1.50 units (2 Br.) ak) 2 2 x 1.50 units (2 Br.) al) 2 2 x 1.50 units (2 Br.) am) 2 2 x 1.50 units (2 Br.) an) 2 2 x 1.50 units (2 Br.) ao) 2 2 x 1.50 units (2 Br.) ap) 2 2 x 1.50 units (2 Br.) aq) 2 2 x 1.50 units (2 Br.) ar) 2 2 x 1.50 units (2 Br.) as) 2 2 x 1.50 units (2 Br.) at) 2 2 x 1.50 units (2 Br.) au) 2 2 x 1.50 units (2 Br.) av) 2 2 x 1.50 units (2 Br.) aw) 2 2 x 1.50 units (2 Br.) ax) 2 2 x 1.50 units (2 Br.) ay) 2 2 x 1.50 units (2 Br.) az) 2 2 x 1.50 units (2 Br.) ba) 2 2 x 1.50 units (2 Br.) bb) 2 2 x 1.50 units (2 Br.) bc) 2 2 x 1.50 units (2 Br.) bd) 2 2 x 1.50 units (2 Br.) be) 2 2 x 1.50 units (2 Br.) bf) 2 2 x 1.50 units (2 Br.) bg) 2 2 x 1.50 units (2 Br.) bh) 2 2 x 1.50 units (2 Br.) bi) 2 2 x 1.50 units (2 Br.) bj) 2 2 x 1.50 units (2 Br.) bk) 2 2 x 1.50 units (2 Br.) bl) 2 2 x 1.50 units (2 Br.) bm) 2 2 x 1.50 units (2 Br.) bn) 2 2 x 1.50 units (2 Br.) bo) 2 2 x 1.50 units (2 Br.) bp) 2 2 x 1.50 units (2 Br.) bq) 2 2 x 1.50 units (2 Br.) br) 2 2 x 1.50 units (2 Br.) bs) 2 2 x 1.50 units (2 Br.) bt) 2 2 x 1.50 units (2 Br.) bu) 2 2 x 1.50 units (2 Br.) bv) 2 2 x 1.50 units (2 Br.) bw) 2 2 x 1.50 units (2 Br.) bx) 2 2 x 1.50 units (2 Br.) by) 2 2 x 1.50 units (2 Br.) bz) 2 2 x 1.50 units (2 Br.) ca) 2 2 x 1.50 units (2 Br.) cb) 2 2 x 1.50 units (2 Br.) cc) 2 2 x 1.50 units (2 Br.) cd) 2 2 x 1.50 units (2 Br.) ce) 2 2 x 1.50 units (2 Br.) cf) 2 2 x 1.50 units (2 Br.) cg) 2 2 x 1.50 units (2 Br.) ch) 2 2 x 1.50 units (2 Br.) ci) 2 2 x 1.50 units (2 Br.) cj) 2 2 x 1.50 units (2 Br.) ck) 2 2 x 1.50 units (2 Br.) cl) 2 2 x 1.50 units (2 Br.) cm) 2 2 x 1.50 units (2 Br.) cn) 2 2 x 1.50 units (2 Br.) co) 2 2 x 1.50 units (2 Br.) cp) 2 2 x 1.50 units (2 Br.) cq) 2 2 x 1.50 units (2 Br.) cr) 2 2 x 1.50 units (2 Br.) cs) 2 2 x 1.50 units (2 Br.) ct) 2 2 x 1.50 units (2 Br.) cu) 2 2 x 1.50 units (2 Br.) cv) 2 2 x 1.50 units (2 Br.) cw) 2 2 x 1.50 units (2 Br.) cx) 2 2 x 1.50 units (2 Br.) cy) 2 2 x 1.50 units (2 Br.) cz) 2 2 x 1.50 units (2 Br.) da) 2 2 x 1.50 units (2 Br.) db) 2 2 x 1.50 units (2 Br.) dc) 2 2 x 1.50 units (2 Br.) dd) 2 2 x 1.50 units (2 Br.) de) 2 2 x 1.50 units (2 Br.) df) 2 2 x 1.50 units (2 Br.) dg) 2 2 x 1.50 units (2 Br.) dh) 2 2 x 1.50 units (2 Br.) di) 2 2 x 1.50 units (2 Br.) dj) 2 2 x 1.50 units (2 Br.) dk) 2 2 x 1.50 units (2 Br.) dl) 2 2 x 1.50 units (2 Br.) dm) 2 2 x 1.50 units (2 Br.) dn) 2 2 x 1.50 units (2 Br.) do) 2 2 x 1.50 units (2 Br.) dp) 2 2 x 1.50 units (2 Br.) dq) 2 2 x 1.50 units (2 Br.) dr) 2 2 x 1.50 units (2 Br.) ds) 2 2 x 1.50 units (2 Br.) dt) 2 2 x 1.50 units (2 Br.) du) 2 2 x 1.50 units (2 Br.) dv) 2 2 x 1.50 units (2 Br.) dw) 2 2 x 1.50 units (2 Br.) dx) 2 2 x 1.50 units (2 Br.) dy) 2 2 x 1.50 units (2 Br.) dz) 2 2 x 1.50 units (2 Br.) ea) 2 2 x 1.50 units (2 Br.) eb) 2 2 x 1.50 units (2 Br.) ec) 2 2 x 1.50 units (2 Br.) ed) 2 2 x 1.50 units (2 Br.) ee) 2 2 x 1.50 units (2 Br.) ef) 2 2 x 1.50 units (2 Br.) eg) 2 2 x 1.50 units (2 Br.) eh) 2 2 x 1.50 units (2 Br.) ei) 2 2 x 1.50 units (2 Br.) ej) 2 2 x 1.50 units (2 Br.) ek) 2 2 x 1.50 units (2 Br.) el) 2 2 x 1.50 units (2 Br.) em) 2 2 x 1.50 units (2 Br.) en) 2 2 x 1.50 units (2 Br.) eo) 2 2 x 1.50 units (2 Br.) ep) 2 2 x 1.50 units (2 Br.) eq) 2 2 x 1.50 units (2 Br.) er) 2 2 x 1.50 units (2 Br.) es) 2 2 x 1.50 units (2 Br.) et) 2 2 x 1.50 units (2 Br.) eu) 2 2 x 1.50 units (2 Br.) ev) 2 2 x 1.50 units (2 Br.) ew) 2 2 x 1.50 units (2 Br.) ex) 2 2 x 1.50 units (2 Br.) ey) 2 2 x 1.50 units (2 Br.) ez) 2 2 x 1.50 units (2 Br.) fa) 2 2 x 1.50 units (2 Br.) fb) 2 2 x 1.50 units (2 Br.) fc) 2 2 x 1.50 units (2 Br.) fd) 2 2 x 1.50 units (2 Br.) fe) 2 2 x 1.50 units (2 Br.) ff) 2 2 x 1.50 units (| |

LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING WATER
PROPOSED WATER
PROPOSED STORM DRAIN

TYPICAL BUILDINGS

INDICATES ADT



Prepared By: **TOUPS AND LOEDERMAN**
 1370 RIGGARD DRIVE
 ROCKVILLE, MARYLAND 20850
 301-540-1300

Prepared For: **EDMUND J. BENNETT & ASSOC., INC.**
 10315 FERNWOOD ROAD
 BETHESDA, MARYLAND 20834
 301-530-8220

LOCATION PLAN
 FOR
 ZONING RECLASSIFICATION PETITION
 FOR
DUNDORE PROPERTY
 8TH Election District
 BALTIMORE COUNTY, MD
 SCALE: 1"=200' SEPT. 27, 1974

