

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

Item #20 (Cycle VIII - October 1974 - April 1975)
Property Owner: Vestry of St. Thomas Church
Page 2
October 26, 1974

Sanitary Sewer

Public sanitary sewer exists, but will require an extension and easements through offsite property.

Very truly yours,

William D. Fromm
WILLIAM D. FROMM
DIRECTOR
B. ERIC DINENNA
ZONING COMMISSIONER

END:SAW/CIM:ms

8-SW Key Sheet
42 NE 7 Pce. Sheet
NS 11 B Topo
70 Tax Map

WILLIAM D. FROMM
DIRECTOR
B. 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 #20, Zoning Cycle, VIII, October 1974, are as follows:

Property Owner: Vestry of St. Thomas' Church
Location: NW Caldon of Providence Road and Baltimore County Beltway
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 16
No. of Acres: 10.493
District: 9th

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 proposed driveway is not satisfactory, due to the poor stopping sight distance, and must be moved to the existing church driveway.

Very truly yours,

John L. Wimbley
John L. Wimbley
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 301 PLANNING 434-2511 ZONING 434-2591

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

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

October 28, 1974

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

Re: Item 20 - Cycle Zoning 8 - October 1974 through April 1975
Property Owner: Vestry of St. Thomas Church
NW quadrant of Providence Road & the Baltimore County Beltway
D.R. 16
District 9

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 2 to D.R. 16. This should increase the trip density from 200 to 1200 trips per day. Should the site be developed for 200 dwelling units for the elderly, the trip density would be reduced to 800 - 1000 trips per day.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/rmg

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 8, 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 20
Property Owner: Vestry of St. Thomas' Church
Location: NW Caldon of Providence Rd. & Balto. County Beltway
Present Zoning: D.R. 2
Proposed Zoning: D.R. 16

District: 9th
No. Acres: 10.493

Dear Mr. DiNenna:

SEE ATTACHED SHEET

Very truly yours,

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

WNP/ml

M. EMBLE PARKS, M.D.
EUGENE C. HESS, M.D.
MRS. ROBERT L. BERNY

MARCUS H. ROTBART
JOSEPH N. MCGOWAN
ALVIN L. GREEN
JOSEPH R. WHEELER, SUPERVISOR

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, M.D.
MRS. RICHARD K. HUEFEL

COMMENTS

School Situation:

School	Sept. 19, 1974 Enrollment	Capacity	Over/Under
Hampton Elem.	427	520	-93
Towson Jr.	1095	1040	+55
Loch Raven Sr.	1482	1360	+122

Projections:

School	Sept. 19, 75	Sept. 19, 76	
Hampton Elem.	400	404	Steady Enrollment
Towson Jr.	1036	984	Trend indicates steady loss
Loch Raven Sr.	1480	1380	Trend indicates a slight drop

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:	5	5	7
Proposed Zoning:	2	0	0

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 16, 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 20, Zoning Reclassification, Cycle #8, are as follows:

Property Owner: Vestry of St. Thomas' Church
Location: NW Caldon of Providence Rd. & Balto. County Beltway
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 16
No. of Acres: 10.493
District: 9th

Metropolitan water and sewer must be extended to site.

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

Health Care Facilities Comments: State laws and regulations require submission of plans and specifications for any new or renovated health care facility.

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.

Very truly yours,

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

HVB/ac6

CC--W.L. Phillips
I. Snyder
L.A. Schuppert

STATE OFFICE
POWER AND MOSNER
8 WEST BROADWAY AVENUE
TOWSON, MARYLAND 21204

November 26, 1975

GORDON C. POWER
WILLIAM F. MOSNER
WILLIAM J. HARRIS
THOMAS S. BOODE
RUSSELL B. RAYFORD

Board of Appeals
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Reclassification of NW/S Providence Road,
1088' S of Hampton Lane - 9th Election District -
St. Thomas' Church

Gentlemen:

Please enter our appearance as attorneys for the protestants in the above matter.

Very truly yours,

William F. Mosner
William F. Mosner

WFM:ey

Rec'd. 12-1-75
11:30 AM

MAR 28 1977

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 2 to D.R. 16 : COUNTY BOARD OF APPEALS
NW/4 of Providence Road 1088' :
S. of Hampton Lane : OF
9th District : BALTIMORE COUNTY
Vestry of St. Thomas' Church and :
the School Sisters of Notre Dame :
in the City of Baltimore :
Petitioners : No. 75-204-R

ORDER OF DISMISSAL

Petition of the Vestry of St. Thomas' Church and the School Sisters of Notre Dame in the City of Baltimore for reclassification from D.R. 2 to D.R. 16 on property located on the northwest side of Providence Road 1088 feet south of Hampton Lane, in the Ninth 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. Gilland

Herbert A. Davis

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
December 20, 1976

Charles C. Atwater, Esquire
1211 Grace Building
Baltimore, Md. 21202

Re: Case No. 75-204-R
Vestry of St. Thomas' Church, et al

Dear Mr. Atwater:

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 Baltimore 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, where applicable, 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: The Rev. Charles L. Hein
Sister Marie Celine Ober
William F. Moser, Esquire
Mr. Ralph Hengst
Mr. Merrill Shinnick
Mr. John W. Steele, III
John W. Hession, III, Esquire
Mr. F. O. Furman
Mr. C. E. Thomas, Jr.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NW/4 of Providence Road, 1088' S of : DEPUTY ZONING
Hampton Lane - 9th Election District : COMMISSIONER
Vestry of St. Thomas - Petitioner :
NO. 75-204-R (Item No. 20) : OF
BALTIMORE COUNTY

This Petition represents a request by the Vestry of St. Thomas' Church and the School Sisters of Notre Dame in the City of Baltimore for a Reclassification from a D.R. 2 Zone to a D.R. 16 Zone. The property in question contains 10.49 acres, is situated on the northwest side of Providence Road and the Baltimore Beltway, and is in the Ninth Election District of Baltimore County.

Testimony and evidence presented during the course of the hearing did not establish that a change in the neighborhood had occurred since the adoption of the Comprehensive Zoning Map in 1971. Said testimony and evidence also lacked any proof that an error was made in placing a D.R. 2 zoning classification on the property. For these reasons, the Petitioner's request must be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 4th day of June, 1975, that the above Reclassification 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 D.R. 2 Zone.

James E. Lipp
Deputy Zoning Commissioner of
Baltimore County

Meyers and Daley, Inc. Architects and Planners
September 30, 1974

Petition for Zoning Reclassification
for property owned by Saint Thomas Church
at Providence Road, situated in Baltimore County

Reasons for Petition for Reclassification for Zoning Status from DR2 to DR16

A. ERROR IN EXISTING ZONING:

1. THE EXISTING LOW DENSITY RESIDENTIAL ZONING IN THIS AREA FAILS TO TAKE INTO ACCOUNT THE IMPACT OF THE BELTWAY AND THE INTERCHANGE WITH PROVIDENCE ROAD ON THE SURROUNDING LAND USES.

The heavily trafficked Beltway with its related noise and fumes makes it highly undesirable for dwellings to occur close to the right-of-way. Present land values dictate that any development of the tract would require full use of the whole area of the site. If residential development were carried out under existing zoning with 1/2 acre lots throughout a large percentage of the dwellings would be located undesirably close to the Beltway and the interchange.

A higher level of zoning is essential if this tract is to be used for residential use.

This higher level of zoning will allow more satisfactory residential development by permitting clustering of the residential structures or structures in a location distant from the Beltway and interchange and by permitting the preservation of an existing wide belt of coniferous trees which would act as a major buffer to reduce the highway noise.

2. THE EXISTING ZONING IS IN CONFLICT WITH THE GUIDE PLAN FOR 1980.

The Adopted Preliminary Guide Plan for 1980 clearly proposes a Community Center for the Hampton community just north of the Beltway on Providence Road in an area encompassing this tract. The supporting documents to the Guide Plan define the components of a Community Center as follows:
"A Community Center includes provision for a Middle or Junior and Senior High School, Recreation Center Complex, group of shopping facilities, some high density (medium rise) residential projects in and surrounding the Center and various other public and institutional functions."

Many of the components of the Community Center already exist in the area endorsing the proposal contained in the Guide Plan.

Suite 1200 One North Charles Street Baltimore Md 21201 301-752-7848
230 Park Avenue New York NY 10017 212-689-5700 • One Plaza East Box 670 Salisbury Md 21801 301-769-2447

B. CHANGE IN THE NEIGHBORHOOD

1. IMMEDIATE NEIGHBORHOOD CHANGES

Since the adoption of the official zoning map the following changes have occurred in the immediate neighborhood:

1. The construction of St. Thomas Episcopal Church on Providence Road north of the tract.
2. The opening of a Community Center for the Elderly as part of the Maryland Presbyterian Church to the northeast of the tract.
3. The gradual increase of traffic on the Beltway increasing the acoustic impact of the highway of the southern edge of the neighborhood.

2. AREAWIDE DEMOGRAPHIC CHANGES

The population over 65 in Baltimore County is increasing at a rate greater than the population as a whole creating a continuous need for housing for the elderly in all communities within the County. The population over 65 is increasing by 32% and as a percent of the entire population by 5.5% every decade.

Housing for the Elderly is required and will continue to be required within each community to accommodate this increasing population. The Community Centers identified in the Guide Plan are the logical locations for the Elderly Housing because they combine the residential character and level of services, particularly institutional, that they are required by the elderly life style.

The tract submitted for reclassification is eminently suited for Elderly Housing because of its location within the community and the surrounding land uses already existing which relate to the elderly.

Robert A. Lipp

PETITION FOR RECLASSIFICATION

9th DISTRICT

DOING: From D.R. 2 to D.R. 16 Zone.
LOCATION: Northwest side of Providence Road 1088 feet South of Hampton Lane.
DATE & TIME: FRIDAY, MARCH 14, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present: Sonday D.R. 2
Proposed: Sonday D.R. 16

All that parcel of land in the Ninth District of Baltimore County

Being the property of Vestry of St. Thomas' Church and School Sisters of Notre Dame in the City of Baltimore, as shown on plat plan filed with the Zoning Department.

Hearing Date: Friday, March 14, 1975 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
DAVID HENNER
ZONING COMMISSIONER
BALTIMORE COUNTY

FRED H. DOLLENBERG
DAVID L. GERSHOLD
PHILIP G. CROSS
JOHN F. STEEL
WILLIAM H. LARSON
ROBERT T. LUNDQUIST

DOLLENBERG, GERHOLD, CROSS & ETZEL
Registered Professional Engineer & Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

RECEIVED
PHILIP G. CROSS

September 27, 1974

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the northwest right of way line of Providence Road at the distance of 1088 feet measured southwesterly along the northwest side of Providence Road from the southwest side of Hampton Lane and running thence and binding on the northwest right of way line of Providence Road the eleven following lines viz: Southwesterly by a line curving toward the left having a radius of 2894.79 feet for a distance of 151.50 feet (the chord of said arc bearing South 31 degrees 41 minutes 56 seconds West 151.48 feet), North 59 degrees 46 minutes West 20 feet, Southwesterly by a line curving toward the right having a radius of 2914.79 feet for a distance of 101.75 feet (the chord of said arc bearing South 29 degrees 12 minutes West 101.74 feet), South 32 degrees 01 minute 20 seconds West 152.96 feet, South 32 degrees 42 minutes 50 seconds West 57.82 feet, South 33 degrees 45 minutes 20 seconds West 93.27 feet and South 22 degrees 59 minutes West 269.71 feet, thence binding on the westernmost and northernmost right of way line of the northwest ramp that connects the Providence Road with the Baltimore County Beltway the four following courses and distances viz: South 53 degrees 29 minutes 40 seconds West 132.99 feet, South 70 degrees 15 minutes 50 seconds West 310.90 feet, North 85 degrees 19 minutes 20 seconds West 233.42 feet and North 73 degrees 53 minutes 50 seconds West 40 feet and thence leaving said ramp and running the five following courses and distances viz: North 31 degrees 57 minutes 10 seconds East 904.25 feet, South 59 degrees 10 minutes 30 seconds East 200 feet, North 30 degrees 49 minutes 30 seconds East 250 feet, North 37 degrees 20 minutes East 177 feet and South 52 degrees 13 minutes 50 seconds East 254.67 feet to the place of beginning.

Containing 10.49 Acres of land more or less.

COVAHEY & BOOZER
ATTORNEYS AT LAW
814 BOULEVARD
TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
WILLIAM F. C. MARLOW, JR.

AREA CODE 301
828-0441

July 28, 1975

Mr. Walter A. Reiter, Jr.
Chairman, County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, MD. 21204

RE: File No. 75-204-R
Vestry of St. Thomas' Church, et al

Dear Mr. Reiter:

This is to acknowledge receipt of your Notice of July 23, 1975 with respect to the above-captioned matter. Please treat this correspondence as notice of my withdrawal of my appearance with respect to this case and consequently I would appreciate your noting your file accordingly.

Very truly yours,

Bill
William F. C. Marlow, Jr.

WM:jmw
cc: Charles Atwater, Esq.
Mr. Howard Schnepfe



Rec'd 7/29/75
9:45 am

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

Re: Item 20-75-204-R

In order to anticipate future changes in service requirements, I would appreciate the result of the scheduled zoning Reclassification Hearing for the October, 1974 - April, 1975 zoning Reclassification Cycle. Please forward the decision when it becomes available to Mr. Clyde L. Low, Field Engineer, 305 W. Chesapeake Avenue, Towson, Maryland, 21204.

Very truly yours,
C. L. Low
Field Engineer

CLL/ok

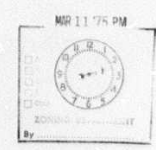
RE: PETITION FOR RECLASSIFICATION : BEFORE THE
FROM D.R. 2 to D.R. 16 : ZONING COMMISSIONER OF
Northwest side of Providence : BALTIMORE COUNTY
Road 1,088 feet South of :
Hampton Lane, 9th District : Case No. 75-204-R
Vestry of St. Thomas' Church :

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. Knapp
CHARLES E. KNAPP, JR.
Deputy People's Counsel
John W. Hession, III
JOHN W. HESSIAN, III
People's Counsel
County Office Building
Towson, Maryland, 21204
494-3211

I WILL ATTEND



RE PETITION FOR :
RECLASSIFICATION : BEFORE THE
FROM D.R. 2 to D.R.16 : ZONING COMMISSIONER
Northwest side of : OF BALTIMORE COUNTY
Providence Road 1,088 ft. :
south of Hampton Lane :
9th District : CASE No. 75-204-R
Petition of St. Thomas' Church :
and School Sisters of Notre Dame :
in the City of Baltimore :

ORDER TO ENTER APPEARANCE

Please enter my appearance as Counsel for Howard A. Schnepfe, one of the protestants.

William F. C. Marlow, Jr.
William F. C. Marlow, Jr.
614 Bosley Avenue
Towson, MD. 21204
828-9441

June 4, 1975

Charles C. Atwater, Esquire
1211 Grace Building
Baltimore, Maryland 21202

RE: Petition for Reclassification
NW/8 of Providence Road, 1088' S
of Hampton Lane - 9th Election
District
Vestry of St. Thomas' - Petitioner
NO. 75-204-R (Item No. 20)

Dear Mr. Atwater:
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mec

Attachments

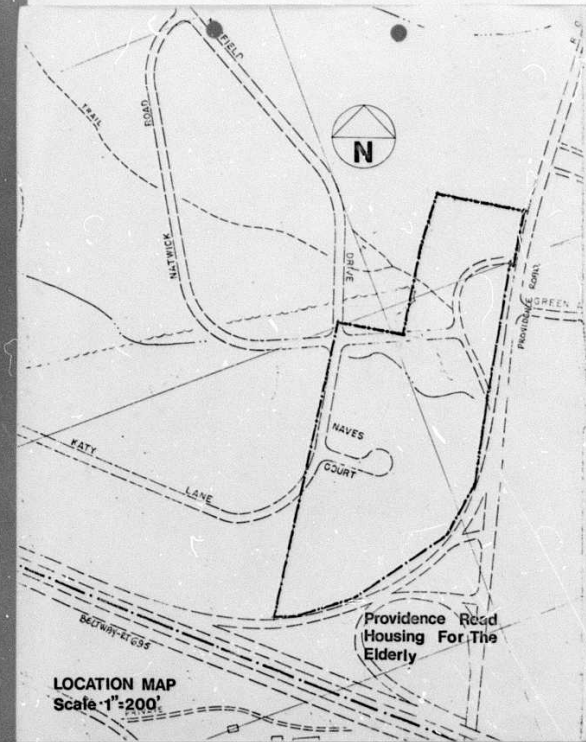
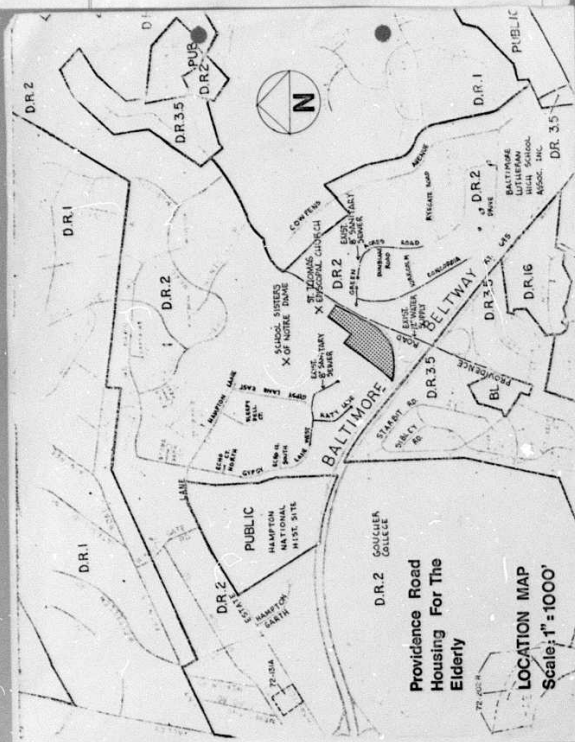
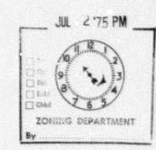
cc: William F. C. Marlow, Esquire
614 Bosley Avenue
Towson, Maryland 21204
Mr. Ralph Hemphill
909 Stage Road
Towson, Maryland 21204
Mr. Merrill Shinnick
1119 Green Acre Road
Towson, Maryland 21204
Atwater

RE: PETITION FOR RECLASSIFICATION * BEFORE THE
NW/8 of Providence Road, 1088' S * ZONING COMMISSIONER
of Hampton Lane - 9th Election *
District - Vestry of St. Thomas' * OF
Church - Petitioner * BALTIMORE COUNTY
NO. 75-204-R (Item No. 20) *

ORDER FOR APPEAL

Please enter an appeal on behalf of the Reverend Charles L. Hein, President, Vestry of St. Thomas' Church, 1108 Providence Road, Towson, Maryland 21202, and Sister Marie Celine Ober, School Sisters of Notre Dame in the City of Baltimore, 6401 North Charles Street, Baltimore, Maryland 21212 to the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commissioner entered herein on June 4, 1975.

Charles C. W. Atwater
Charles C. W. Atwater
1211 W. R. Grace Building
Baltimore, Maryland 21202
752-6254
Attorney for Vestry of St. Thomas' Church
and Sister Marie Celine Ober



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 1977 Item # .

St. Thomas Church
S. Marie DiNenna,
Zoning Commissioner

Petitioner St. Thomas Church Submitted by Reyes & D'Alto
Petitioner's Attorney Reviewed by T. Higgins

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

App'd. ✓

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

75-204-K

District: *9th* Date of Posting: *7-24-75*

Posted for: _____

Petitioner: *V. of St. Thomas Church*

Location of property: *N.W. 1/4 Sec. 7, Chesapeake Rd. 1088' E. of*
Hayden Lane

Location of Signs: *1 sign posted on Chesapeake Rd.*

Remarks: _____

Posted by: *Mark H. Hines* Date of return: *8-7-75*

[illegible]

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE Nov. 20, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER	DISTRIBUTION FIRM - AGENCY	YELLOW - CUSTOMER
St. Thomas Church Homestead 1105 Providence Rd. Towson, Md. 21204 Petition for Reclassification		

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

No. 21676

DATE July 10, 1975 ACCOUNT 01-662

AMOUNT \$30.00

DISTRIBUTION

WHITE CASHIER	PAID AGENCY	YELLOW - CUSTOMER
Charles C. W. Atwater, Esquire		
Case of Filing of an Appeal and Posting of Property on Case No. 75-204-R (Item No. 20)		
NW 8 of Providence Road, 1088 S of Hampton Lane - 5th Election District		
Vestry of St. Thomas' Church, et al - Petitioners		

800 J C 66

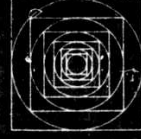
Notes:

EXISTING TOPOGRAPHY AS SHOWN IS BASED ON BALTIMORE COUNTY PHOTOAERIAL MAP DATED 4-11-70 SHEET NE 11-B. PLANNING TRACED FROM PHOTOAERIAL ENLARGEMENT OF 1"=100'-0" SCALE MAP ENLARGED TO 1"=800'-0" SCALE

9TH ELECTION DISTRICT



Meyers and D'Aleo Inc
Architects and Planners
Suite 1000, West Charming Street
Baltimore, Md. 21201 525-9257

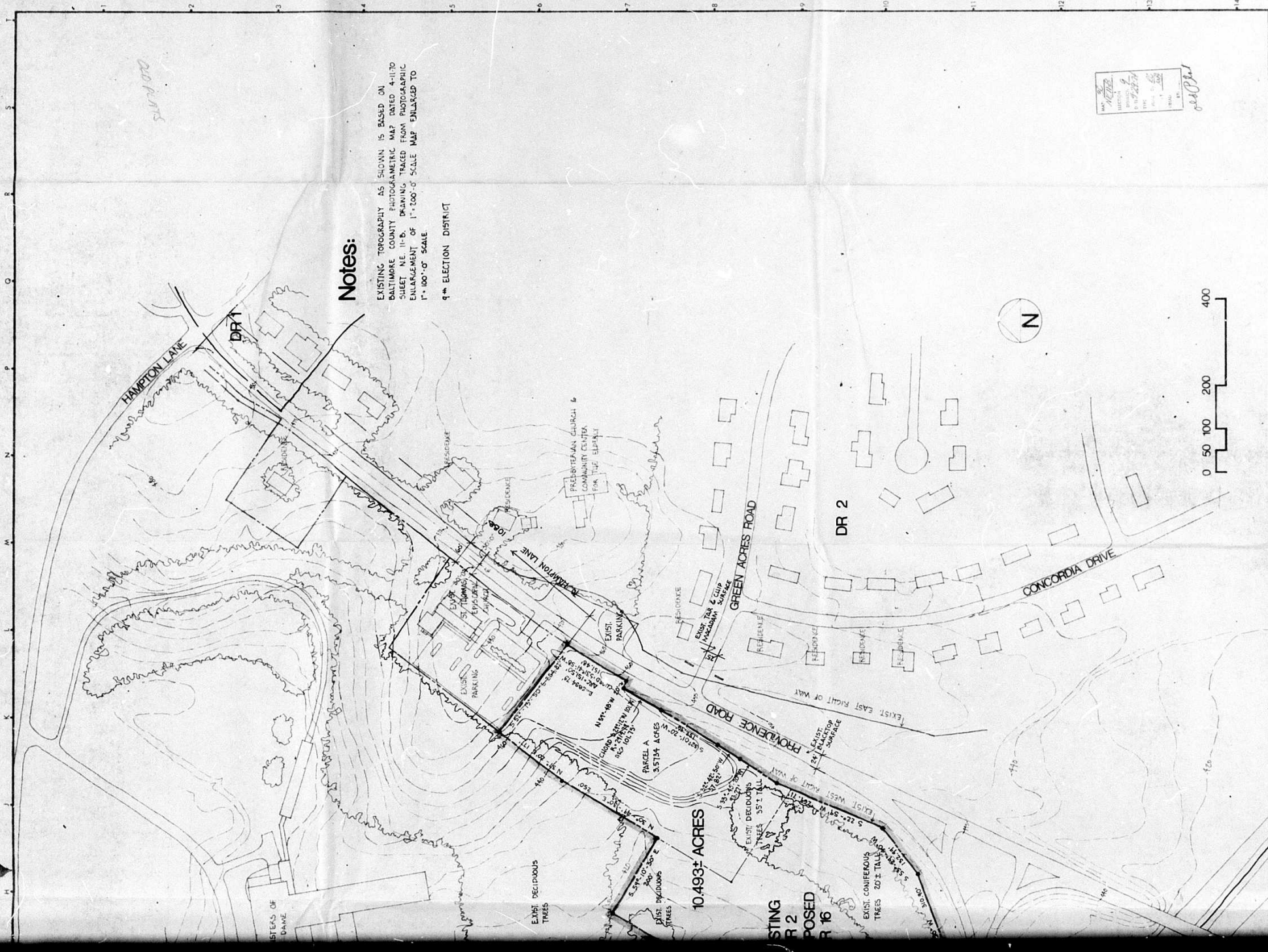


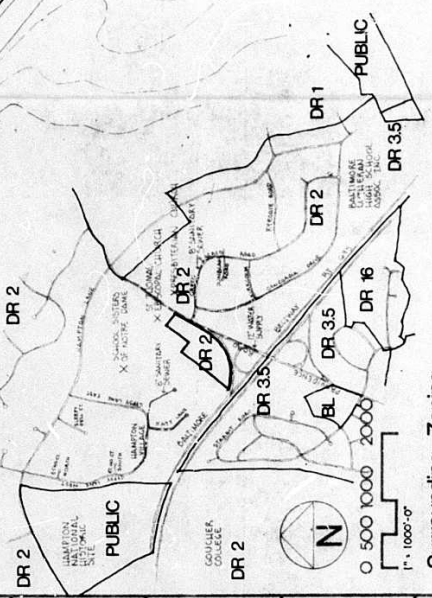
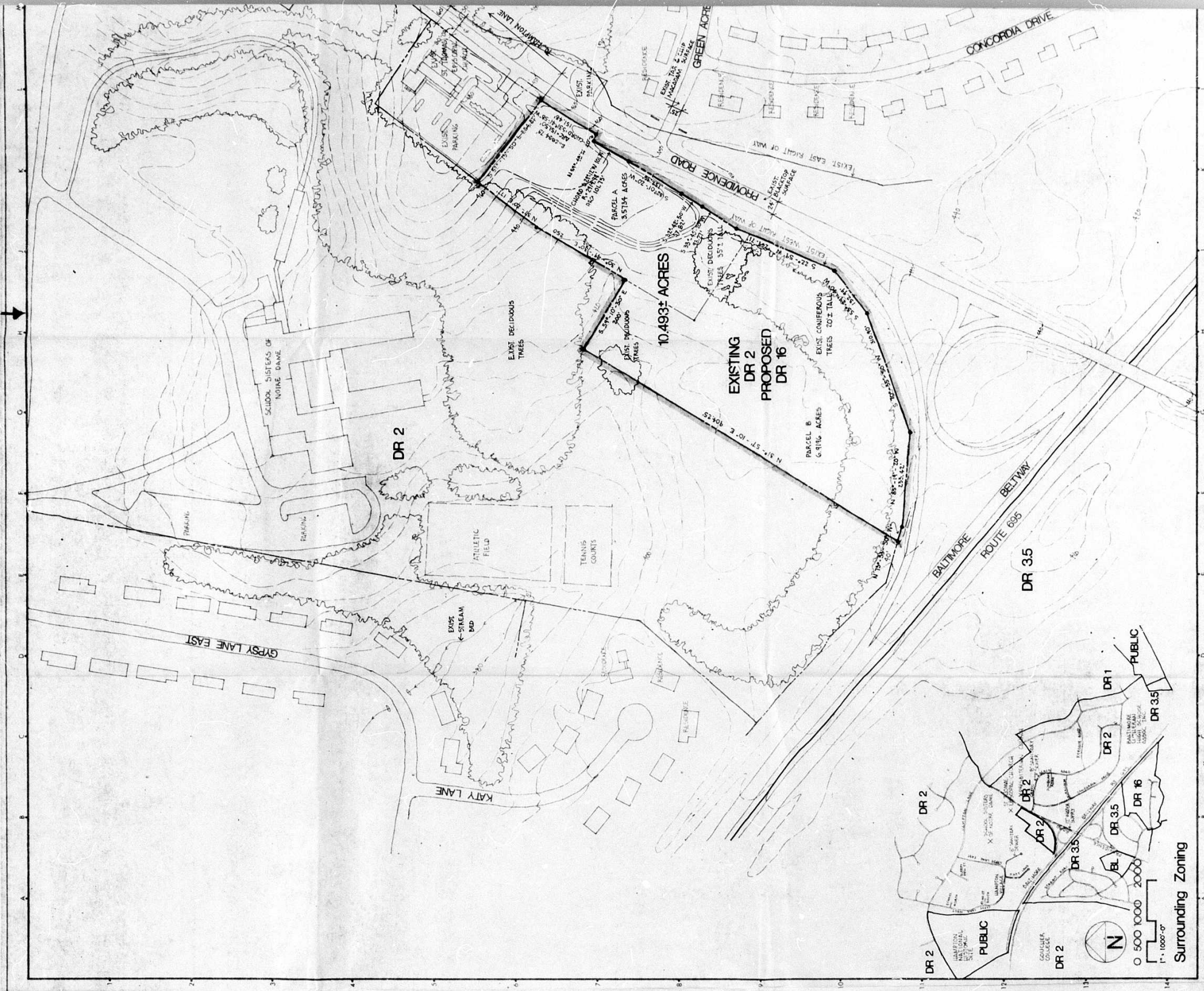
Providence Road
Housing
For The
Elderly
For
St. Thomas
Episcopal Church

Property Location
And Boundaries

Project: T-1333 Date: 9/1/74
Scale: 1"=800' (See Plan)

1 of 3





Surrounding Zoning



Notes:

EXISTING ZONING D.R. 2
PROPOSED ZONING D.R. 16

GROSS AREA 10.415 ACRES

PROPOSED USE —
HOUSING FOR THE ELDERLY

120 EFFICIENCY UNITS @ 0.50 = 60 DENSITY UNITS
60 ONE BEDROOM UNITS @ 0.75 = 45 DENSITY UNITS
20 TWO BEDROOM UNITS @ 1.0 = 20 DENSITY UNITS
200 TOTAL DWELLINGS 125 TOTAL DENSITY UNITS

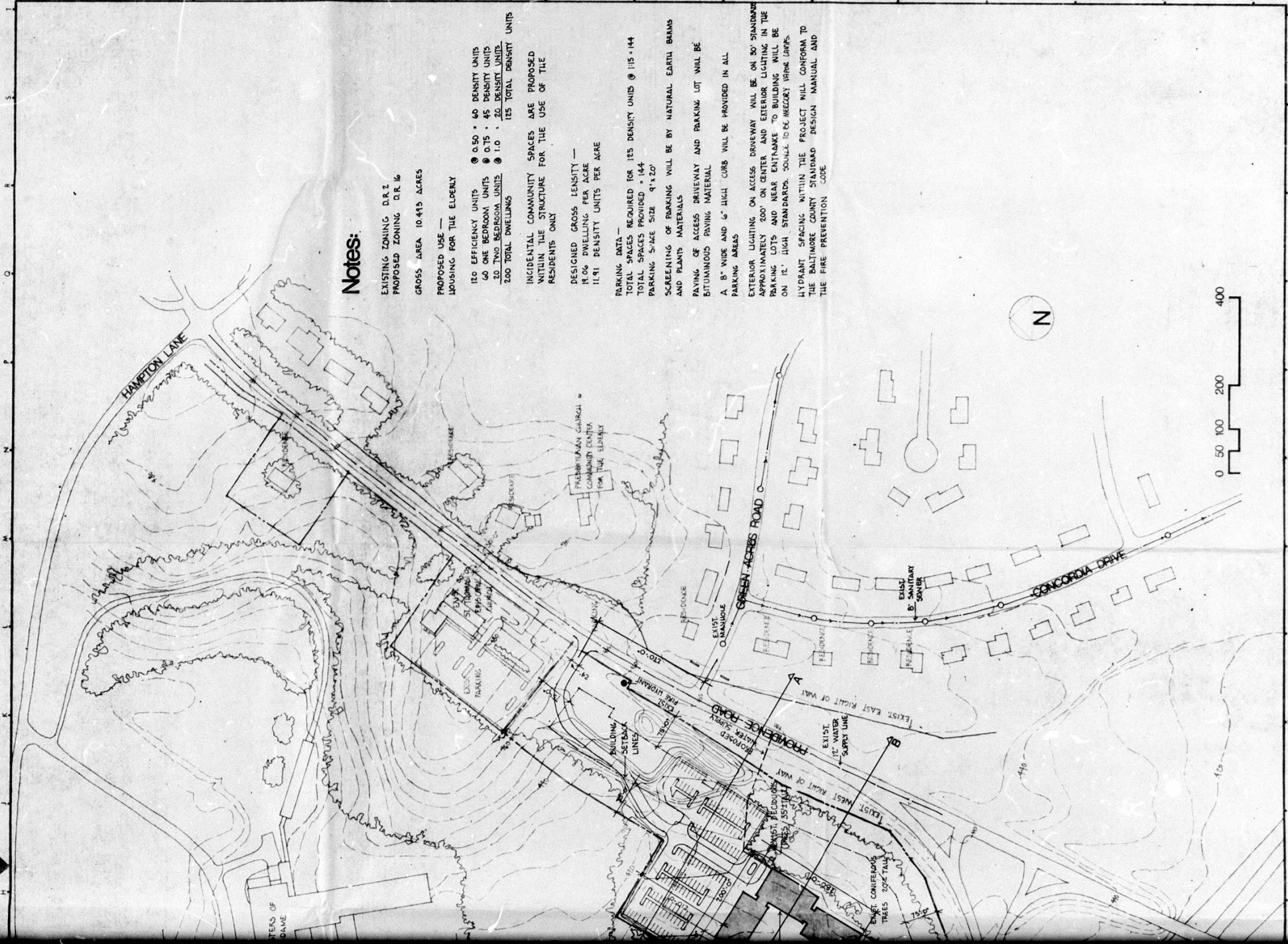
INCIDENTAL COMMUNITY SPACES ARE PROPOSED WITHIN THE STRUCTURE FOR THE USE OF THE RESIDENTS ONLY

DESIGNED GROSS DENSITY —
11.66 DWELLING PER ACRE
11.41 DENSITY UNITS PER ACRE

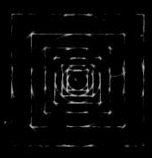
PARKING DATA —
TOTAL SPACES REQUIRED FOR 125 DENSITY UNITS @ 115 = 144
TOTAL SPACES PROVIDED = 144
PARKING SPACE SIZE 9' x 20'
SCREENING OF PARKING WILL BE BY NATURAL EARTH BERMS AND PLANT MATERIALS

PAVING OF ACCESS DRIVEWAY AND PARKING LOT WILL BE BITUMINOUS PAVING MATERIAL
A 8' WIDE AND 6" HIGH CURB WILL BE PROVIDED IN ALL PARKING AREAS

EXTERIOR LIGHTING ON ACCESS DRIVEWAY WILL BE ON 30' STANDARDS APPROXIMATELY 200' ON CENTER AND EXTERIOR LIGHTING IN THE PARKING LOTS AND NEAR ENTRANCE TO BUILDING WILL BE ON 12' HIGH STANDARDS. SHALL BE IN ACCORDANCE WITH THE HYDRANT SPACING WITHIN THE PROJECT WILL CONFORM TO THE BALTIMORE COUNTY STANDARD DESIGN MANUAL AND THE FIRE PREVENTION CODE



Weyers and Daleo Inc.
Architects and Planners
Suite 1000 North Charles Street
Baltimore, MD 21201-1000

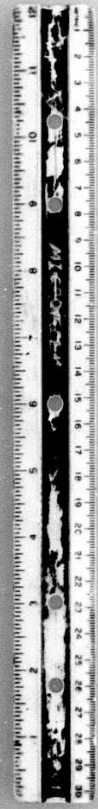


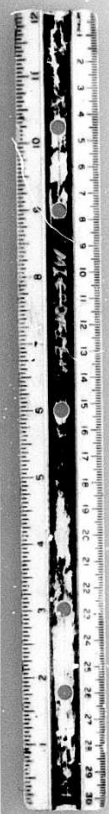
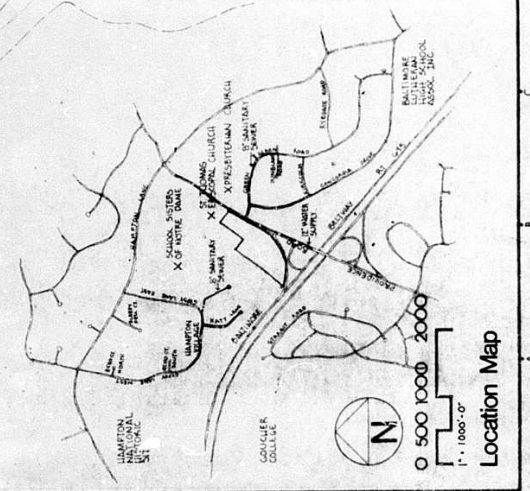
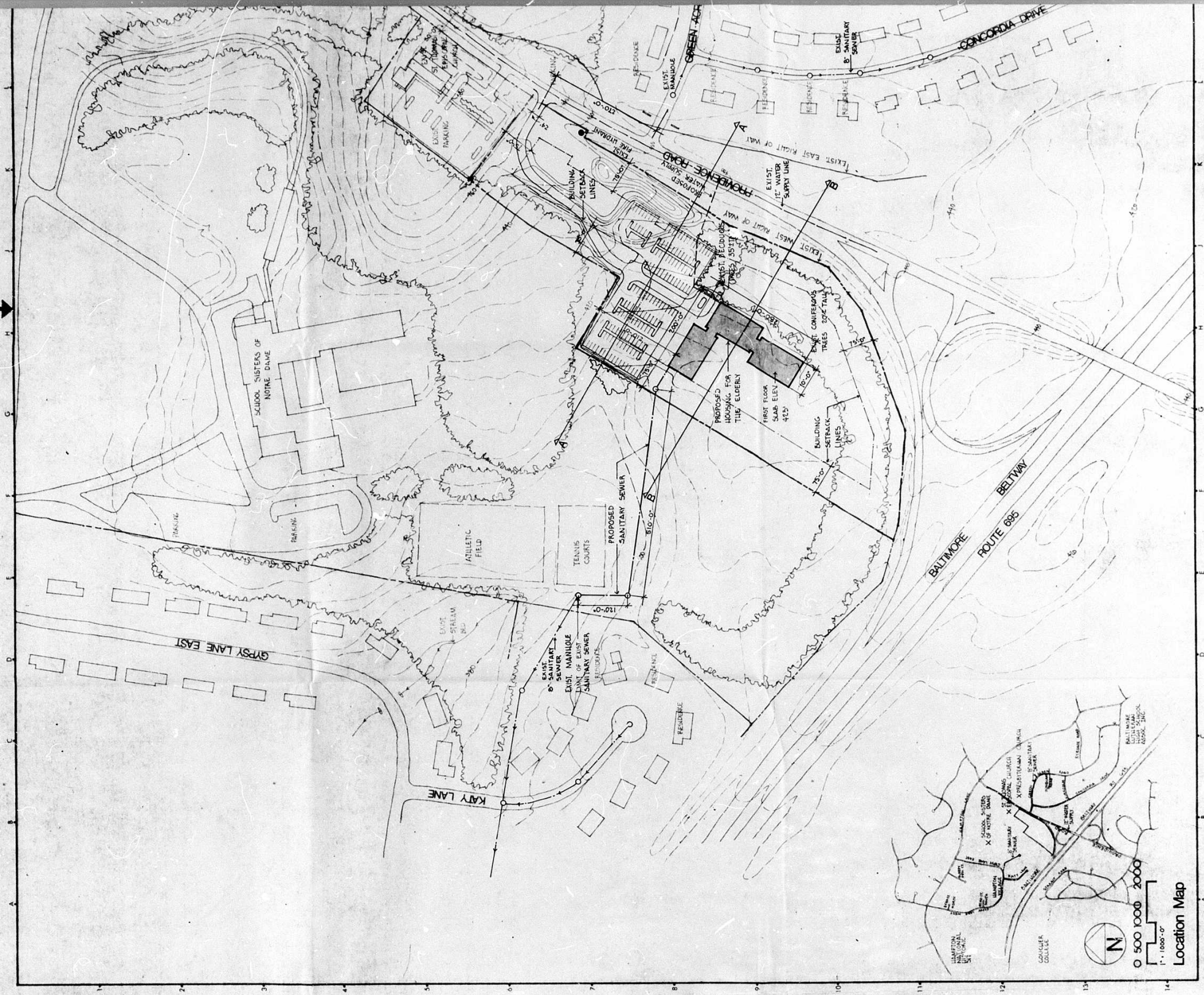
Providence Road
Housing
For The
Elderly
For
St. Thomas
Episcopal Church

Site Plan

Project	71035	Scale	1"=100'
Date	9-27-74	Drawn by	

2 of 3







500
475
450
425
400
375
350

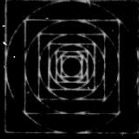
Section A-A



500
475
450
425
400
375
350

Section B-B

Meyers and Daleo Inc
Architects and Planners
Suite 2000, North Thores Street
Barnstable, MA 02530 508 362 8888



Providence Road
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Episcopal Church

Sections And
Height Limitations

Project	74055	Date	4-17-98
Scale	1"=50'-0"	Unit	Feet

